

FREDERICKTOWN INDUSTRIAL PARK

Fredericktown, Knox County



SiteOhio authenticated means construction ready day one. Fredericktown Industrial Park, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. The Area Development Foundation and One Columbus collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

has robust electric service. | is visible from State Route 13. | has flat topography.



| PROPERTY DETAILS | |
|--------------------|--------------------------------------|
| Physical address | 9775 Salem Road |
| City | Fredericktown |
| County | Knox |
| Zip code | 43019 |
| Type of space | Industrial |
| Ownership | Fredericktown Industrial Park Ltd. |
| Min size | 1 acre |
| Max size | 23.44 contiguous acres (38.53 total) |
| Price per acre | \$35,000 |
| Industrial park | Yes |
| Enterprise zone | Yes |
| Foreign Trade zone | Yes |
| Date available | Immediate |

WHAT DOES "DAY ONE" MEAN TO COMPANIES?

"Day one" is the promise that all sites authenticated by SiteOhio are construction ready the very first day. When you see the SiteOhio seal, you know:

- All utilities are to park boundaries with adequate capacities.
- All due diligence studies are complete and clear of issues.
- The site has compatible uses, with no limitations or insurance liability based on surrounding property.

CONTACT INFORMATION

- Patty Huddle at ph@columbusregion.com
- Jeffrey Gottke at jgottke@knoxadf.com
- jobsohio.com/sites



Fredericktown Industrial Park underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are on site with excess capacity and accessible for doing business.

SITEOHIO DETAILS

| | |
|--|-------------------------------|
| Former use | Agricultural |
| Total acres | 38.53 developable (23.44 max) |
| Divisible | Yes |
| Zoning | Industrial |
| Protective industrial covenants | Yes |
| Master development plan | Yes |
| Surrounding uses | Industrial |
| Number of years park has been in existence | 14 years |
| Number of companies in the park | 2 |
| Distance from residential | 0.5 miles |
| Distance from schools | 1.8 miles |
| Distance from public parks | 1.3 miles |
| Distance from retirement centers | 8.4 miles |
| Distance from correctional facilities | 11.2 miles |
| Distance from cemeteries | 1.5 miles |
| General site configuration | Rectangular |
| Topography/terrain | Flat |
| Percent slope of site | 0.1% |
| Is the site in a 100-year floodplain? | No |
| Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage? | No |
| Does the site have evidence of sink holes, natural springs, etc.? | No |
| Are there any structures on site that will impact constructibility? | No |
| Are there separately owned mineral rights that would not be sold with the site? | No |
| Easements/ROWs | Existing road subdivides site |
| Is site easily accessible? | Yes |
| Number of roads accessing the site | 2 |
| Access controlled by traffic light? | No |
| Are road improvements necessary? | No |
| Distance to major 4-lane highway and/or interstate | .25 miles to OH-13 |
| Can site be viewed from the highway or interstate? | Yes |

| | |
|--|-----|
| Regional attainment status | |
| Eight-hour ozone | Yes |
| Particulate matter (PM 2.5) | Yes |
| Sulfur dioxide (1-Hour SO ₂) | Yes |
| Lead | Yes |

*The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

UTILITIES

Utility information as of 11.17.2016
Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

| | |
|--|-------------------------------|
| Electric to park boundaries | Yes |
| Name of provider | AEP |
| Excess electric capacity | 14.5 MW |
| Distance to the electric substation | 2 miles |
| Type of feed | Dual Feed - Single substation |
| Redundant | No |
| Total sustained interruptions annually | 4 |
| Total momentary interruptions annually | 0 |
| Total outage duration (hours/year) | 9.1 hours/year |

| | |
|---------------------------------------|---------------|
| Natural gas to park boundaries | Yes |
| Name of provider | Columbia Gas |
| Excess gas capacity | 1-15 MCF/hour |
| Available pressure | 35 PSI |
| Gas line size | 4 inches |

| | |
|---------------------------------|--------------------------|
| Water to park boundaries | Yes |
| Name of provider | Village of Fredericktown |
| Excess water capacity | 330,000 GPD |
| Total capacity of system | 500,000 GPD |
| Water line size | 10 inches |

| | |
|---------------------------------|--------------------------|
| Sewer to park boundaries | Yes |
| Name of provider | Village of Fredericktown |
| Excess sewer capacity | 500,000 GPD |
| Total capacity of system | 700,000 GPD |
| Sewer line size | 8 inches |

| | |
|---|-----------------------------------|
| Fiber/telecom to park boundaries | Yes |
| Name of provider | Consolidated Electric Cooperative |

DUE DILIGENCE STUDIES AND REPORTS

| | |
|---|-----|
| Phase 1 environmental report complete and clear | Yes |
| Geo-technical study complete and clear | Yes |
| Wetlands delineation complete and clear | Yes |
| Archaeological study complete and clear | Yes |
| Endangered species analysis complete and clear | Yes |

FREDERICKTOWN INDUSTRIAL PARK

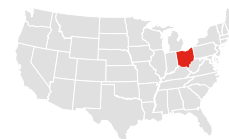
Fredericktown, Knox County



- Regional population within 45 miles: **1,960,000**
- Regional workforce within 45 miles: **1,010,000**

REGIONAL MAP

Fredericktown Industrial Park



FREDERICKTOWN INDUSTRIAL PARK

Fredericktown, Knox County



For more information on Fredericktown Industrial Park, please contact **Patty Huddle** at ph@columbusregion.com or **Jeffrey Gottke** at jgottke@knoxadf.com

TRANSPORTATION MAP

Fredericktown Industrial Park 