

NATIONAL ROAD BUSINESS PARK

MUSKINGUM COUNTY



National Road Business Park:

- Is community owned
- Has 500,000 GPD excess water capacity and 4 MW of electric capacity
- Is visible from I-70 and US 40

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	East Pike (US 40)
City	Zanesville
County	Muskingum
Zip code	43701
Type of space	Industrial
Ownership	Zanesville Muskingum County Port Authority
Min size	5.6 acres
Max size	92.5 acres
Price per acre	\$75,000
Industrial park	Yes
Enterprise zone	Yes
Foreign tradezone	Yes
Date available	Immediately

CONSTRUCTION READY DAY ONE

What does "day one" mean to companies? Day one is the promise that all sites authenticated by SiteOhio are construction ready the very first day. When you see the SiteOhio seal, you know:

- All utilities are to park boundaries with adequate capacities.
- All due diligence studies are complete and clear of issues.
- The site has compatible uses, with no limitations or insurance liability based on surrounding property.

CONTACT INFORMATION

- Donna Hrezo at donna@ohiose.com
- Matt Abbott at matt@zmpoort.com
- jobsohio.com/sites

National Road Business Park underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are on site with excess capacity and accessible for doing business.

SITE DETAILS

Former use	Agricultural
Total acres	203
Divisible	Yes
Zoning	Unzoned Township
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agriculture, Interstate
Number of years park has been in existence	3
Number of companies in the park	0
Distance from residential	1.3 miles
Distance from schools	1.9 miles
Distance from public parks	7.2 miles
Distance from retirement centers	5 miles
Distance from correctional facilities	5.9 miles
Distance from cemeteries	5.2 miles
General site configuration	Rectangular
Topography/terrain	Gently rolling
Percent slope of site	2%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	No
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on site that will impact constructability?	No
Are there separately owned mineral rights that would not be sold with the site?	Yes
Easements/ROWs	Electric, Gas, and Water Easements Ingress/Egress Easement, Highway Easement, Drainage, Oil and gas leases, and a coal lease.
Is site easily accessible?	Yes
Number of roads accessing the site	1
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	0.5 miles to Interstate 70
Can site be viewed from the highway or interstate?	Yes

Regional attainment status

Eight-hour ozone	Attainment
Particulate matter (PM 2.5)	Attainment
Sulfur dioxide (1-Hour SO2)	Attainment
Lead	Attainment
Nitrogen Oxides	Attainment
Carbon Monoxide	Attainment

UTILITIES

Utility information as of ~~6/2/2022~~. Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries	Yes
Name of provider	AEP Ohio
Excess electric capacity	4 MW
Distance to the electric substation	2.65 miles
Type of feed	Single feed-single substation
Redundant	No

Natural gas to park boundaries	Yes
Name of provider	The Energy Cooperative
Excess gas capacity	25,200 MCF/Month
Available pressure	40 PSI
Gas line size	4 inches

Water to park boundaries	Yes
Name of provider	Muskingum County
Excess water capacity	500,000 GPD
Total capacity of system	3 MGD
Water line size	16 inches

Sewer to park boundaries	Yes
Name of provider	Muskingum County Sewer
Excess sewer capacity	360,000 GPD
Total capacity of system	360,000 GPD
Sewer line size	12 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Spectrum Enterprise & AT&T

DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geotechnical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

NATIONAL ROAD BUSINESS PARK

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Regional population within 45 miles

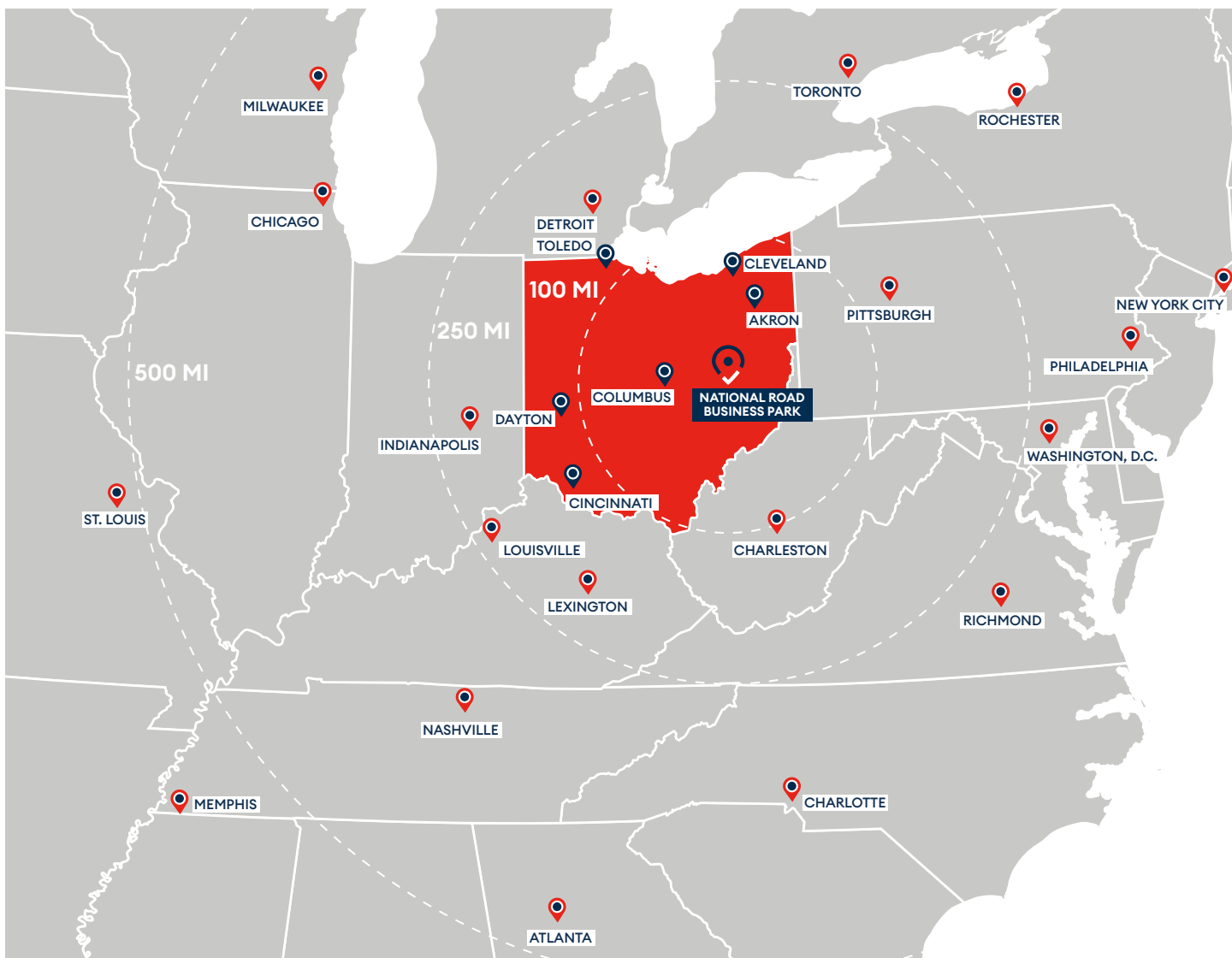
852,589

Regional workforce/talent within 45 miles

408,174

REGIONAL MAP

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