



# ONTARIO COMMERCE CENTER

264 Acre Industrial Mega Site Available  
CONDUCTIVE TO LARGE-SCALE MANUFACTURING  
WITH SIGNIFICANT ELECTRICAL CAPACITY

2525 W 4th Street | Ontario, OH







# CONCEPT DEVELOPMENT PLAN

# PROJECT SPECIFICATIONS

## UTILITIES

### Electricity

**Description** Dual 138 kVA transmission lines are on the site (Mansfield and Galion).  
**Capacity** 138 kVA, 3 Phase  
**Provider** First Energy  
**Substation:** New 15MW under construction on-site  
**MW:** First Energy will be able to accommodate 60+ MW by year end 2025. Additional MWs can be added with upstream infrastructure upgrades.

### 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

### 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 139K 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



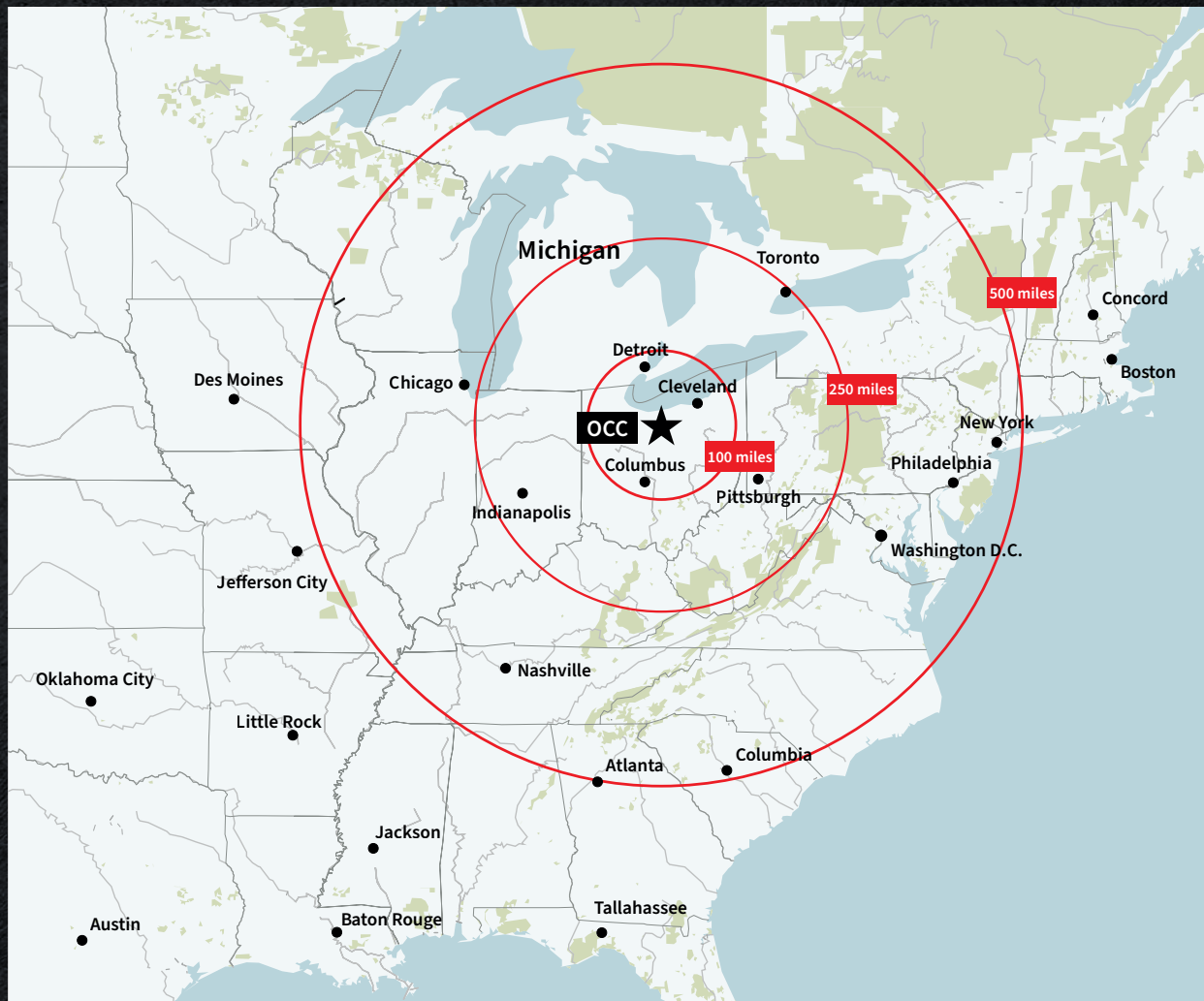
# LOCAL AMENITIES



# 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







ONTARIO  
COMMERCE  
CENTER

For further information, please contact:

**David Stecker**

Managing Director  
+1 216 937 1965  
[david.stecker@jll.com](mailto:david.stecker@jll.com)

**Dan Wendorf**

Executive Managing Director  
+1 614 460 4407  
[dan.wendorf@jll.com](mailto:dan.wendorf@jll.com)



For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).