



> AERIAL DRONE FOOTAGE



| 108 ACRES OF
PURE POTENTIAL



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

MARKER[®]
DEVELOPMENT

THREE-BUILDING PROPOSED CONCEPT



44.9 ACRES
LARGEST CONTIGUOUS
DEVELOPABLE SIZE



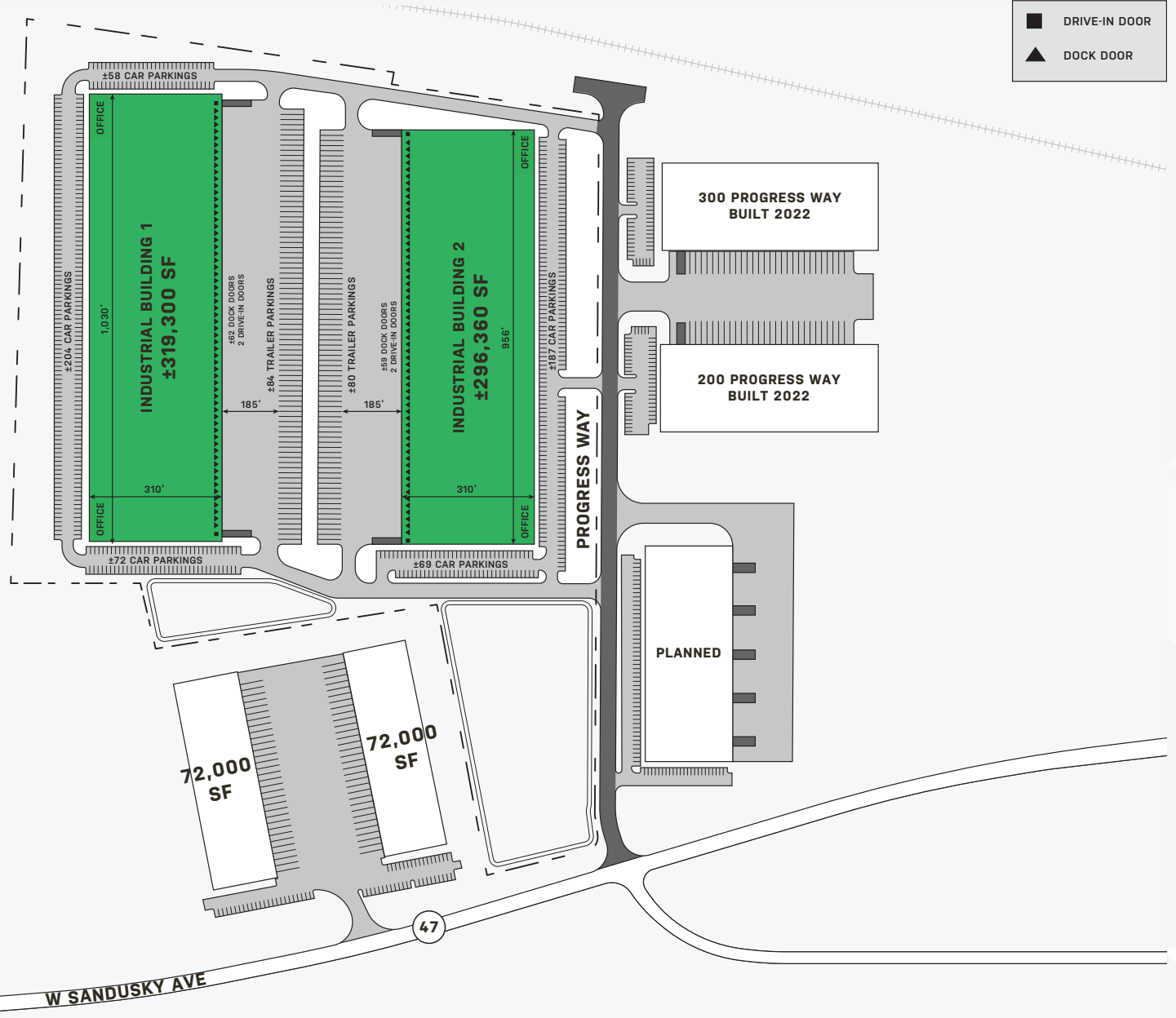
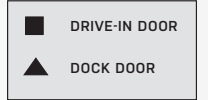
M2 ZONING
FOR INDUSTRIAL USE

- + 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



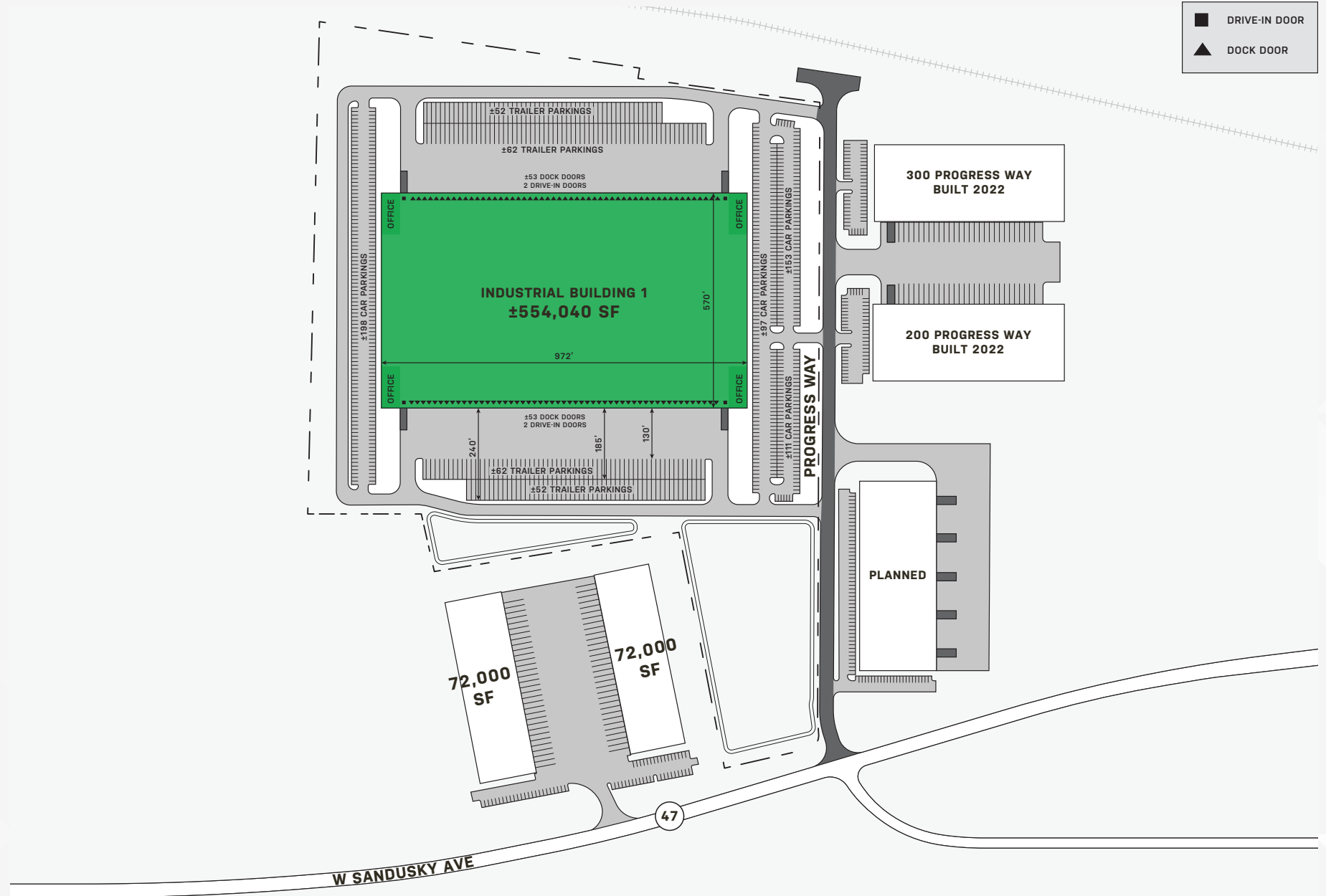
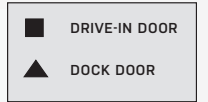
TWO-BUILDING PROPOSED CONCEPT

MARKER
DEVELOPMENT



ONE-BUILDING PROPOSED CONCEPT

MARKER
DEVELOPMENT



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



IDEALLY
SITUATED

MARKER
DEVELOPMENT



RESOURCE
ONE

County Rd 32 N

130

Joy St

W William

N Troy St

W C

Springhill St

St Paris St

Troy St

Eaton St

32

47

47

NIPPON
EXPRESS

ARC POLYMERS Inc.

RYAN
LOGISTICS, INC.
SOLUTIONS ON TIME

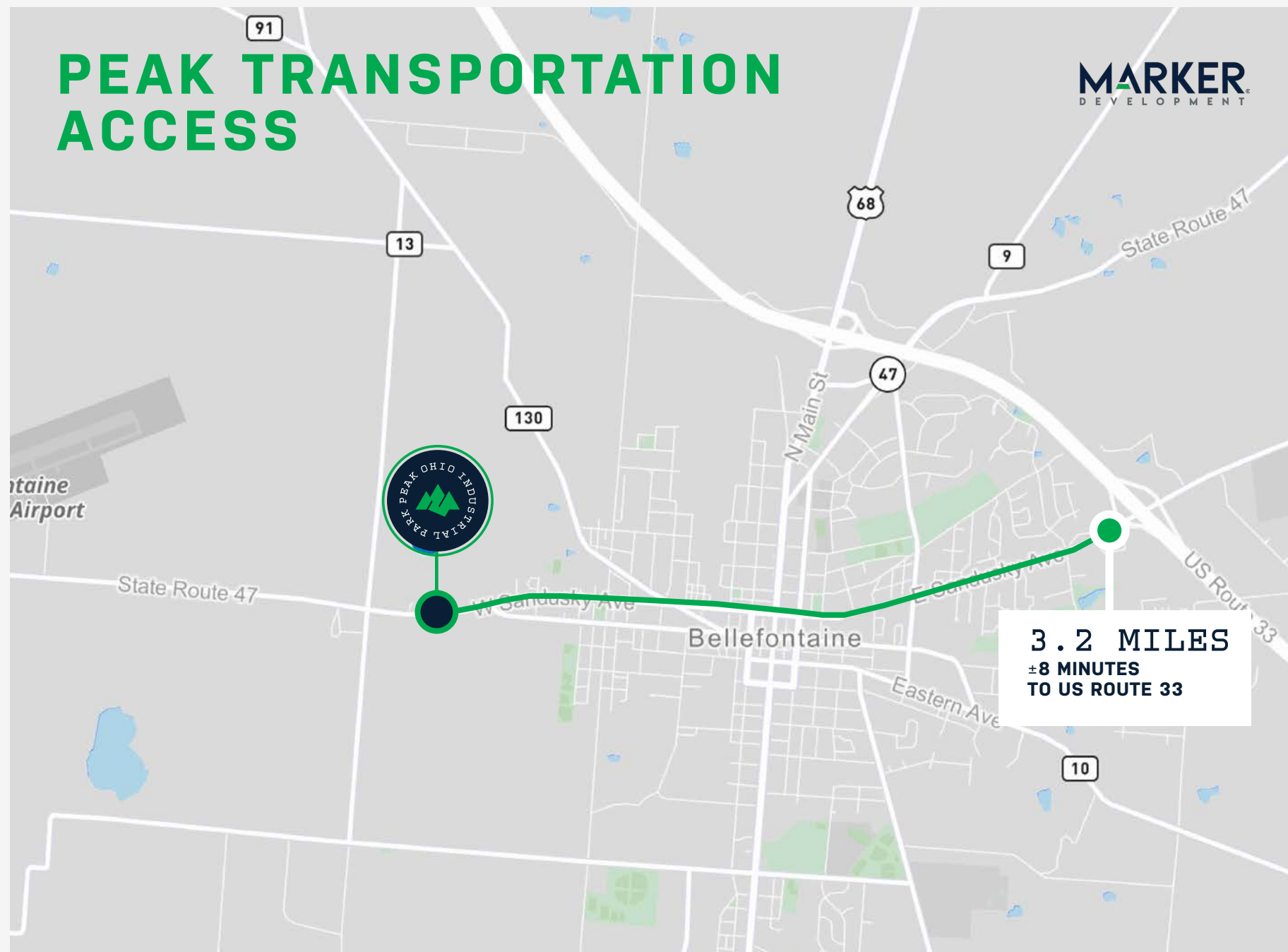
AGC

Thermoid®

PEAK OHIO INDUSTRIAL PARK

PEAK TRANSPORTATION ACCESS

MARKER
DEVELOPMENT



ACCESS TO BELLEFONTAINE'S PEAK LABOR POOL

19,976
TOTAL
POPULATION



10,066
LABOR
FORCE



2.75%
UNEMPLOYMENT
RATE



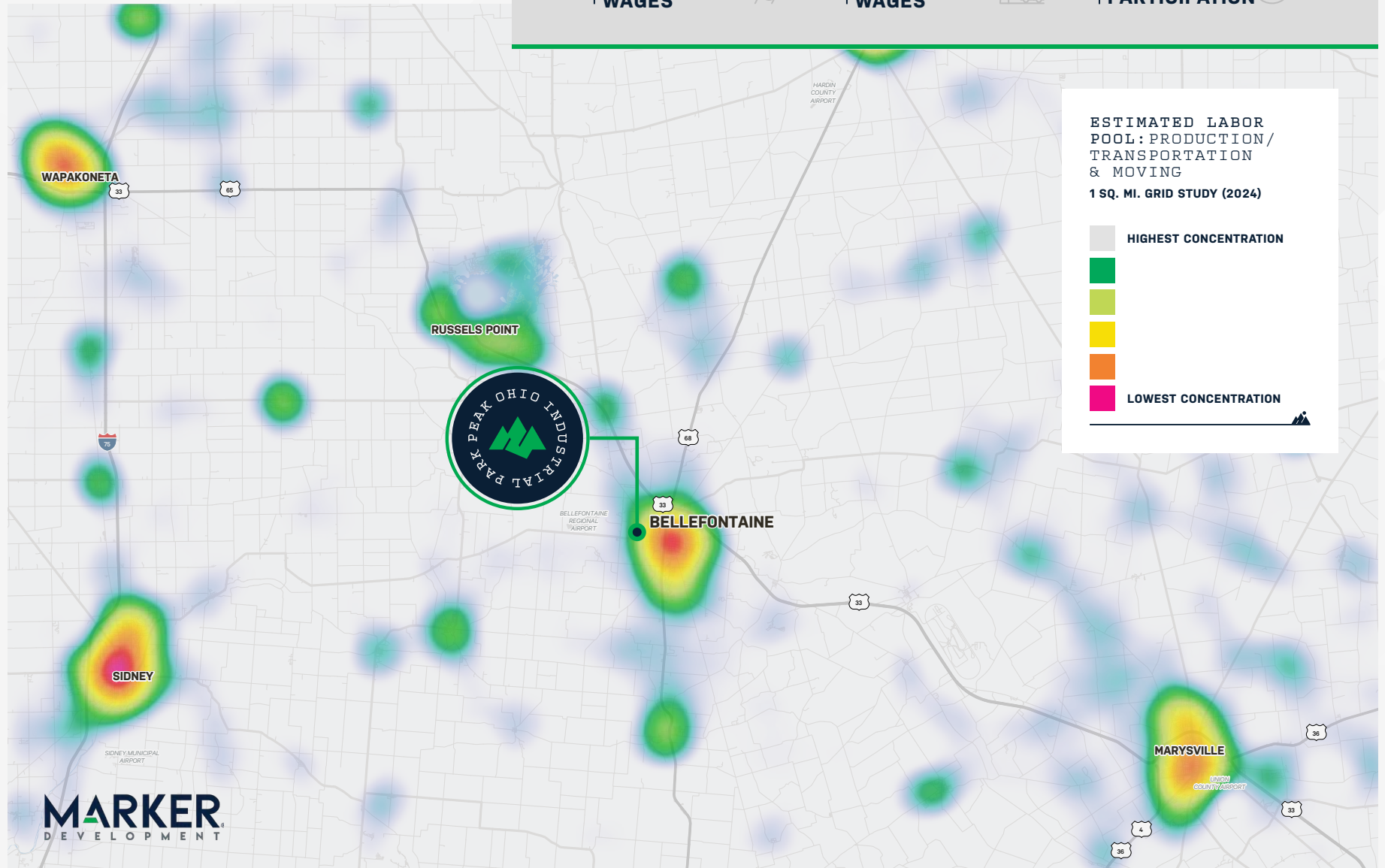
\$22.56
AVG PRODUCTION
WAGES



\$18.53
AVG WAREHOUSE
WAGES



97.25%
LABOR
PARTICIPATION



48%

OF THE U.S. POPULATION



WITHIN A 1 DAY TRUCK DRIVE OF



44%

OF U.S. MANUFACTURING FACILITIES

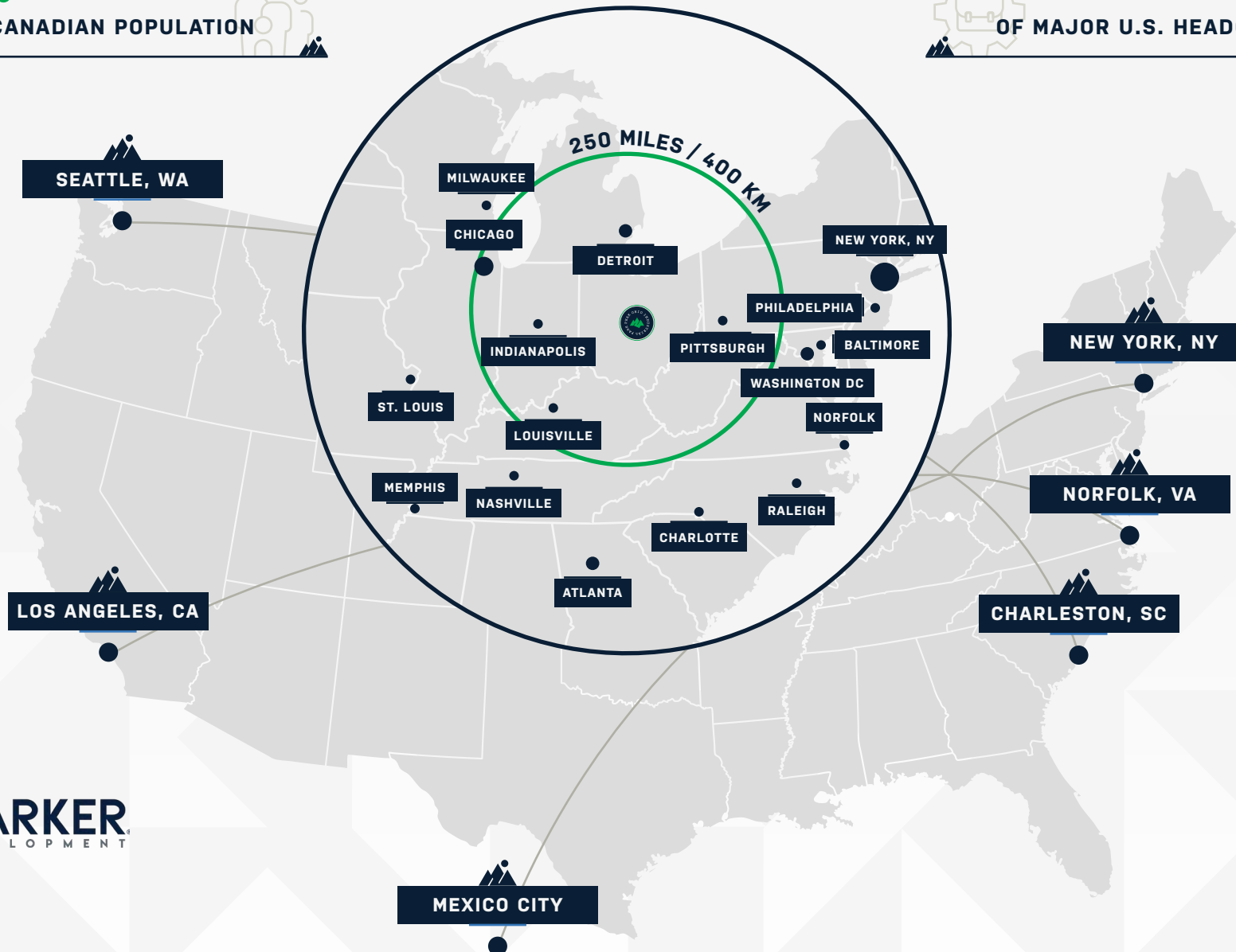
33%

OF THE CANADIAN POPULATION



48%

OF MAJOR U.S. HEADQUARTERS



MARKER
DEVELOPMENT

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