



> AERIAL DRONE FOOTAGE



108 ACRES OF  
PURE POTENTIAL

**CBRE**  
**MARKER**  
DEVELOPMENT

# PEAK BUILD-TO-SUIT OPPORTUNITY AT PEAK OHIO INDUSTRIAL PARK



**44.9** ACRES  
LARGEST CONTIGUOUS  
DEVELOPABLE SIZE



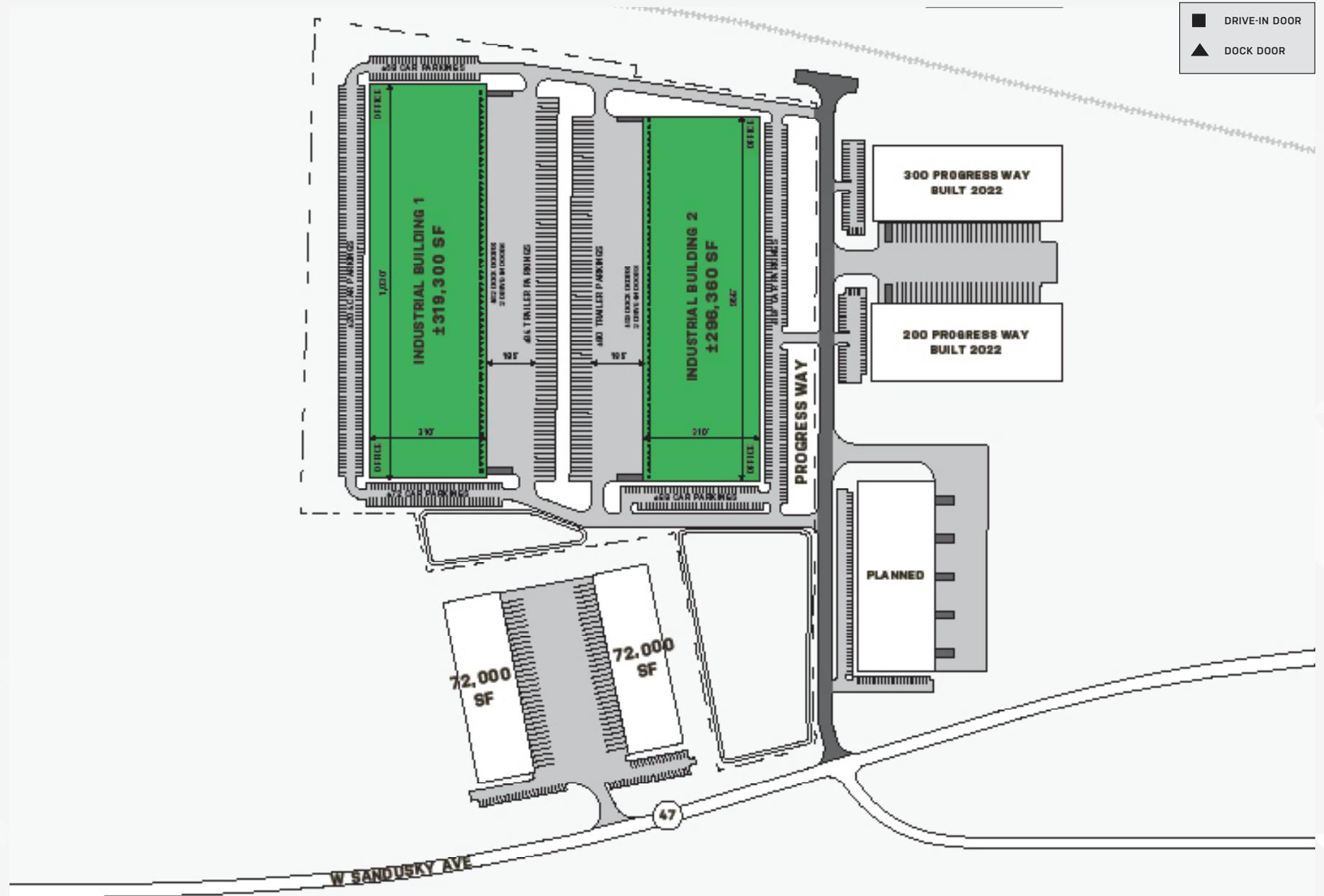
**M2** ZONING  
FOR INDUSTRIAL USE

- + IDEALLY LOCATED IN PRIMARY INDUSTRIAL AREA OF BELLEFONTAINE WITH NEIGHBORS INCLUDING AGC AUTOMOTIVE AND THERMOID INC
- + EXTENSION OF THE ROADWAY AND WATER/SEWER INFRASTRUCTURE INTO THE INDUSTRIAL PARK WAS COMPLETED OCTOBER 2020

## THREE-BUILDING PROPOSED CONCEPT



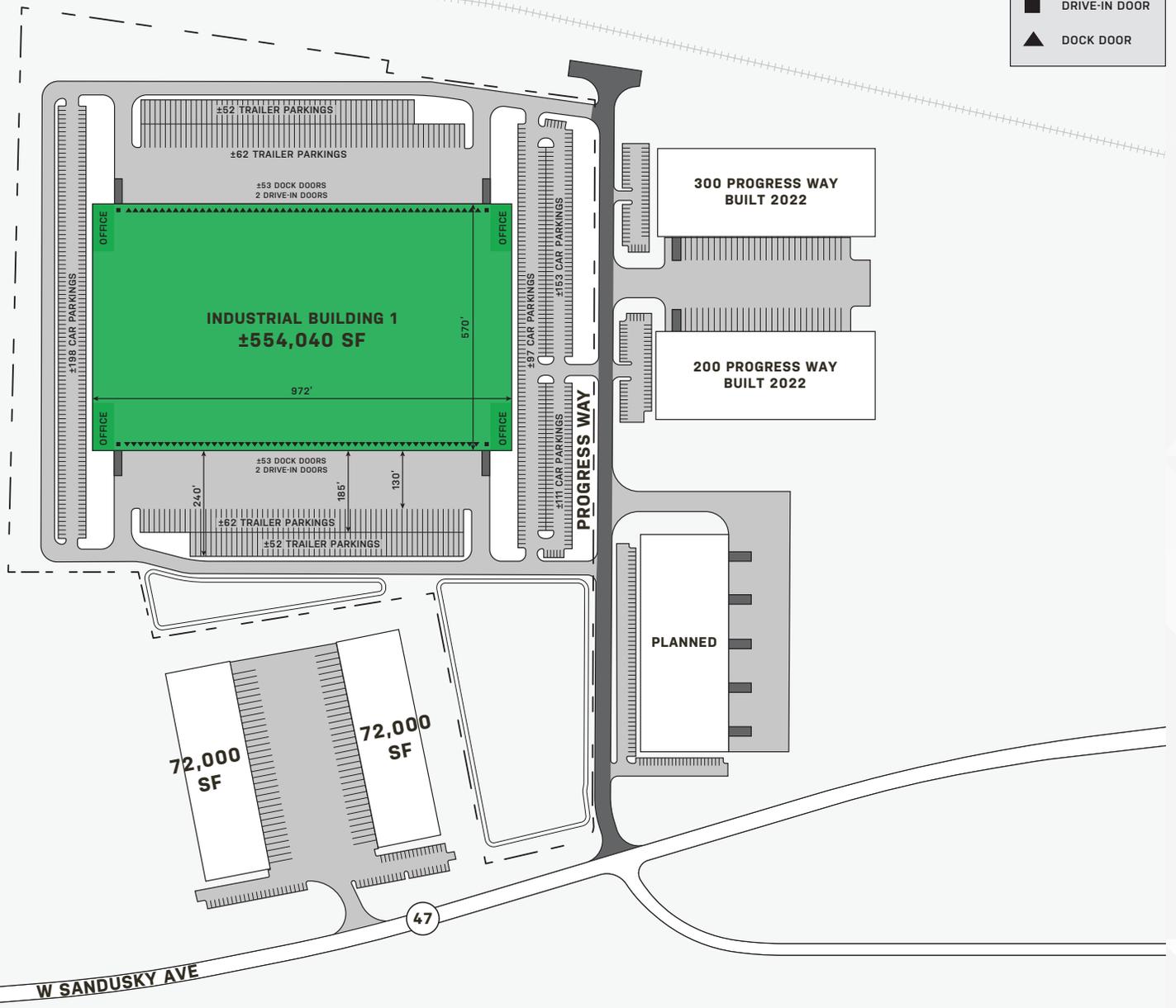
# TWO-BUILDING PROPOSED CONCEPT



# ONE-BUILDING PROPOSED CONCEPT



- DRIVE-IN DOOR
- ▲ DOCK DOOR



# PEAK SPECIFICATIONS

## LAND

|   |        |
|---|--------|
| Flood Plain                                     | No     |
| Noise Restrictions                              | None   |
| Topography                                      | Flat   |
| Phase I Environmental Site Assessment Completed | Yes    |
| Phase I ESA Date                                | 6/7/21 |

## UTILITIES

|   |   |
|---|---|
| Electric at Site                              | Yes   |
| Nearest Distribution Electric Line Size (KVA) | 69 KVA  |
| Electric Provider                             | AES Ohio  |
| Electric Volts                                | 480 V   |
| Power Phases                                  | 3   |
| Distance to the Electric Substation           | 2.50 Miles  |
| Dual Electric Feeds                           | Yes   |
| Redundant Power                               | Yes   |
| Additional Electric Details                   | 2 circuits from 2 different substations serve the site. 2.5 miles to substation serving south end of the property and 5.5 miles to substation serving the north end of the property |
| Gas at Site                                   | Yes   |
| Gas Provider                                  | Center Point Energy   |
| Gas Line Size                                 | 6 and 8 in  |
| Natural Gas Distribution Line Pressure        | Medium and High   |
| Water at Site                                 | Yes   |
| Water Provider                                | City of Bellefontaine   |

## INCENTIVES

|                                     |            |
|-------------------------------------|------------|
| Justice40 Disadvantaged Communities | Yes        |
| Local Incentive Comments            | Pre-94 CRA |

|                                  |   |
|----------------------------------|---|
| Water Line Size                  | 12 in   |
| Water Main Pressure              | 50 psi  |
| Total Water Capacity at Site     | 2000000 GPD   |
| Excess Water Capacity at Site    | 1000000 GPD   |
| Water Excess Capacity As of Date | March 2020  |
| Sewer at Site                    | Yes   |
| Sewer Provider                   | City of Bellefontaine   |
| Total Sewer Capacity at Site     | 2000000 GPD   |
| Excess Sewer Capacity at Site    | 1000000 GPD   |
| Sewer Excess Capacity As of Date | March 2020  |
| Sewer Line Size                  | 10 in   |
| Fiber Service to Site            | Yes   |
| Fiber Provider                   | Peak Fiber  |
| Maximum Data Bandwidth           | 100 gig   |
| Telecom                          | Yes   |
| Telecom Provider                 | Bright speed/Aunalytics   |
| Distance to Telecom              | 0.00 Miles  |
| Utility Comments                 | 144 fiber strands to boundary and 24 fiber strands into the industrial park |



**MARKER**  
DEVELOPMENT

# IDEALLY SITUATED



RESOURCE ONE

County Rd 32 N

130

ARC POLYMERS Inc.

RYAN LOGISTICS, INC. SOLUTIONS ON TIME

NIPPON EXPRESS

47

47

AGC

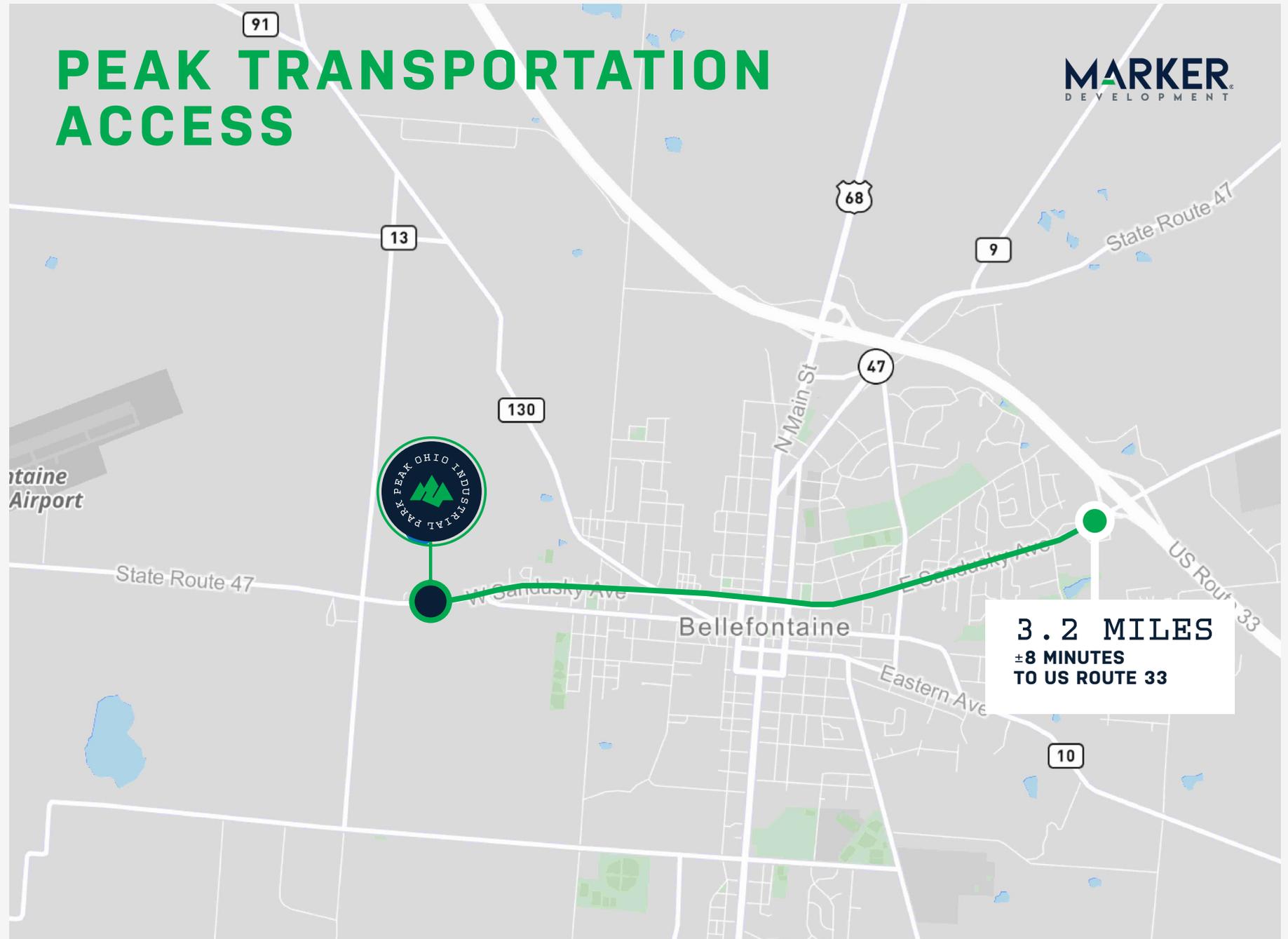
Thermoid®

W William  
N Troy St  
W C  
Springhill St  
St Paris St  
roy St  
Eaton St

PEAK OHIO INDUSTRIAL PARK

# PEAK TRANSPORTATION ACCESS

MARKER  
DEVELOPMENT



**3.2 MILES**  
**±8 MINUTES**  
**TO US ROUTE 33**

# ACCESS TO BELLEFONTAINE'S PEAK LABOR POOL

19,976  
TOTAL  
POPULATION



10,066  
LABOR  
FORCE



2.75%  
UNEMPLOYMENT  
RATE



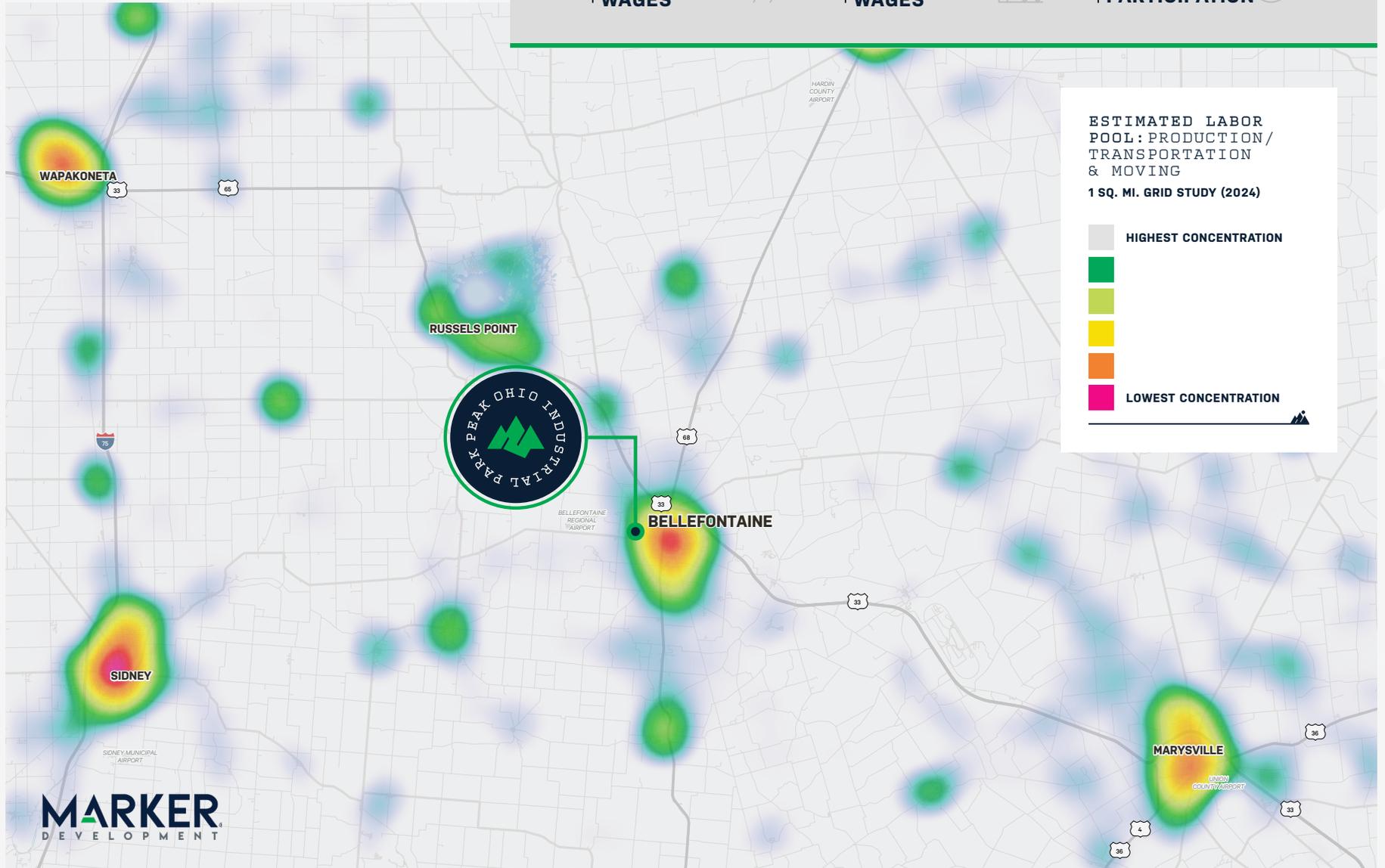
\$22.56  
AVG PRODUCTION  
WAGES



\$18.53  
AVG WAREHOUSE  
WAGES



97.25%  
LABOR  
PARTICIPATION



**MARKER**  
DEVELOPMENT

48%

OF THE U.S. POPULATION



# WITHIN A 1 DAY TRUCK DRIVE OF



44%

OF U.S. MANUFACTURING FACILITIES

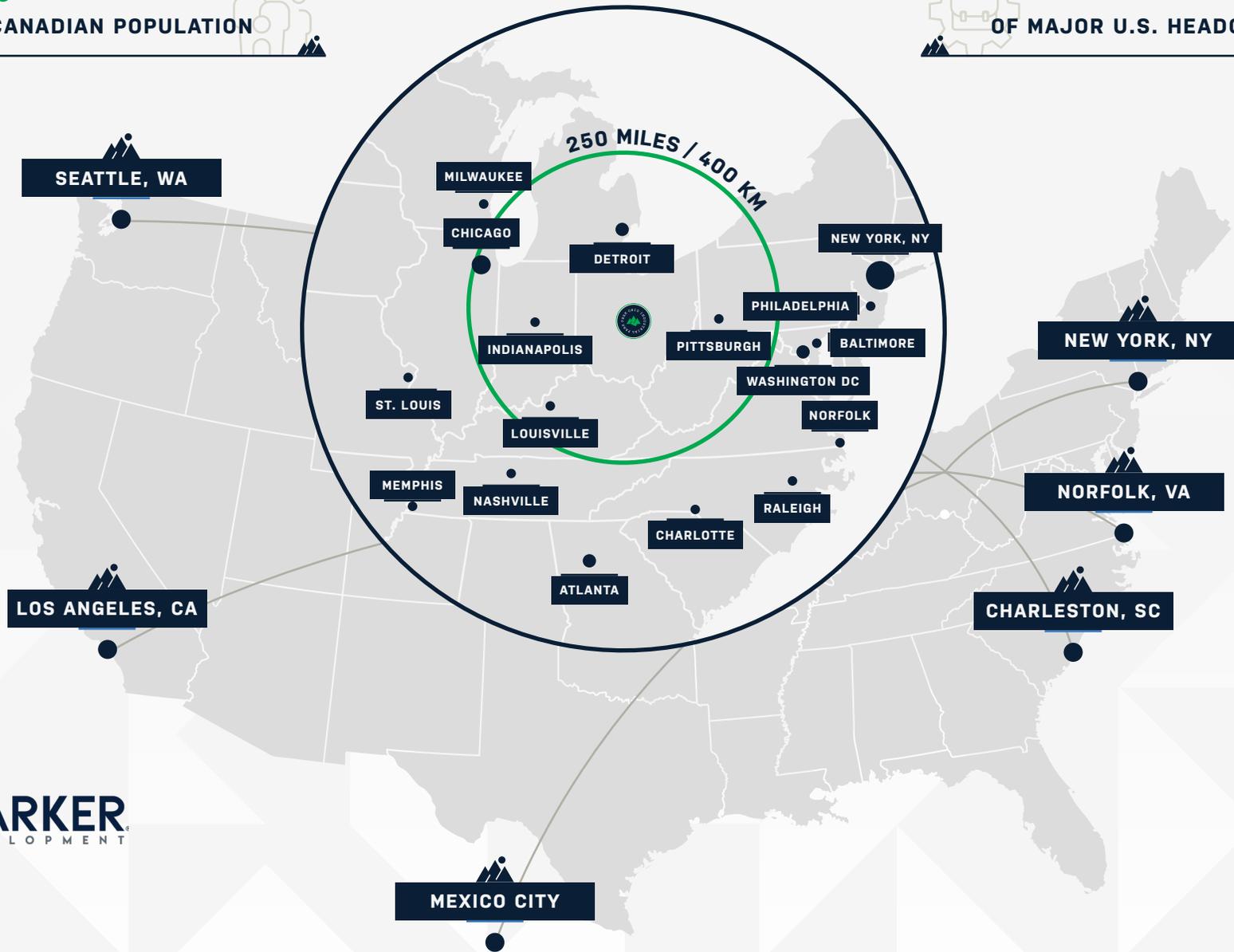
33%

OF THE CANADIAN POPULATION



48%

OF MAJOR U.S. HEADQUARTERS





## CONTACT

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