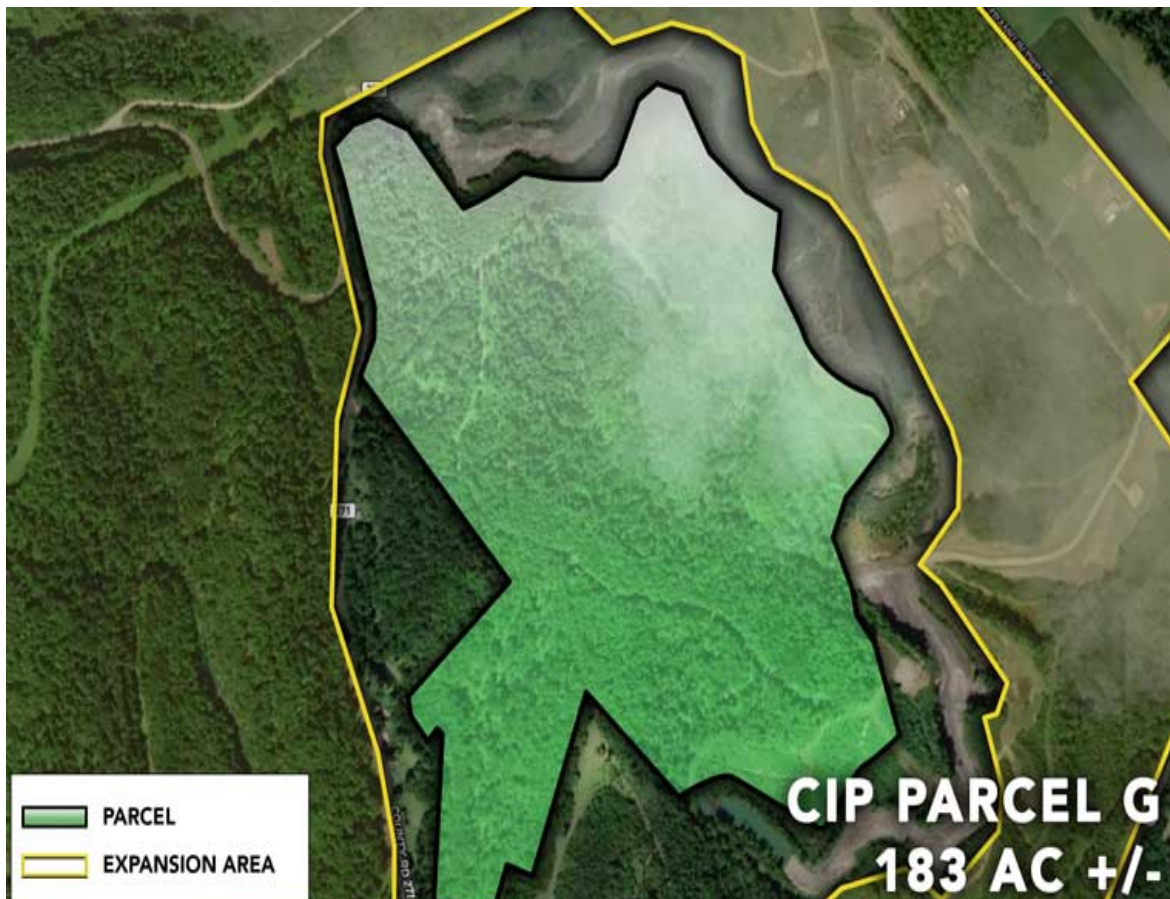


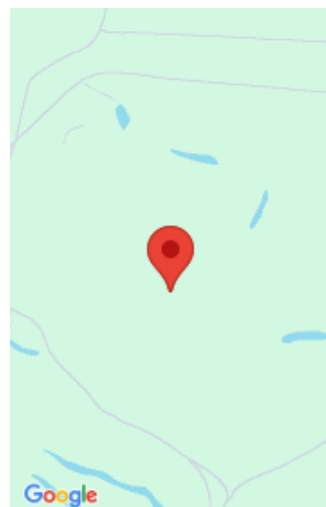
CIP - PARCEL G

<https://frontier-companies.com>

54QW+3G Wills Creek, OH, USA



- Data Processing, Energy Generation, Manufacturing, Transloading
- Expandable, Heavy Industrial, Heavy Power, Rail Served
- Available, Divisible, Lease, Sale
- 7971480 sq ft



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Address: 500 Seneca Street, Suite 504, Buffalo, NY 14204



Basics

Property Type: Land

Category: Expandable, Heavy Industrial, Heavy Power, Rail Served

Status: Available, Divisible, Lease, Sale

Area, sq ft: 7971480 sq ft

Site Size, Ac: 183 acres

Pad Sizes (Ac): 5 - 203 Acres

Expandable: Yes

Expansion Size: 100 acres

Zoning: Heavy Industrial

Topography: Level

Dimensions: 1,450 ft x 1,750 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: Existing switch in place.

Maritime Access: Yes

Maritime Details: Muskingum River accessible for raw water purposes, but is not navigable.

Nearest Interstate: I-77 (17 miles)

Nearest Highway: OH-16 (1 mile)

Nearest Airport: Columbus International Airport (60 miles)

Road Details: Industrial access road planned for site with direct connections to State Route 16 and State Route 83.

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

Electric Providers: American Electric Power (Distribution and Transmission)

Transmission Substation at Site: Yes

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

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

Available Capacity (MW): 340 MW

Private Electric Substation at Site: Yes

Electric Service Options: Option 1 - Existing 138 kV to 13.8 kV private substation with LOA in place for 340 MW. Option 2 - New service from 345 kV or 138 kV Option 3 - Construction Power - 13.8 kV 3-Phase

Natural Gas

Natural Gas At Site: Yes - Distribution and Transmission

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

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

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

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

Water

Public Water at Site: Yes - Potable and Raw

Public Water Provider: City of Coshocton (Extension Planned)

Public Water Line Size (in): 16"

Public Water Capacity: 8,000,000 GPD

Private Water At Site: Yes

Private Water Source: River, Well

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

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

Wastewater



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Public Sewer At Site: Yes

Public Sewer Provider: City of Coshocton (Planned Extension)

Public Sewer Line Size: 8" (Extension planned)

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 multiple providers available

Other Utilities

Other Utilities: No

Amenities & Features

Features: Build to Suit, Laydown Area, Transportation Infrastructure, Utility Infrastructure



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