



ONTARIO  
COMMERCE  
CENTER

264 Acre Industrial Mega Site Available  
Conducive to Lithium Battery Manufacturing and Big Box Distribution

2525 W 4th Street | Ontario, OH





Building "A"  
500 x 300  
150,000 +/-

Building "B"  
1650 x 570  
940,500 +/-

Building "C"  
1650 x 570  
940,500 +/-

Cng 134,000 sf

sub-  
station

high  
tension

Building "D"  
470 x 855  
400,000 +/-

Building "E"  
800 x 300  
240,000 +/-

# PRELIMINARY DEVELOPMENT PLANS AT OCC



# PROJECT SPECIFICATIONS

## UTILITIES

### Water

**Description** 12" water line. Water is available on site through Ontario up to 750,000 GPD. Additional water capacity is available on site (upgrades might be required on some infrastructure) through the City of Mansfield of 1,000,000 or more GPD for a total of 1.75+ MGD

**Capacity** 750,000 GPD

**Provider** City of Ontario

### Wastewater

**Description** 21" sewer line

**Capacity** 750,000 GPD

**Provider** City of Ontario

### Fiber

**Description** 16 B+ onsite

**Provider** CenturyLink

### Electricity

**Description** Dual 138kva transmission lines are on the site (Mansfield and Galion). A new user of transmission level power will likely need their own substation

**Capacity** 138 KVA, 3 Phase

**Provider** First Energy

### Natural Gas

**Description** 8 inch distribution line / 30, up to 60 psi Gas pressure and capacity require an engineering study by Columbia Gas to ensure delivery of service for a specific project

**Capacity** Gasa 70 MCFH at 10 PSIG delivery; 30, up to 60 PSI

**Provider** Columbia Gas

## HIGHLIGHTS



BTS from 150K SF to 2M SF



100%, 15-year tax abatement



Heavy power



Immediate access to SR309/US 30



Access to rail

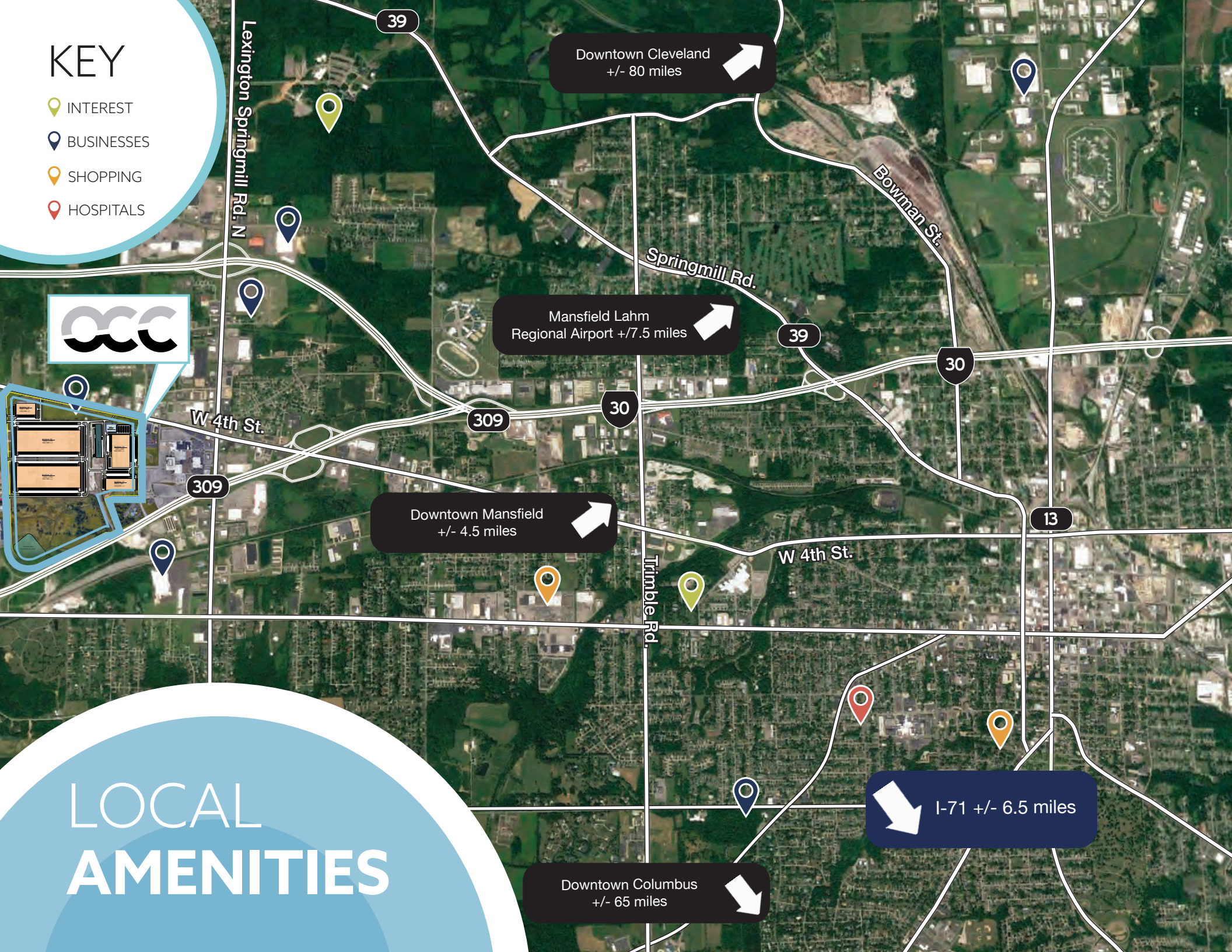
## CORE DUE DILIGENCE STATUS

Phase I Environmental Site Assessment:	11/2020
Date CNS Issued:	04/01/2016
Preliminary Geotechnical Report:	12/3/2020
Surface Water Delineation:	N/A
Threatened & Endangered Species:	N/A
Phase I Archaeological Study:	N/A
History Architecture Survey:	N/A



# KEY

-  INTEREST
-  BUSINESSES
-  SHOPPING
-  HOSPITALS



# LOCAL AMENITIES

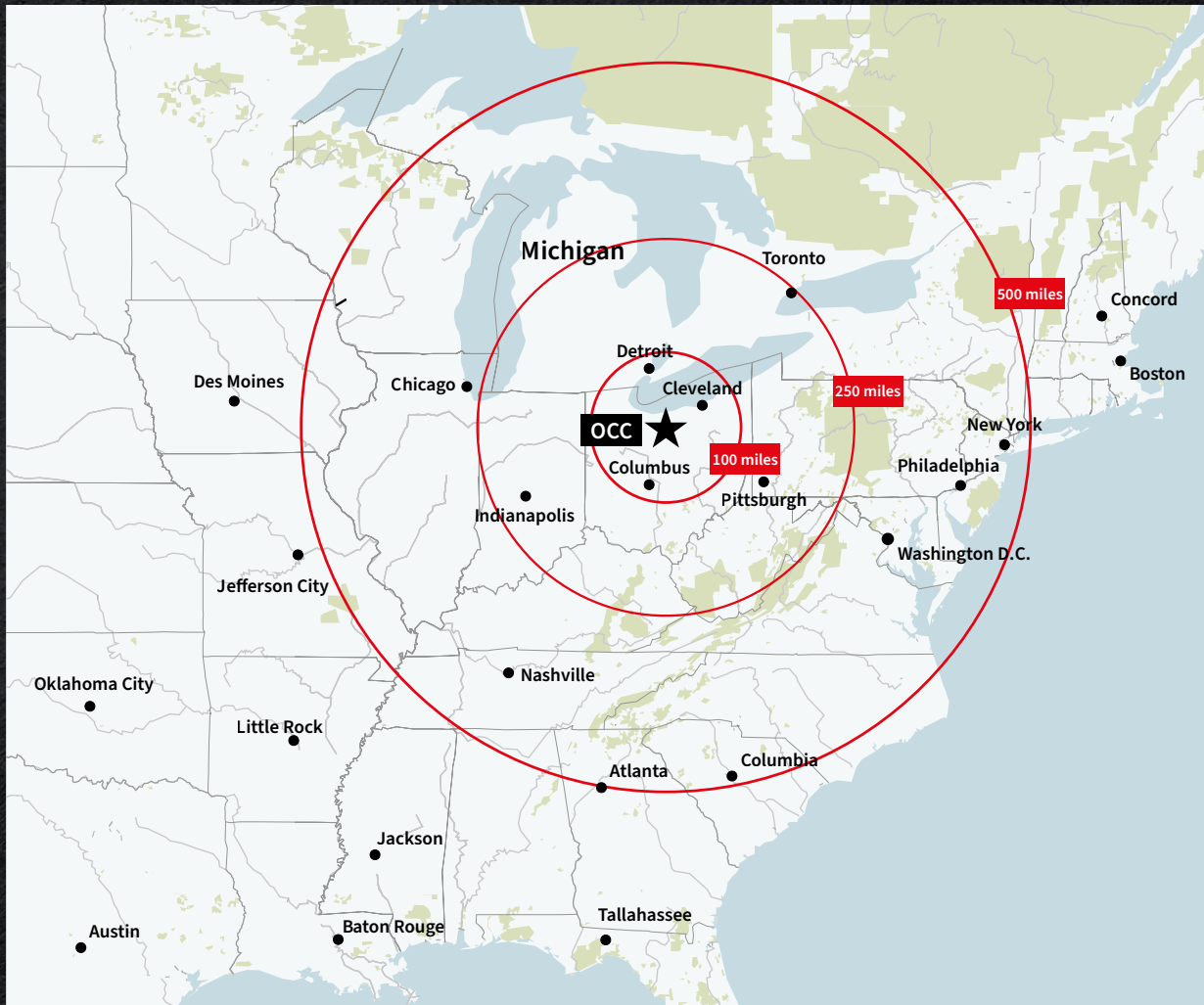




# WHY ONTARIO?

Ontario, OH provides access to the US market more than most other major metro cities including Cincinnati, Pittsburgh, and Indianapolis.

- 3.9 miles to downtown Mansfield
- 0.50 miles from SR 309
- 1.7 miles from US 30
- 8 miles from Mansfield Lahm Regional Airport
- 6.5 miles from US 30/I-71 interchange
- Two transit routes can be extended serve the site







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