

# NEWCOMERSTOWN OHIO INDUSTRIAL PARK

Newcomerstown, Tuscarawas County



**SiteOhio authenticated** means construction ready day one. Newcomerstown Ohio Industrial Park, which has been deemed among Ohio's top sites, is a community owned industrial park adjacent to US Route 36, with all utilities reaching to the park boundaries. The Newcomerstown Community Improvement corporation and Team NEO collaborated to inventory the site's compelling features that make it ideal for business.

## The industrial park:

is rail served. | is visible and accessible from US Route 36. | is community owned.



## PROPERTY DETAILS

Physical address	East State Road
City	Newcomerstown
County	Tuscarawas
Zip code	43832
Type of space	Vacant Land, Industrial
Ownership	Newcomerstown Community Improvement Corporation
Min size	13 acres
Max size	78.89 contiguous developable acres (97.39 total developable)
Price per acre	\$30,000/acre
Industrial park	Yes
Enterprise zone	Yes
Foreign trade zone	No
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

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**Newcomerstown Ohio 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	142.39 (97.39 developable)
Divisible	Yes
Zoning	Industrial
Protective industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial
Number of years park has been in existence	16 years
Number of companies in the park	7
Distance from residential	.1 mile
Distance from schools	1 mile
Distance from public parks	3 miles
Distance from retirement centers	2 miles
Distance from correctional facilities	20 miles
Distance from cemeteries	1 mile
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	5% slope to river
Is the site in a 100-year floodplain?	Yes, 30% of site along river boarder
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 constructability?	Gas line and electric transmission line
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	Transmission gas line running east and west and electric transmission line running along west boundary line
Is site easily accessible?	Yes
Number of roads accessing the site	2
Access controlled by traffic light?	Yes
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	.4 miles U.S. Route 36, 1.3 miles to I-77
Can site be viewed from the highway or interstate?	Yes
<b>Regional attainment status</b>	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO2)	Yes
Lead	Yes

\* The entire state of Ohio is attainment for Nitrogen Oxides and Carbon Monoxides

## UTILITIES

Utility information as of 07.20.2020

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

<b>Electric to park boundaries</b>	Yes
Name of provider	AEP
Excess electric capacity	2.7 MW
Distance to the electric substation	Less than 1 mile
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	0.3 (three year average)
Total momentary interruptions annually	1.6 (three year average)
Total outage duration (hours/year)	.4 hours/year (three year average)

<b>Natural gas to park boundaries</b>	Yes
Name of provider	Columbia Gas of Ohio
Excess gas capacity	30 MCF/hour
Available pressure	10 PSI
Gas line size	3 inches

<b>Water to park boundaries</b>	Yes
Name of provider	Village of Newcomerstown
Excess water capacity	985,000 GPD
Total capacity of system	1.44 MGD
Water line size	12 inches

<b>Sewer to park boundaries</b>	Yes
Name of provider	Village of Newcomerstown
Excess sewer capacity	600,000 GPD
Total capacity of system	1.25 MGD
Sewer line size	18 inches

<b>Fiber/telecom to park boundaries</b>	Yes
Name of provider	AT&T

<b>Rail to park boundaries</b>	Yes
Name of provider	The Columbus & Ohio River Rail Road Company (Genesee & Wyoming Company)
Connections to Class I providers	Yes (CSX, Norfolk Southern)
Existing spur	Yes
Number of trains per week	5
Distance to nearest rail storage yard	15 miles

## DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geotechnical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

# NEWCOMERSTOWN OHIO INDUSTRIAL PARK

Newcomerstown, Tuscarawas County



- Regional population within 45 miles: **870,754**
- Regional workforce/Talent within 45 miles: **421,848**

REGIONAL MAP

Newcomerstown Ohio  
Industrial Park



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TRANSPORTATION MAP

Newcomerstown Ohio Industrial Park

