

Ontario Commerce Park

ONTARIO, OHIO

CONTACT: Bryce Sylvester ph 440.570.1916



Ontario Commerce Park sits on a 266-acre former General Motors Stamping Plant. At full build out, it will encompass two million square feet of manufacturing and distribution space. The site offers large contiguous land for development, in addition to offering robust utilities and rail connection via Norfolk Southern Railroad. Charter Next Generation Films committed to 90K square feet of space on site in early 2021.

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Overview of Site

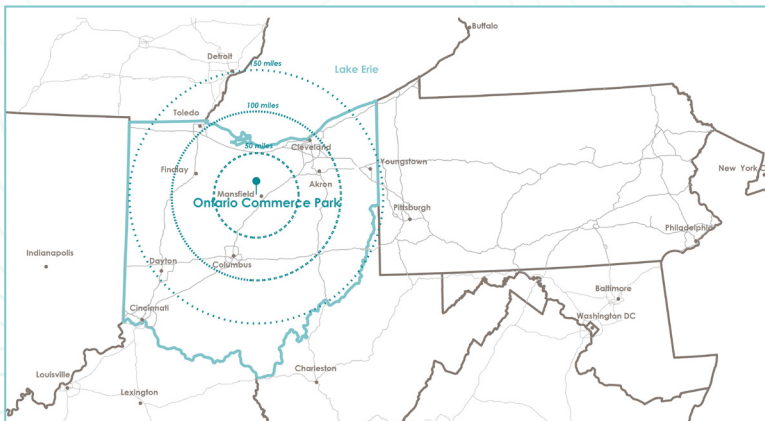
Site Address	252 West Fourth Street
City / Zip	Ontario / 44906
County	Richland County
Owner	Private
Total Acres Available	266
Total Developable Acres Available	175
Max Contiguous Acres	175
Price Per Acre	\$15,000
Zoning	Heavy Industrial
Former use	Automotive Stamping Plant
Date Available	Immediately

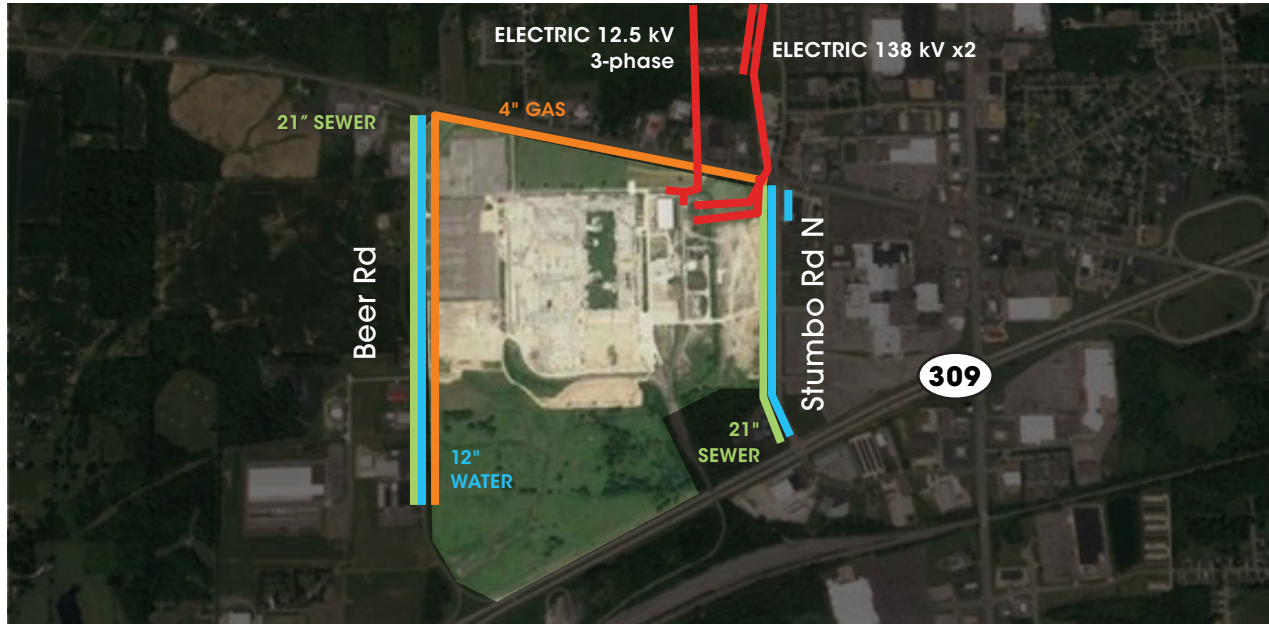
Due Diligence Studies & Reports

Phase I Environmental Report	Yes
Geotechnical Study	No
Wetlands Delineation	No
Archeological	No
Endangered Species Analysis	No

Site Access & Proximity

Nearest Highway	US 30
Distance to Nearest Highway	2 miles
Nearest Interstate	I-71
Distance to Interstate	8 miles
Nearest Major Airport	Mansfield Lahm
Distance to Major Airport	8 miles





Site Utility Information

As of June 2020. Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

ELECTRIC		WATER	
Provider	FirstEnergy of Ohio	Provider	City of Ontario
Number of Lines	3	Number of Lines	2
Type of Feed	12.5 kV, 2 138 kV lines	Line Size	12 in
Excess Capacity	Distribution & Transmission	Pressure	Dependent on customer's needs
Distance to Site	On Site	Excess Capacity	750,000 GPD
Redundant	Possible, at customer's expense	Distance to Site	On Site
Cost/Time to Extend	Available upon request	Cost/Time to Extend	N/A
NATURAL GAS		SEWER	
Provider	Columbia Gas	Provider	City of Ontario
Number of Lines / Line Size	1 / 4 in	Line Size	21 in
Pressure	Medium PSI	Excess Capacity	750,000 GPD
Excess Capacity	Dependent upon customer's usage	Distance to Site	On Site
Distance to Site	On site	Cost/Time to Extend	Available upon request
Cost/Time to Extend	Dependent upon customer's usage		

ADDITIONAL SITE INFORMATION

RAIL		WORKFORCE & INCENTIVES	
Rail Served	Yes	Population within 30 min drive	243,184
Infrastructure (Spur/Siding/Switch)	Spurs	Workforce/Talent within 30 min drive	114,405
If not served, is service feasible?	Yes	Located in a Job Hub	No
Time/Cost to Install	Dependent on customer's needs	Property Tax Abatement	Possible
Provider	Norfolk Southern Railroad	Enterprise Zone	Possible
		Opportunity Zone	No
		Foreign Trade Zone	Possible