

WOOSTER INNOVATION PARK

WAYNE COUNTY



Wooster Innovation Park:

- Has excess water capacity of 500,000 GPD
- Is community owned
- Is located in an attainment zone

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	3100 Daisy Way
City	Wooster
County	Wayne County
Zip code	44691
Type of space	Industrial
Ownership	City of Wooster
Min size	30 acres
Max size	61.2 acres
Price per acre	\$35,000
Industrial park	Yes
Enterprise zone	Yes
Foreign tradezone	No
Date available	Immediately

CONSTRUCTION READY DAY ONE

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

- Bryce Sylvester at bsylvester@teamneo.org
- Cassie Slansky at cslansky@waynecountyedc.com
- jobsOhio.com/sites

Wooster Innovation 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.

SITE DETAILS

Former use	Agriculture
Total acres	61.2
Divisible	Yes
Zoning	I-2 General Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agriculture and Industrial
Number of years park has been in existence	42
Number of companies in the park	12
Distance from residential	1 mile
Distance from schools	3 miles
Distance from public parks	3 miles
Distance from retirement centers	4 miles
Distance from correctional facilities	7 miles
Distance from cemeteries	5 miles
General site configuration	Rectangular
Topography/terrain	Flat to gently sloping
Percent slope of site	2% - 6%
Is the site in a 100-year floodplain?	No
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?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	Waterline utility - City of Wooster
Is site easily accessible?	Yes
Number of roads accessing the site	2
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	3 miles to State Route 83 / Dix Expressway
Can site be viewed from the highway or interstate?	No

Regional attainment status	
Eight-hour ozone	Attainment
Particulate matter (PM 2.5)	Attainment
Sulfur dioxide (1-Hour SO2)	Attainment
Lead	Attainment
Nitrogen Oxides	Attainment
Carbon Monoxides	Attainment

UTILITIES

Utility information as of 1/4/2022. Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries	Yes
Name of provider	AEP Ohio
Excess electric capacity	6 MW
Distance to the electric substation	1.5 miles
Type of feed	Single feed - single substation
Redundant	No

Natural gas to park boundaries	Yes
Name of provider	Dominion East Ohio Gas Company
Excess gas capacity	31,400 MCF/month
Available pressure	240 PSIG
Gas line size	8 inches

Water to park boundaries	Yes
Name of provider	City of Wooster
Excess water capacity	500,000 GPD
Total capacity of system	1,500,000 GPD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Wooster
Excess sewer capacity	300,000 GPD
Total capacity of system	1,300,000 GPD
Sewer line size	12 inches

Fiber/telecom to park boundaries	Yes
Name of provider	MCTV

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

WOOSTER INNOVATION PARK

WAYNE COUNTY



Regional population within 45 miles

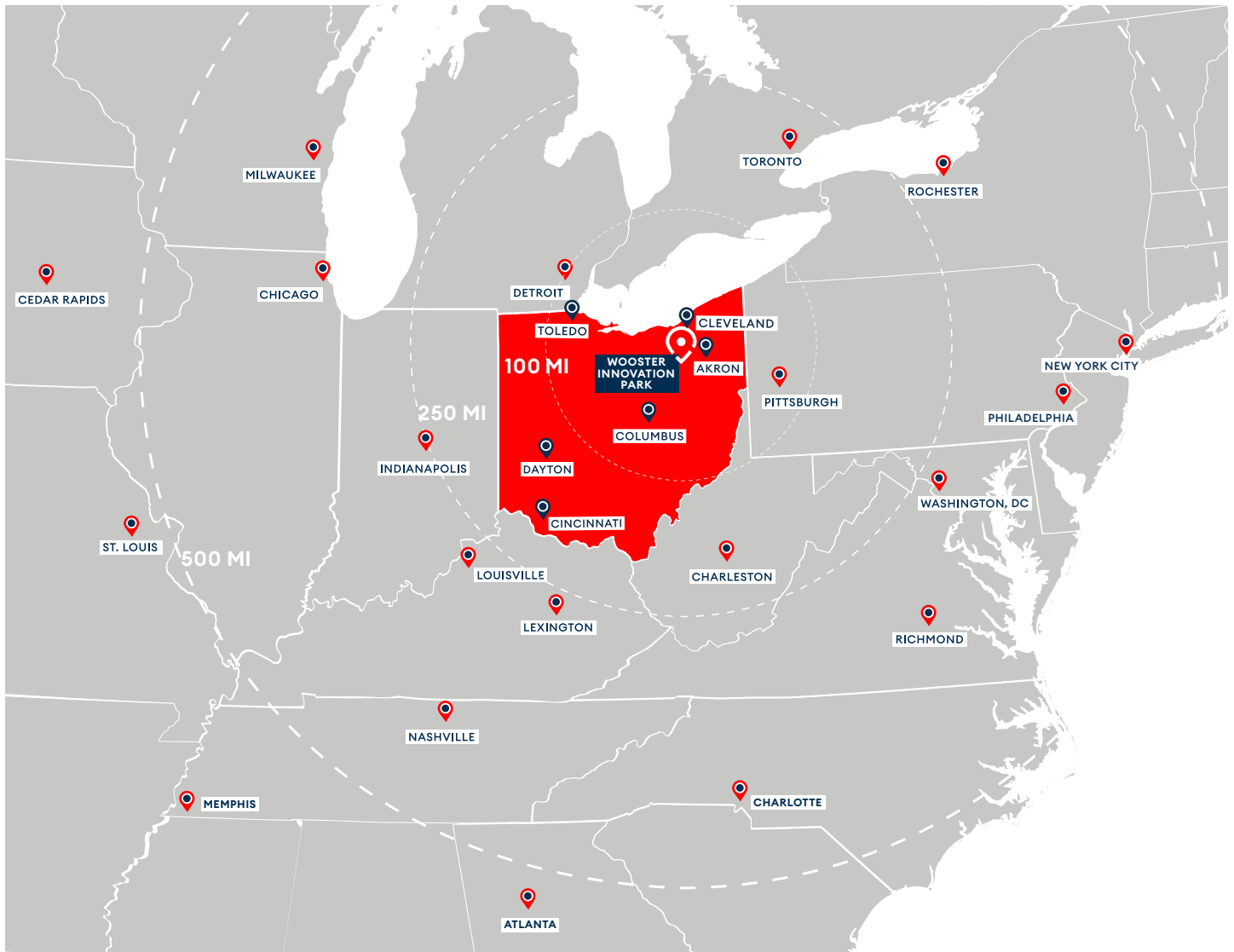
1,667,270

Regional workforce/talent within 45 miles

855,433

REGIONAL MAP

Wooster Innovation Park



WOOSTER INNOVATION PARK

WAYNE COUNTY

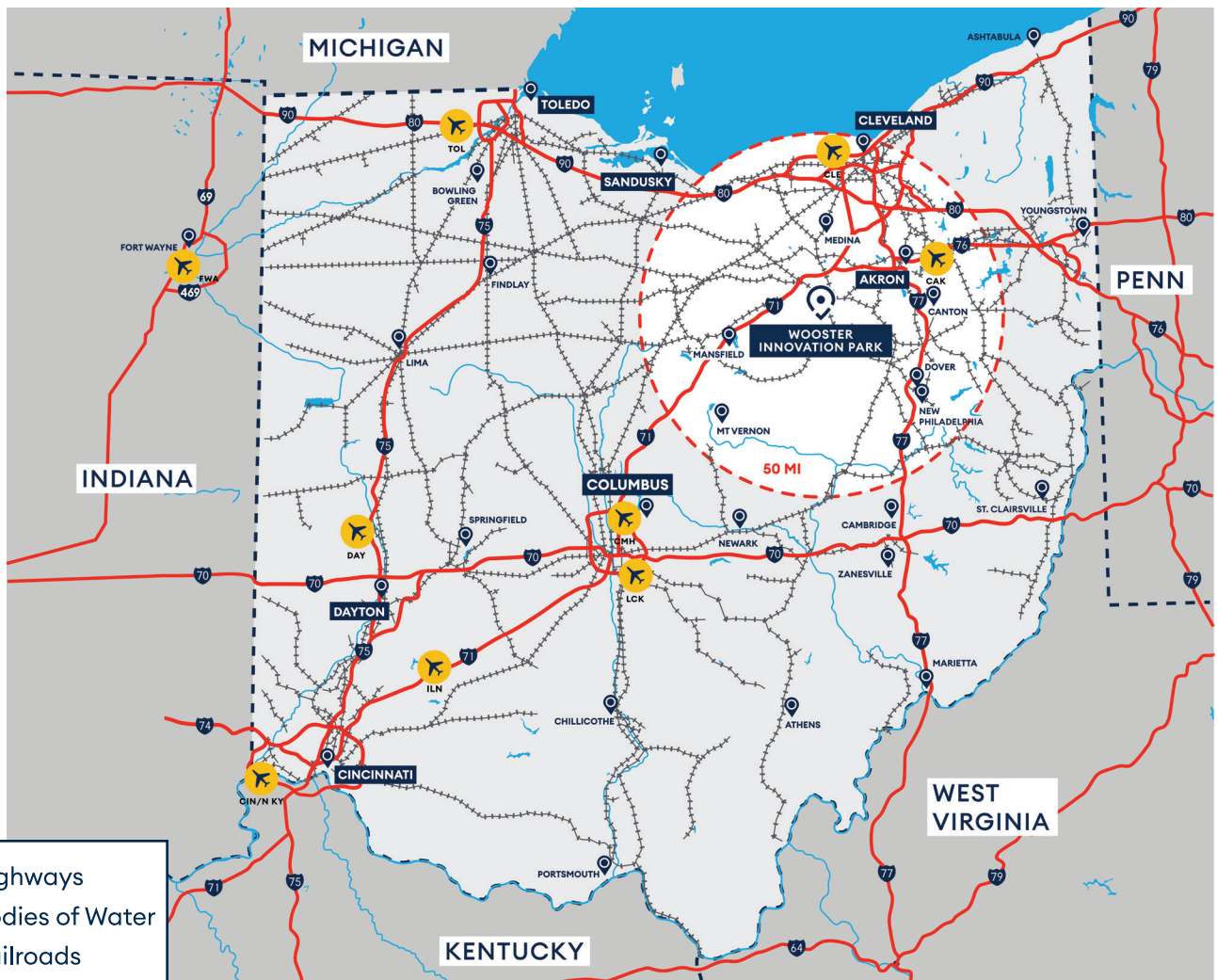


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REGIONAL MAP

Wooster Innovation Park



- Highways
- Bodies of Water
- - - Railroads
- ✈ Airports

