



S Ewing St. Site Data
LANCASTER, FAIRFIELD COUNTY, OHIO

Site Information	
Site Name	Lancaster Colony
Site Address	411 South Ewing Street, Lancaster, Ohio 43130
Zoning	Industrial Heavy
Are there any restrictions at this site?	NO
Latitude	82 42' 19.782" W
Longitude	35 42' 20.99" N
Minimum Acreage Available	25
Maximum Acreage Available	60
For Sale? (Y/N)	Yes
Sale Price	1-25 acres \$35,000 per acre; 26-60 acres \$30,000 per acre
Incentives	Local: Pre 1994 Community Reinvestment Area providing 15 year/100% Real Property Tax Abatement on Improvements where investment is at least \$250,000
Site Description	Currently Agriculture
Topography/Drainage Description	Slightly rolling to flat
Proximity to Residential Area	.25 mile
Utility Information	
Electric Provider	American Electric Power
Electric Location	Substation on site
Electric Capacity	AEP to Provide
Gas Provider	Lancaster Municipal Gas: Contact R. Michael Pettit, 740-687-6670 est210
Gas Location	Natural Gas Distribution lines on site. Right of ways complete to large Columbia Gas Transmission (TCO) pipelines located on adjacent property. Over 40,000 Dth/Day capacity on TCO at this location. Site is just a few miles north of one of TCO's largest storage fields (Crawford). Additionally, Rocky Mountain Express (REX) and Texas Eastern Transmission (Tetco) are connected to TCO on North Corporation boundary of Lancaster making possibility of multiple feeds to site and the flexibility to reach multiple supply basins.
Water Provider	City of Lancaster, Contact Mike Nixon, 740-687-6664
Water Location	On Site
Water Line Size	12", 16"
Sewer Provider	City of Lancaster, Contact Mike Nixon, 740-687-6664
Sewer Location	On Site
Sewer Line Size	30"



Telecom Provider (Yes/No) a. Who is 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 Information		
Rail (Access (Yes/No, provider name, and distance))	Yes, On Site, Rail America dba Indiana & Ohio Rail Company. (Contact Doug Ernstes, 513-618-6468) Short line operator tied to CSX Yard in Columbus Ohio. Additionally, there is a small self serve Trans-load facility located on property just west of this site with easy access. Trans-load will handle up to seven cars at a time. Operated by Lancaster Port Authority, Contact: R. Michael Pettit, 740-687-6670 ext. 210	
Airport (Name & distance)	Fairfield County Airport (5,000 ft runway accepting small corporate jets) 5 miles Columbus International (CMH) 35 miles	
Interstate (Name & distance)	I-70 (18 miles) I-71 (25 miles)	
Highway (Name & distance)	US Rt 33 (5 miles) US Rt 22 (0.5 miles) St Rt 37, St Rt 188, St Rt 158 (0.5 to 2 miles)	
Additional Information / Attachments		
Minimum one aerial image (site must be delineated)	Attached	
Brochure	Attached	
Site Plan		
Agent/Broker Contact Information	Mike Hurd of Cassidy Turley, 614-827-1719, email Mike.Hurd@cassidyurley.com	