



Rock Mill Site Data

Site Information	
Site Name	Project Lancaster - Rock Mill Industrial Park
Site Address	0 Mill Park Road, Lancaster, Ohio 43130
Zoning	Heavy Industrial (IH)
Latitude	39 43' 26.569" N
Longitude	82 40' 12.238" W
Minimum Acreage Available	5
Maximum Acreage Available	42
For Sale? (Y/N)	Yes
Sale Price (Negotiable will not be accepted)	\$42,000 per acre
Description of Taxes	Property Tax: Effective Tax Rate 43.75 Local Income Tax: 1.75%
Property Description (please be as detailed as possible)	Site is Ady-Austin Certified Shovel Ready Site is relatively flat and historically used for agriculture, and has immediate access to four lane limited access highway. No hazardous Materials Phase 1, Soil & Archeological Report Complete – Available upon request
Incentives/tax abatement/credit (please provide estimated value for each)	Pre 1994 Community Reinvestment Area (CRA) 100% / 15 year real property tax abatement for improvements so long as investment is at least \$250,000
Utility Information	
Electric Provider	South Central Power
Electric Location	On Site
Electric Details (capacity, redundancy, distance to substation, etc.)	Site has reliable power with five (5) substations in area. South Central Power has a 69,000 volt transmission line and 12470/7200 volt distribution line on site.
Gas Provider	Lancaster Municipal Gas
Gas Location	On Site
Natural Gas Details (size of line, pressure/PSI, capacity, etc.)	8 inch (8") High Pressure Distribution system and six inch (6") medium pressure systems on site. Pipeline capacity on site is up to 15,000 Dth/Day. Dual served from Transmission Lines: Columbia Transmission (TCO) and Spectra (Texas Eastern).
Water Provider	City Of Lancaster
Water Location	On Site
Water Details (main size, capacity, rates, etc.)	16" (Static – 90 PSI / Residual 82 PSI) 2.0 Million gallon water storage dedicated to Park as well. Average Capacity = 8 MGD Average Daily Usage = 2.008 MGD Capacity Fee is based on Meter Size

Sewer Provider	City Of Lancaster	
Sewer Details	<p>16 inch (16") pipelines on site, New wastewater treatment facility put in service in 2011 is nearby.</p> <p>From the Upper Hocking Water Pollution Control Facility (UHWPCF) Average Capacity = 2 MGD Average Daily Usage = 1.1 MGD</p>	
Telecom Provider	BJ Smith AT&T Ohio 160 N Sixth St Zanesville, OH 43701 Phone: 740-454-3471 Fax: 740-454-3478 Bj.smith@att.com	Cynthia Cunningham Broadband Network Consultant Horizon Telecom 68 E Main St PO Box 480 Chillicothe, OH 45601 Office: 740-772-8510 Cell: 740-637-9057 Fax: 740-772-2049 Cynthia.cunningham@horizontel.com
Transportation Access		
Airport (Name and distance)	Columbus International (CMH) 30 Miles / 35 Min. Fairfield County Airport 3 Miles/8 Min.	
Interstate (Name and distance)	I-270 & I-70 E - 23 Miles / 26 min. I-270 & I-70 W (to Dayton) 35 Miles / 39 min. I-270 & I-71 S (to Cincinnati) 29 Miles / 31 min. I-77 S (at Ravenswood) 91 Miles / 1 hr. 40 min. I-75 S (at Cincinnati) 135 Miles / 2hr. 17 min.	
Highway – US or State Routes (Name and distance)	US Rt 33 / 0.1 Miles	
Additional Info/Attachments		
Minimum one aerial image		
Agent/Broker Contact Information	R. Michael Pettit Lancaster Economic Development Director 1424 Camp Ground Road Lancaster, Ohio rmpettit@ci.lancaster.oh.us 740-687-6670 Extension 210 (office) 740-215-8029 (mobile)	