

33 INNOVATION PARK

UNION COUNTY



33 Innovation Park:

- Is community owned
- Has 500,000 GPD excess water capacity and 10 MW of electric capacity
- Is visible from US 33

SITE UTILITY MAP

- Electric**
- Water**
- Fiber**
- Gas**
- Sewer**



PROPERTY DETAILS

Physical address	0 Innovation Way
City	Marysville
County	Union
Zip Code	43040
Type of space	Industrial
Ownership	City of Marysville
Min Size	7 acres
Max size	130 acres
Price per acre	\$75,000 to \$95,000
Industrial park	Yes
Enterprise zone	Yes
Foreign tradezone	Yes
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

- Haley Young at hy@columbusregion.com
- Eric Phillips at ephillips@unioncounty.org
- jobsohio.com/sites



33 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	Agricultural
Total acres	148
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, Interstate
Number of years park has been in existence	4
Number of companies in the park	6
Distance from residential	0.25 miles
Distance from schools	1.1 miles
Distance from public parks	2.3 miles
Distance from retirement centers	1.25 miles
Distance from correctional facilities	3.2 miles
Distance from cemeteries	3.5 miles
General site configuration	Trapezoid
Typography/terrain	Gently rolling
Percent slope of site	2%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Yes - Approximately 0.2 AC is impacted by seasonal ponding
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on the site that will impact constructability?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWS	General Utility Easement (City); Drainage Easement (Sumary Investments), Road & Utility Easement (County), DPL Easement (AES Ohio), Highway Access Easement (ODOT).
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	2.3 miles to US 33
Can site be viewed from the highway or interstate?	Yes
Regional attainment status	
Eight-hour ozone	Attainment
Particulate matter (PM2.5)	Attainment
Sulfur dioxide (1-Hour SO2)	Attainment
Lead	Attainment
Nitrogen Oxides	Attainment
Carbon Monoxide	Attainment

UTILITIES

Utility information as of 6/13/2022. 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	AES Ohio
Excess electric capacity	10 MW
Distance to the electric substation	0.33 miles
Type of feed	Single feed - single substation
Redundant	No

Natural gas to park boundaries	Yes
Name of provider	Community Energy Resources Cooperative
Excess gas capacity	18,000 MCF/Month
Available pressure	50 PSI
Gas line size	8 & 4 inches

Water to park boundaries	Yes
Name of provider	City of Marysville
Excess water capacity	500,000 GPD
Total capacity of system	500,000 GPD
Water line size	16 inches

Sewer to park boundaries	Yes
Name of provider	City of Marysville
Excess sewer capacity	650,000 GPD
Total capacity of system	750,000 GPD
Sewer line size	12 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Union County Council of Governments

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

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Regional population within 45 miles

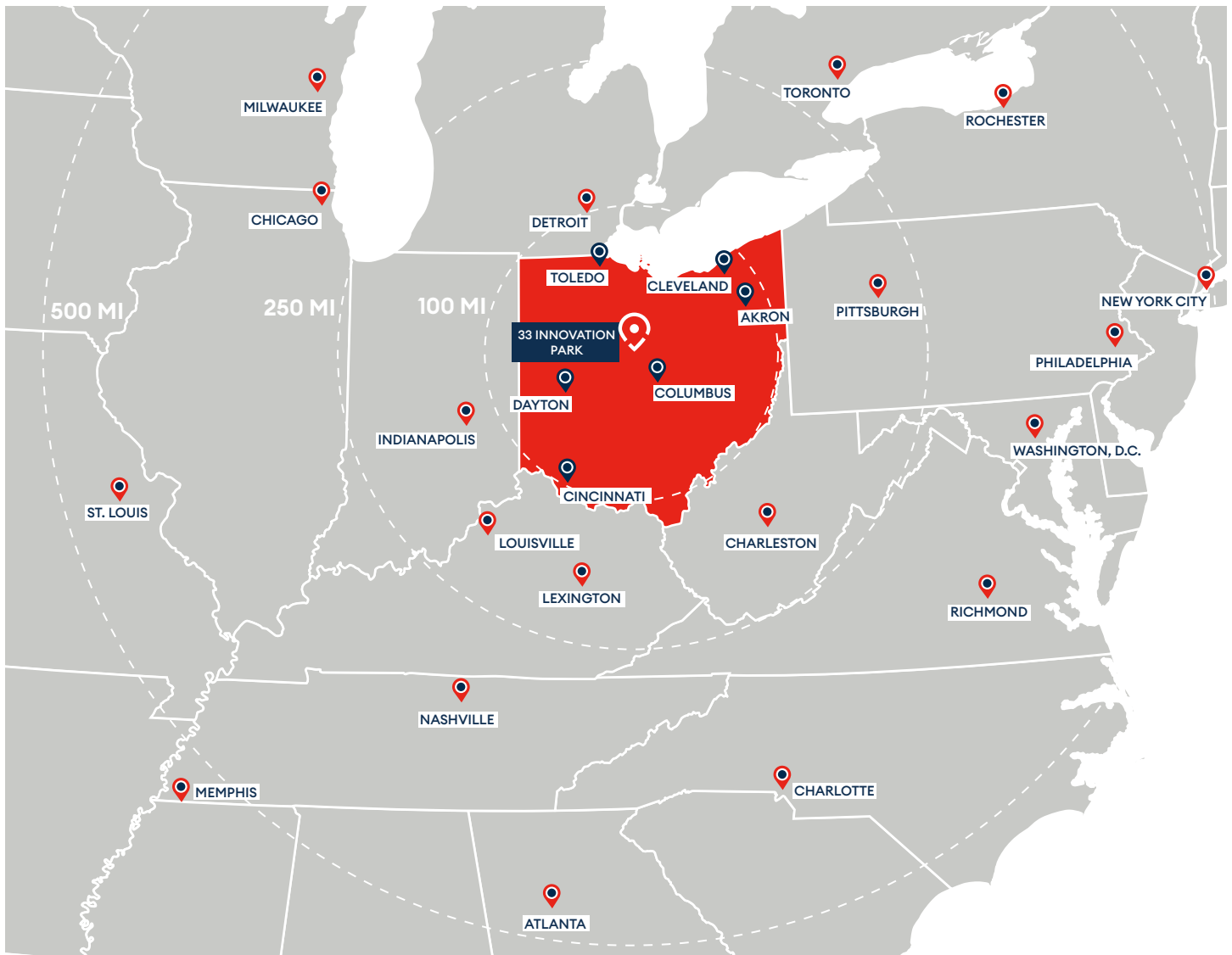
1,723,987

Regional workforce/talent within 45 miles

1,208,017

REGIONAL MAP

33 Innovation Park



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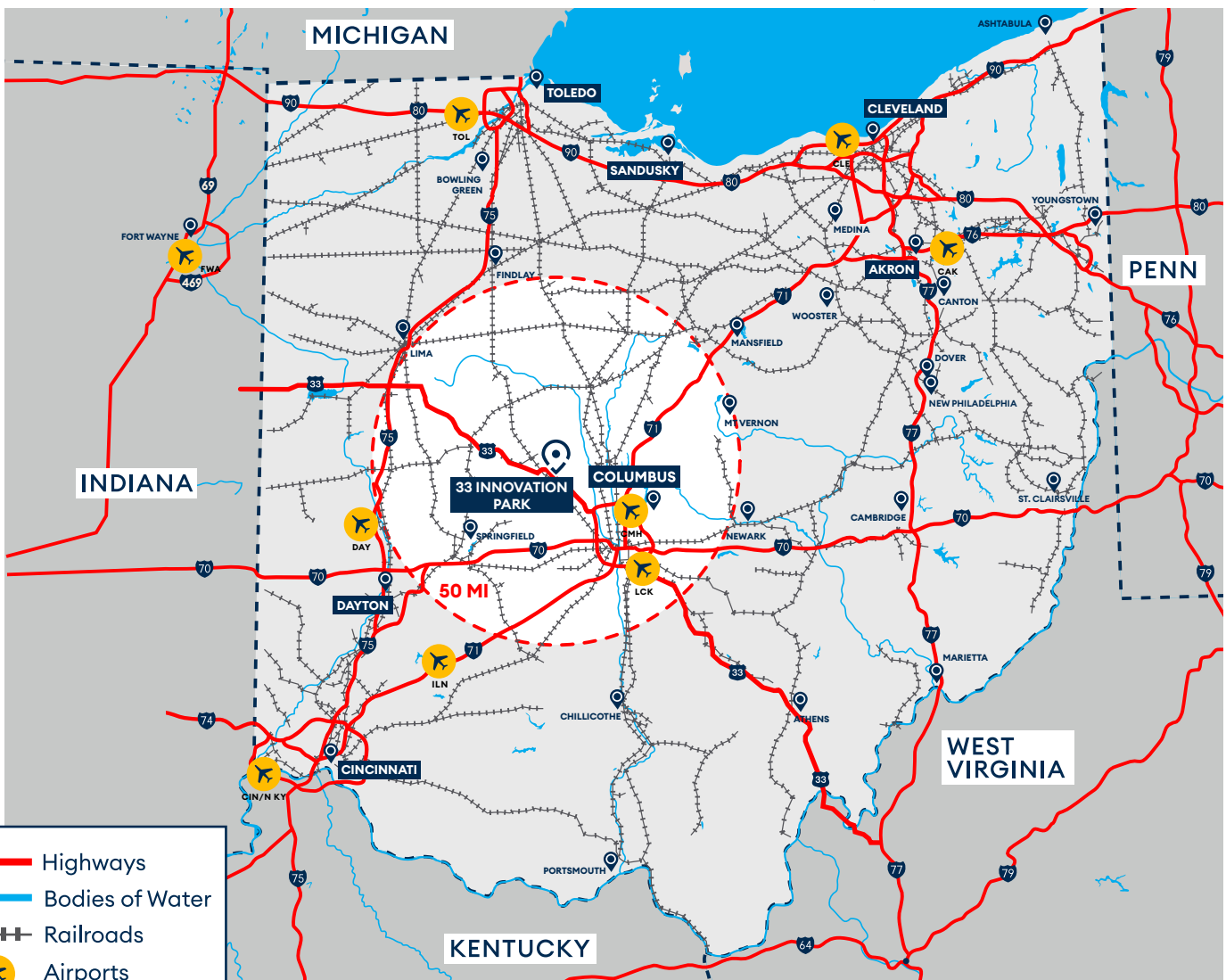


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REGIONAL MAP

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	Highways
	Bodies of Water
	Railroads
	Airports

