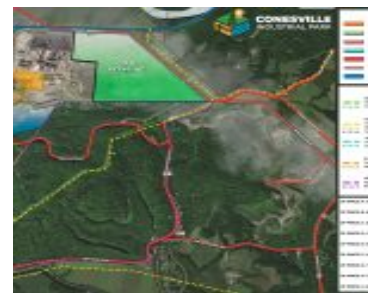


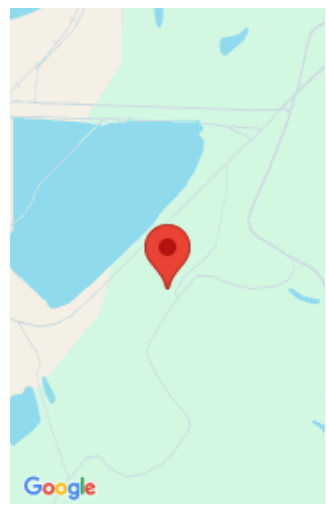
CIP - PARCEL D

<https://frontier-companies.com>

54PM+93 Wills Creek, OH, USA



- Data Processing, Energy Generation, Manufacturing, Transloading
- Expandable, Heavy Industrial, Heavy Power, Mega-Site, Rail Served
- Divisible, Lease, Sale, Unavailable
- 7274520 sq ft



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



Basics

Property Type: Land

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

Status: Divisible, Lease, Sale, Unavailable

Area, sq ft: 7274520 sq ft

Site Size, Ac: 167 acres

Pad Sizes (Ac): 5 - 167 Acres

Expandable: Yes

Expansion Size: 100 acres

Zoning: Heavy Industrial

Topography: Level

Dimensions: ~2,078 ft x 3,500 ft

Property Name: Conesville Industrial Park

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

Date added: Added 1 year ago

Transportation

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

Rail Access: Yes

Rail Provider: Genesee and Wyoming

Rail Quantity (mi): 0.1 miles

Rail Details: 400+ ft of spur with existing switch in place.

Maritime Access: Yes

Nearest Interstate: I-77 (17 miles)

Nearest Highway: OH-16 (1 mile)

Nearest Airport: Columbus International Airport (60 miles)

Utilities

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

Electric



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Electric At Site: Yes - Distribution and Transmission

Transmission Substation at Site: Yes

Electrical Distribution Voltage(s): 13.8 kV

Electric Providers: AEP Ohio

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

Private Electric Substation at Site: Yes



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