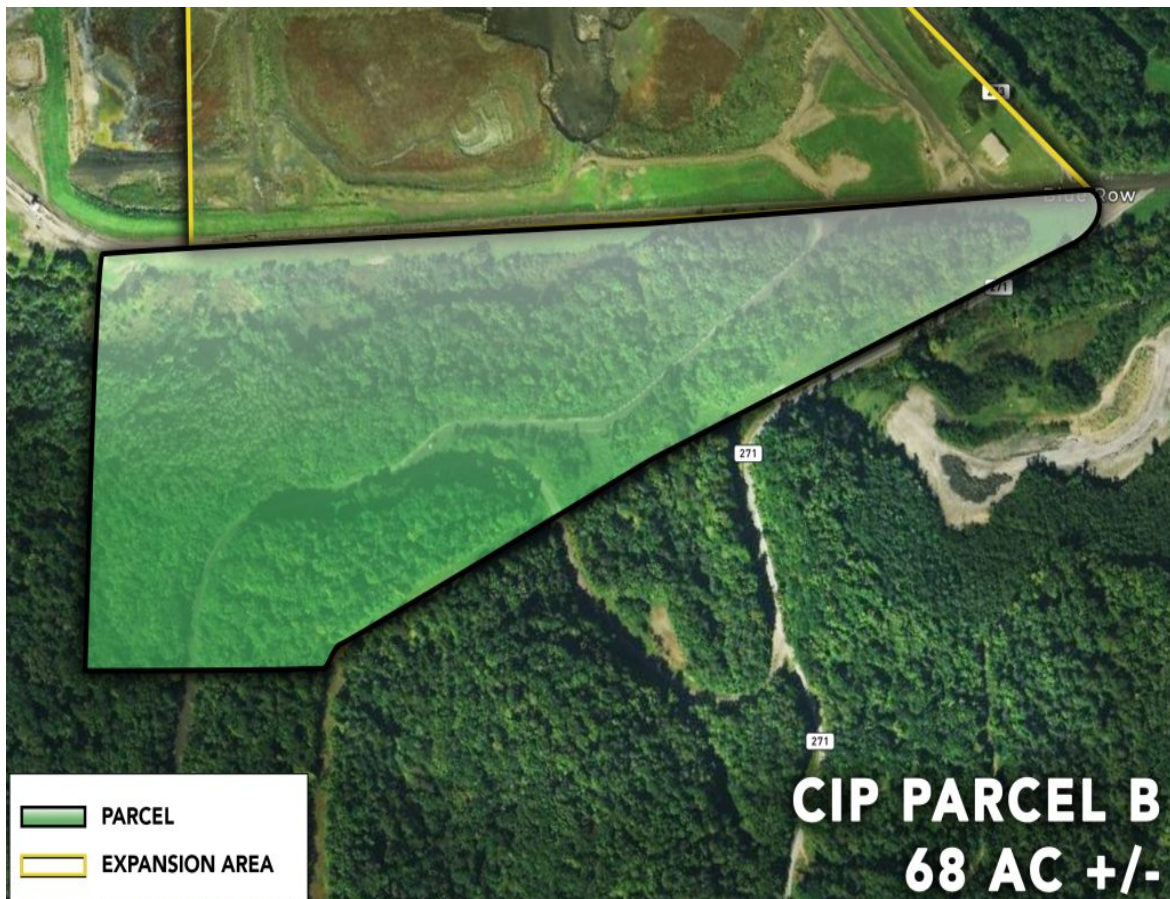


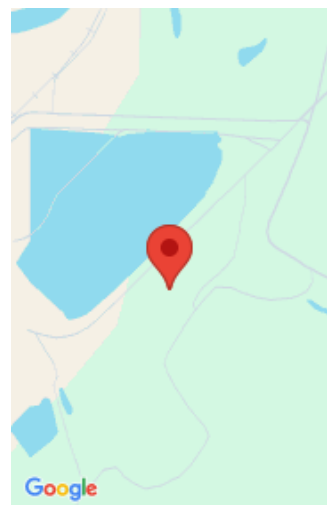
CIP - PARCEL B

<https://frontier-companies.com>

54PJ+GP Conesville, OH, USA



- Data Processing, Energy Generation, Manufacturing, Transloading
- Expandable, Heavy Industrial, Heavy Power, Mega-Site, Rail Served
- Available, Divisible, Lease, Sale
- 2962080 sq ft



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Email: abasil@fic-services.com
Address: 500 Seneca Street, Suite 504, Buffalo, NY 14204



Basics

Property Type: Land

Status: Available, Divisible, Lease, Sale

Site Size, Ac: 68 acres

Expandable: Yes

Zoning: Heavy Industrial

Dimensions: ~2,700 ft x 1,090 ft

Site Link: <https://conesvilleindustrialpark.com>

Category: Expandable, Heavy Industrial, Heavy Power, Mega-Site, Rail Served

Area, sq ft: 2962080 sq ft

Pad Sizes (Ac): 5 - 68 Acres

Expansion Size: 100 acres

Topography: Level

Property Name: Conesville Industrial Park

Date added: Added 1 year ago

Description

Property Description: CIP Parcel B is 68 acre area that is in the process of being readied for redevelopment. Site readiness and grading plans have been prepared for this site.

Transportation

Commodity Handling: Aggregates, Steel, Supersacks, Lumber, Dimensional Loads, Palletized Loads, Dry Bulk, Liquid Bulk, Hazardous, Dry/Liquid Food Grade

Rail Provider: Genesee and Wyoming

Rail Details: Existing switch and spur into property in place.

Maritime Details: Muskingum River accessible for cooling water purposes.

Nearest Highway: OH-16 (1 mile)

Road Details: Haul road access to property.

Rail Access: Yes

Rail Quantity (mi): 0.1 miles

Maritime Access: Yes

Nearest Interstate: I-77 (17 miles)

Nearest Airport: Columbus International Airport (60 miles)

Utilities



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Utilities: Electricity, Natural Gas, Raw Water, Potable Water, Public Sewer, Private Sewer, Fiber Optic

Electric

Electric At Site: Yes - Distribution and Transmission

Transmission Substation at Site: Yes

Electrical Distribution Voltage(s): 4.160 kV, 13.8 kV

Private Electric Substation at Site: Yes

Electric Providers: American Electric Power (Distribution and Transmission)

Electric Transmission Voltage(s): 138 kV, 345 kV

Available Capacity (MW): Can provide under executed NDA.

Natural Gas

Natural Gas At Site: Yes - Distribution and Transmission

Natural Gas Line Size: 30" (BHE GT&S), 12" (TC Energy), 2" (Columbia Gas)

Natural Gas Pressure: 500 psig MAOP (30"), 200 psig (12"), 50 psig (2")

Natural Gas Providers: Columbia Gas (Distribution LDC), BHE GT&S (Transmission 1), TC Energy (Transmission 2)

Available Natural Gas Capacity: 8,000 MCF/hr (BHE GT&S), 1,000 MCF/hr (TC Energy), 50 MCF/hr (Columbia Gas)

Water

Public Water at Site: Yes - Potable and Raw

Public Water Line Size (in): 16"

Private Water At Site: Yes

Private Water Line Size: 8" (x3 Deep Wells), 24" (River Intake Header), x1 Private water tower

Public Water Provider: City of Coshocton (Extension Planned)

Public Water Capacity: 8,000,000 GPD

Private Water Source: River, Well

Private Water Capacity: 8" (3,000,000 GPD), 24" (50,000,000 GPD)



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Wastewater

Public Sewer At Site: Yes **Public Sewer Provider:** City of Coshocton (Planned Extension)

Public Sewer Line Size: 8" **Public Sewer Capacity:** 2,500,000 GPD (Planned Extension)

Private Sewer At Site: No **Private Sewer Capacity:** n/a

Fiber Optic and Communications

Fiber Service to Site: Yes

Fiber Type 1 Providers: Charter, AT&T, Verizon, Spectrum

Data Speeds At Site: 20 GB/s speeds with dedicated private dark fiber EPL

Other Utilities

Other Utilities: No

Amenities & Features

Features: Build to Suit, Transportation Infrastructure, Utility Infrastructure



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