

UTILITIES

Water

Description 12" water line. Water is available on site through Ontario up to 750,000 GPD. Additional water capacity is available on site (upgrades might be required on some infrastructure) through the City of Mansfield of 1,000,000 or more GPD for a total of 1.75+ MGD

Capacity 750,000 GPD **Provider** City of Ontario

Wastewater

Description 21" sewer line Capacity 750,000 GPD **Provider** City of Ontario

Fiber

Description 16 B+ onsite **Provider** CenturyLink

Electricity

Description Dual 138kva transmission lines are on the site (Mansfield and Galion). A new user of transmission level power will likely need their own substation

Capacity 138 KVA, 3 Phase **Provider** First Energy

Natural Gas

Description 8 inch distribution line / 30, up to 60 psi Gas pressure and capacity require an engineering study by Columbia Gas to ensure delivery of service for a specific

Capacity Gasa 70 MCFH at 10 PSIG delivery; 30, up to 60 PSI **Provider** Columbia Gas

PROJECT SPECIFICATIONS

HIGHLIGHTS



BTS from 150K SF to 2M SF



(%) 100%, 15-year tax abatement



Heavy power



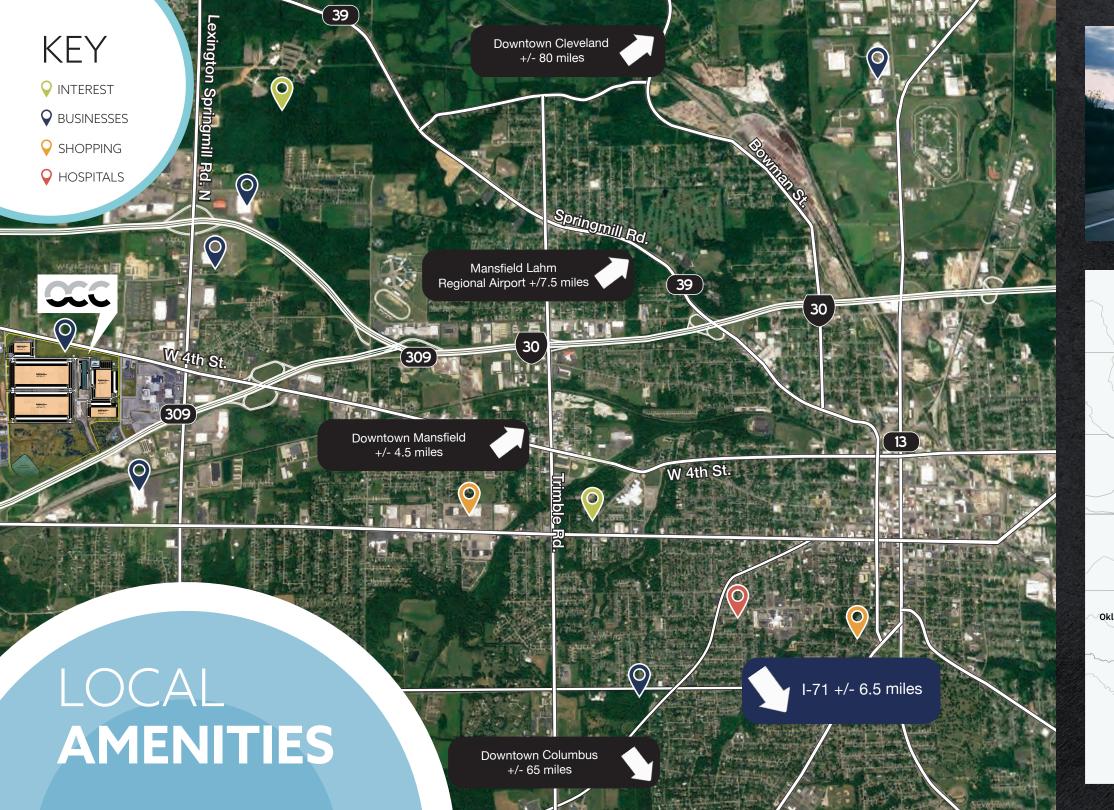
Immediate access to SR309/US 30



Access to rail

CORE DUE **DILIGENCE STATUS**

Phase I Environmental Site Assessment:	11/2020
Date CNS Issued:	04/01/2016
Preliminary Geotechnical Report:	12/3/2020
Surface Water Delineation:	N/A
Threatened & Endangered Species:	N/A
Phase I Archaeological Study:	N/A
History Architecture Survey:	N/A







Michigan Des Moines Chicago • Jefferson City Nashville Oklahoma City Little Rock Jackson Baton Rouge

WHY ONTARIO?

Ontario, OH provides access to the US market more than most other major metro cities including Cincinnati, Pittsburgh, and Indianapolis.

- 3.9 miles to downtown Mansfield
- 0.50 miles from SR 309
- 1.7 miles from US 30
- 8 miles from Mansfield Lahm Regional Airport
- 8 miles from US 30/I071 interchange
- Two transit routes can be extended serve the site





ONTARIO COMMERCE CENTER

For further information, please contact:

David Stecker

Executive Vice President +1 216 937 1965 david.stecker@jll.com

Dan Wendorf

Executive Managing Director +1 614 460 4407 dan.wendorf@jll.com



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