



Required Site Data

Site Information	
Site Name	JKB Innovation Park
Site Address	South Ewing St, Lancaster, OH 43130
Zoning	IH (Industrial Heavy)
Latitude	82 34' 21.019" W
Longitude	39 42' 37.218" N
Acreage Available	50
For Sale? (Y/N)	Yes
Sale Price	\$40,000/acre
Incentives, please describe	Local: Pre 1994 Community Reinvestment Area providing 15 year/100% Real Property Tax Abatement on Improvements where investment is at least \$250,000
Description of Taxes	Local Income Tax: 49.6%
Property Description	Currently Agricultural & Industrial Warehouse
Utility Information	
Electric Provider	American Electric Power
Electric Location	Substation next to site
Electric Details	12 MW Capacity Available
Gas Provider	Lancaster Municipal Gas: Contact R. Michael Pettit, 740-687-6670 ext210
Gas Location	Natural Gas Distribution lines on site.
Natural Gas Details	3500 mmBTU per day capacity available.
Water Provider	City of Lancaster Contact Mike Nixon, 740-808-0104
Water Location	On Site
Water Details (main size, capacity, rates, etc.)	12", 16"
Sewer Provider	City of Lancaster, Contact Mike Nixon, 740-808-0104
Sewer Details	On Site, 30" 110,330 gallons per day capacity available
Telecom Provider	AT&T Ohio, Contact BJ Smith 740-454-3478
Transportation Access Information	
Rail (Access (Yes/No, provider name, and distance)	Yes, On Site, Genessee & Wyoming

	<p>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.</p> <p>Operated by Lancaster Port Authority, Contact: R. Michael Pettit 740-687-6670 ext. 210</p>
Airport (Name and distance)	Fairfield County Airport (5,000 ft. runway accepting small corporate jets) 5 miles Columbus International (CMH) 35 miles
Interstate (Name and distance)	I-70 (18 miles) 1-71 (25 miles)
Highway – US or State Routes (Name and 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	
Contact	R. Michael Pettit, 740-687-6670 ext210