



ROCK MILL Site Data

Site Information	
Site Name	Rock Mill Industrial Park
Site Address	0 Mill Park Road, Lancaster, Ohio 43130
Located In An Industrial Park?	Yes
Zoning	Heavy Industrial (IH)
Latitude	39 43' 26.569" N
Longitude	82 40' 12.238" W
Minimum Acreage Available	5
Maximum Acreage Available	18
For Sale? (Y/N)	Yes
Sale Price (Negotiable will not be accepted)	\$42,000 per Acre
Are studies completed? (Environmental, Geotechnical, Archaeological, etc.)	Site is Ady-Austin Certified Shovel Ready All Studies are done
Property Description (please be as detailed as possible)	Site is relatively flat and historically used for agriculture, and has immediate access to four lane limited access highway.
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 Performance Withholding Grant providing up to 10 yr. & 50% of employee local income tax granted back to company.
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 (main size, capacity, disposal limits, etc.)	16 inch (16") pipelines on site, New wastewater treatment facility put in service in 2011 is nearby. From the Upper Hocking Water Pollution Control Facility (UHWPCF) Average Capacity = 2 MGD Average Daily Usage = 1.1 MGD
Telecom Provider	BJ Smith AT&T Ohio Phone: 740-454-3471 Fax: 740-454-3478 Bj.smith@att.com AT&T Fiber Ready Site
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 (please also include an industrial site survey if available)	
Brochure	
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)