



National Road

BUSINESS PARK

ZANESVILLE, OH SHOVEL-READY

72 AC site visible from I-70

Build-to-suit opportunity
up to 1,000,000 SF



SITE DETAILS:

Total Developable Acres - 72

Latitude/Longitude - 39.9633, -81.9061

Square Footage - Up to 1,000,000 SF build-to-suit opportunity

Zoning - The National Road Business Park is unzoned with business minded covenants.

Flood Plain - No

Attainment - Full Attainment - Eight Hour Ozone, PM 2.5, Sulfur Dioxide, Lead, NOX, and CO

Due Diligence Reports - Phase One, wetlands delineation, geotechnical study, traffic impact study, and utilities assessment

Site Improvements - Access road and utility improvements completed Q3 2020

UTILITIES:

Electric:

Provider: AEP Ohio

12 kV, 3 phase service bisecting the property; 138kV circuit located 2 miles from park; double circuit line possible if needed.

Natural Gas:

Provider: The Energy Cooperative

Capacity of 40 PSI and 25,200 mcf/month. With upgrades, capacity for higher amounts if needed. Transmission service available with a buildout.

Water:

Provider: Muskingum County

Capacity: 18" line on site, 70-75 PSI, 1MGD

Sewer:

Provider: Muskingum County

Capacity: 10" and 12" lines feeding the site, 360,000—480,000 GPD (upgrades to capacity planned late 2022/early 2023)

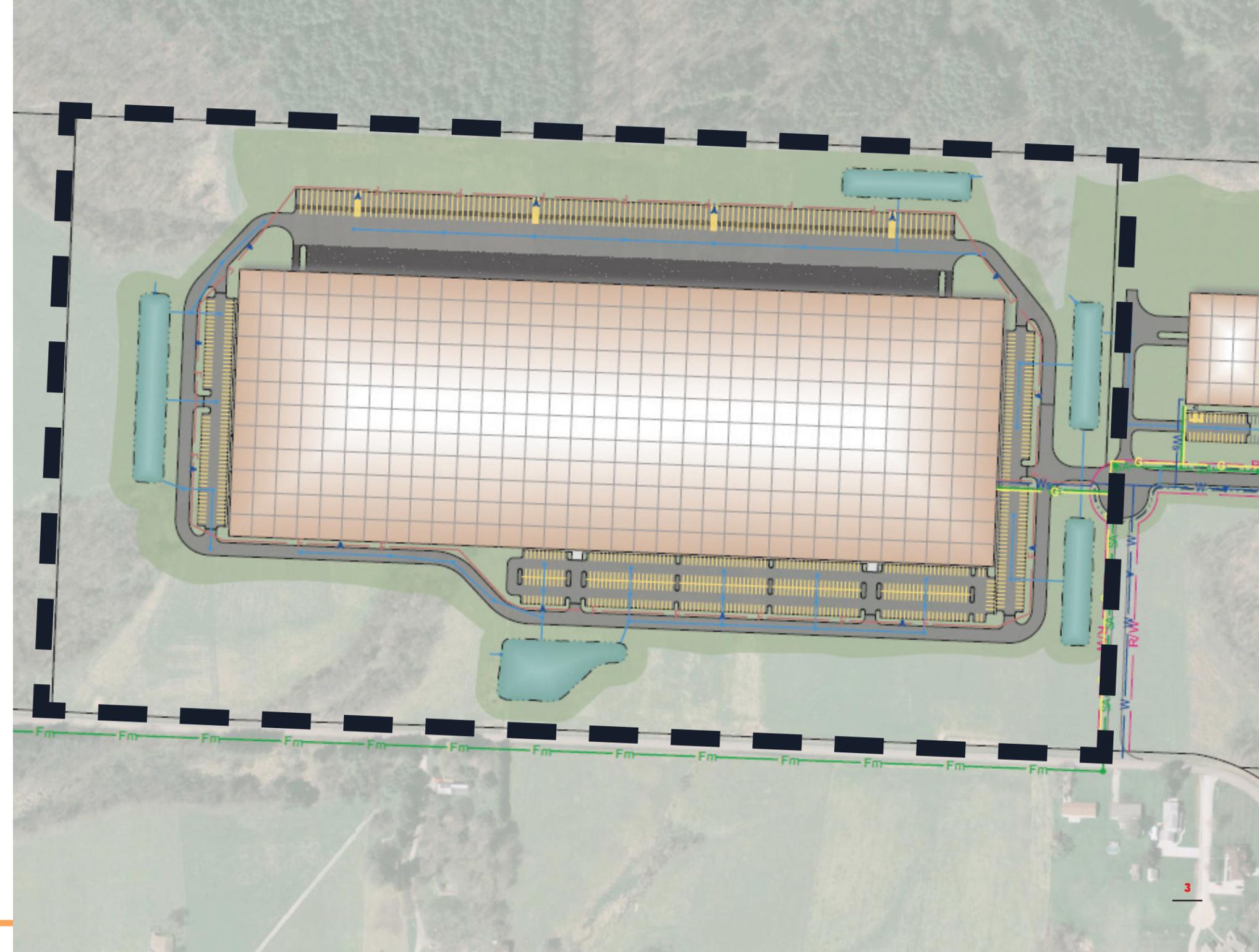
Fiber:

Provider: Spectrum

Starting at 20M up to 10 GIG Fiber Internet Access



SITE PLAN





PRIME LOCATION ON I-70



I-70 and I-71 transport **65.3%** of combination truck miles on urban interstates, freeways, and expressways in Columbus.



I-70 runs through/near many major cities, including Denver, Topeka, Kansas City, St. Louis, Indianapolis, Columbus, Pittsburgh, and Baltimore.

I-70 is a vital piece of the supply chain with over

41,800+

vehicles per day passing through Zanesville

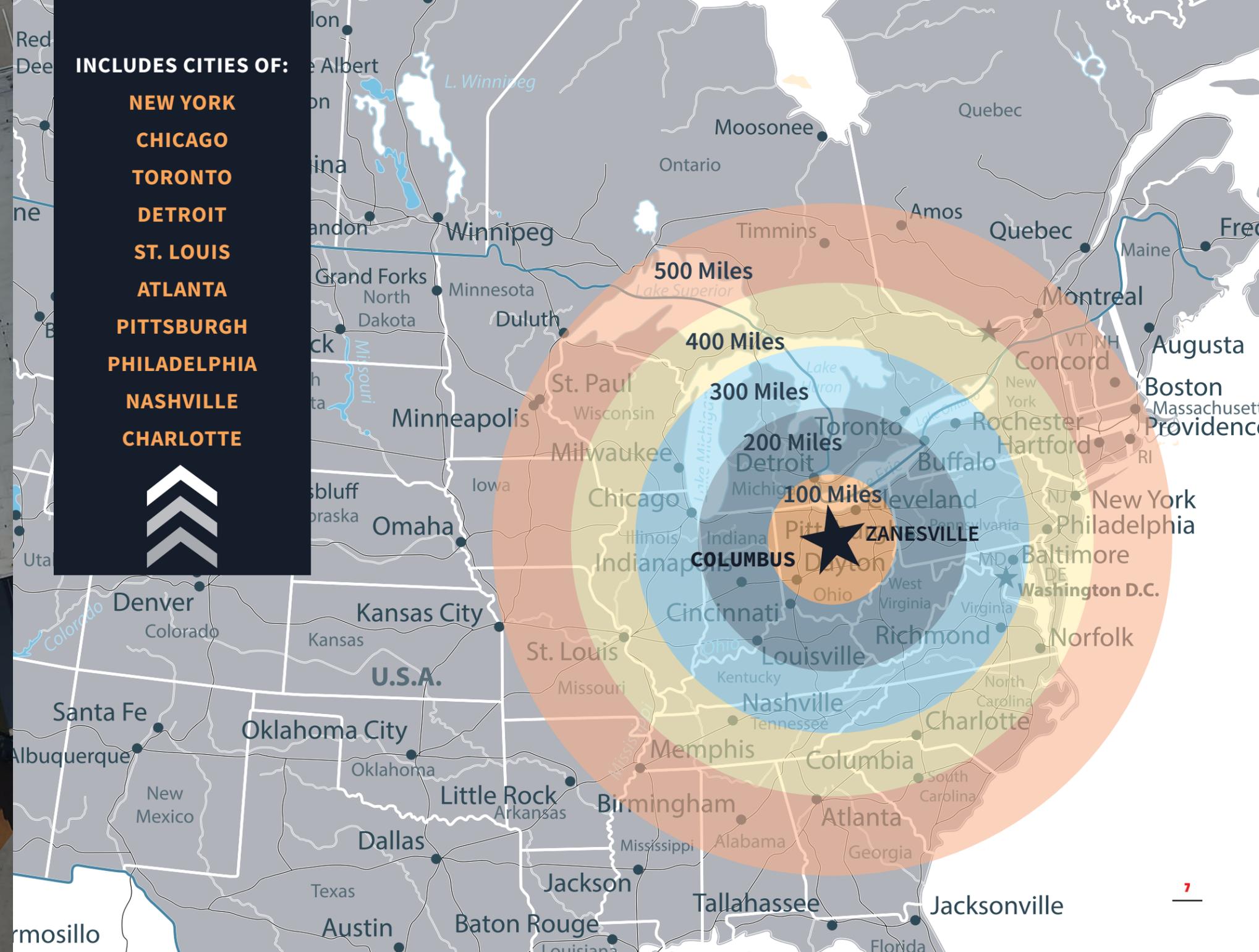


LOCATED WITHIN 500 MILES
OF 60% OF THE U. S.
POPULATION



INCLUDES CITIES OF:

- NEW YORK**
- CHICAGO**
- TORONTO**
- DETROIT**
- ST. LOUIS**
- ATLANTA**
- PITTSBURGH**
- PHILADELPHIA**
- NASHVILLE**
- CHARLOTTE**



Demographics

(45 minute radius)

Located within 500 miles of 60% of the U. S. Population



852,589
Total Population



251,089
Labor Force (age 25-54)

EDUCATION:



39.4%
High School Diploma only



22.2%
Some College

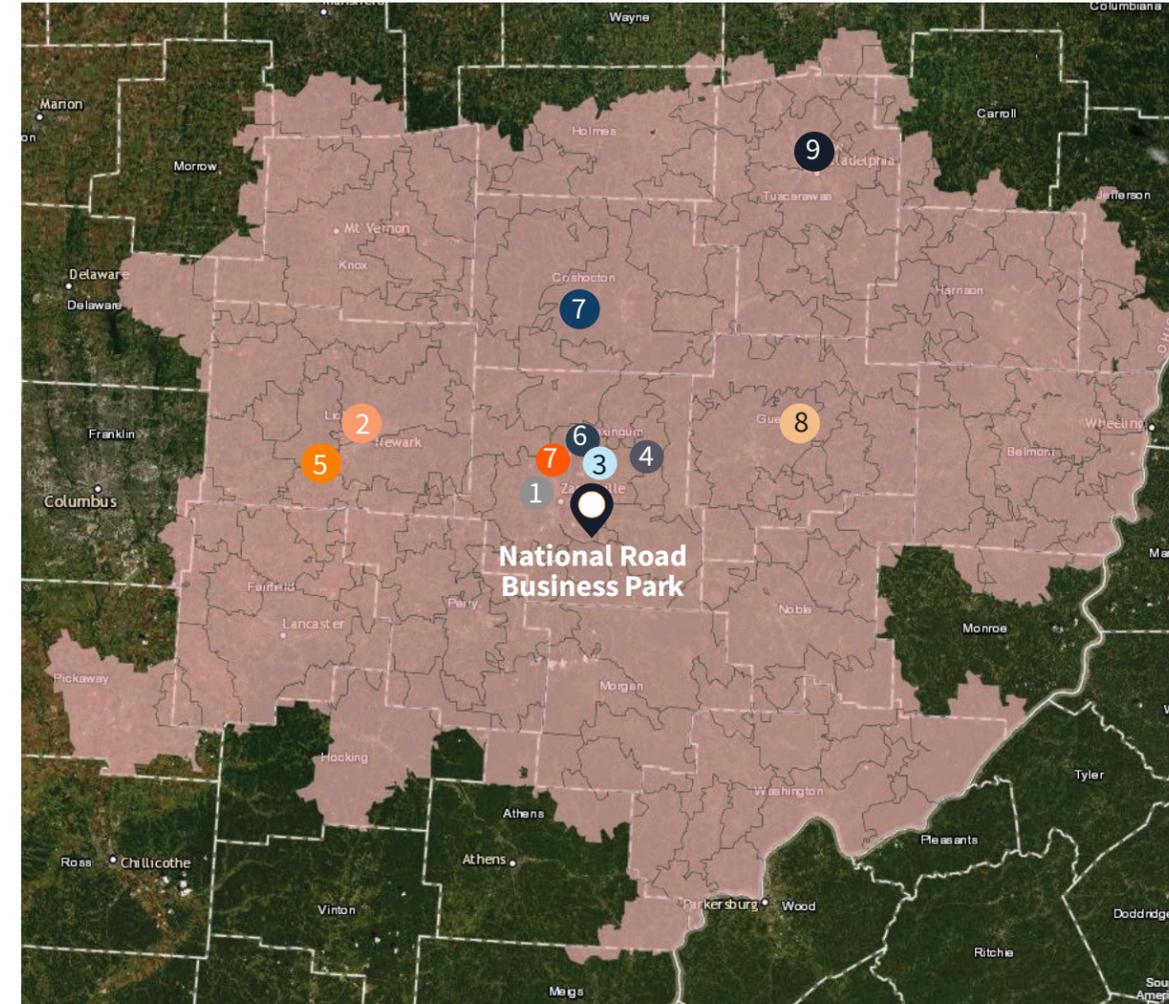


23.5%
Bachelor's Degree or Higher



9,529
Students Enrolled in Technical Education Schools

National Road Business Park



LARGEST EMPLOYERS

- 1 Genesis Healthcare System
- 2 Owens corning
- 3 Dollar general warehouse
- 4 Autozone distribution center
- 5 Boeing Company
- 6 Halliburton
- 7 Cleveland Cliffs
- 8 Detroit Diesel
- 9 Gradall Industries



National Road Business Park

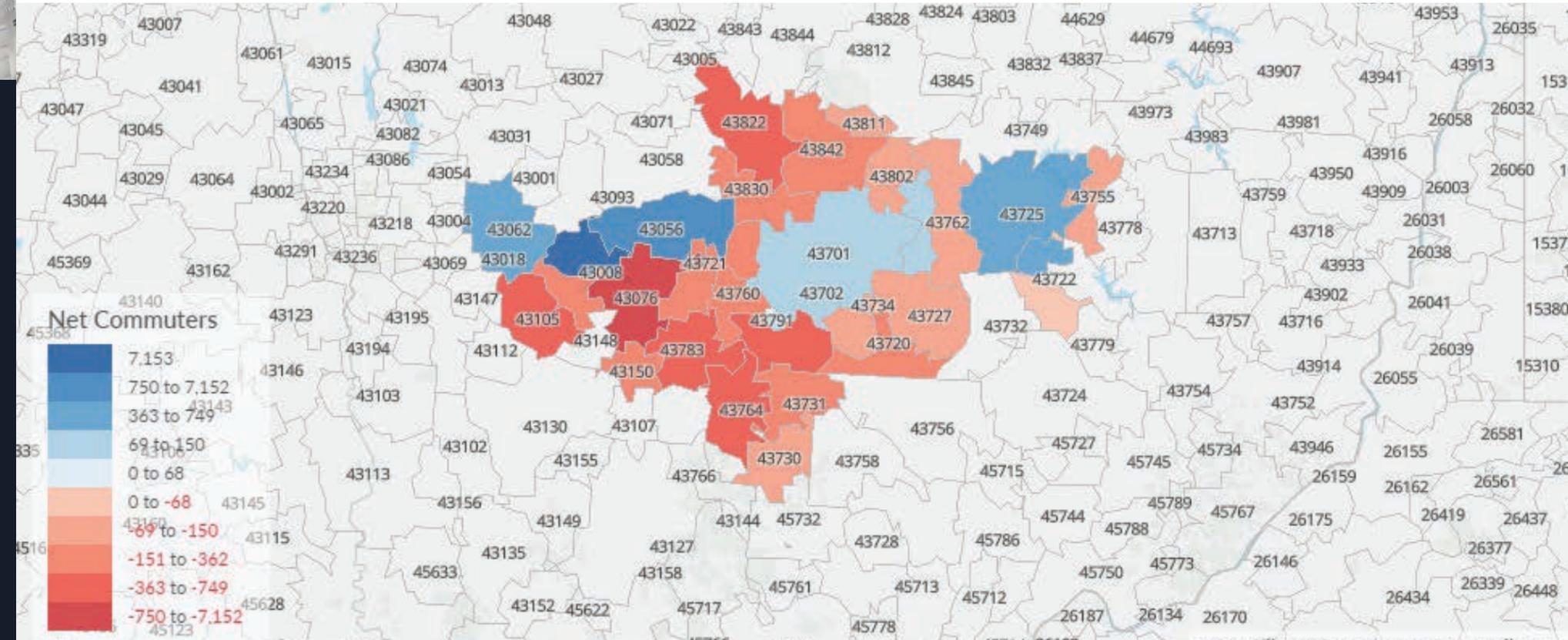
PLACE OF WORK VS PLACE OF RESIDENCE

Where Talent Lives

ZIP Name	2021 Employment
43025 Hebron, OH (Licking county)	8,126
43701 Zanesville, OH (Muskingum county)	6,352
43062 Pataskala, OH (Licking county)	3,984
43056 Heath, OH (Licking county)	3,316
43725 Cambridge, OH (Guernsey county)	2,488

Where Talent Works

ZIP Name	2021 Workers
43701 Zanesville, OH (Muskingum county)	6,243
43062 Pataskala, OH (Licking county)	3,430
43056 Heath, OH (Licking county)	2,566
43725 Cambridge, OH (Guernsey county)	1,975
43076 Thornville, OH (Perry county)	1,248



economicmodeling.com





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BUSINESS PARK



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