



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:

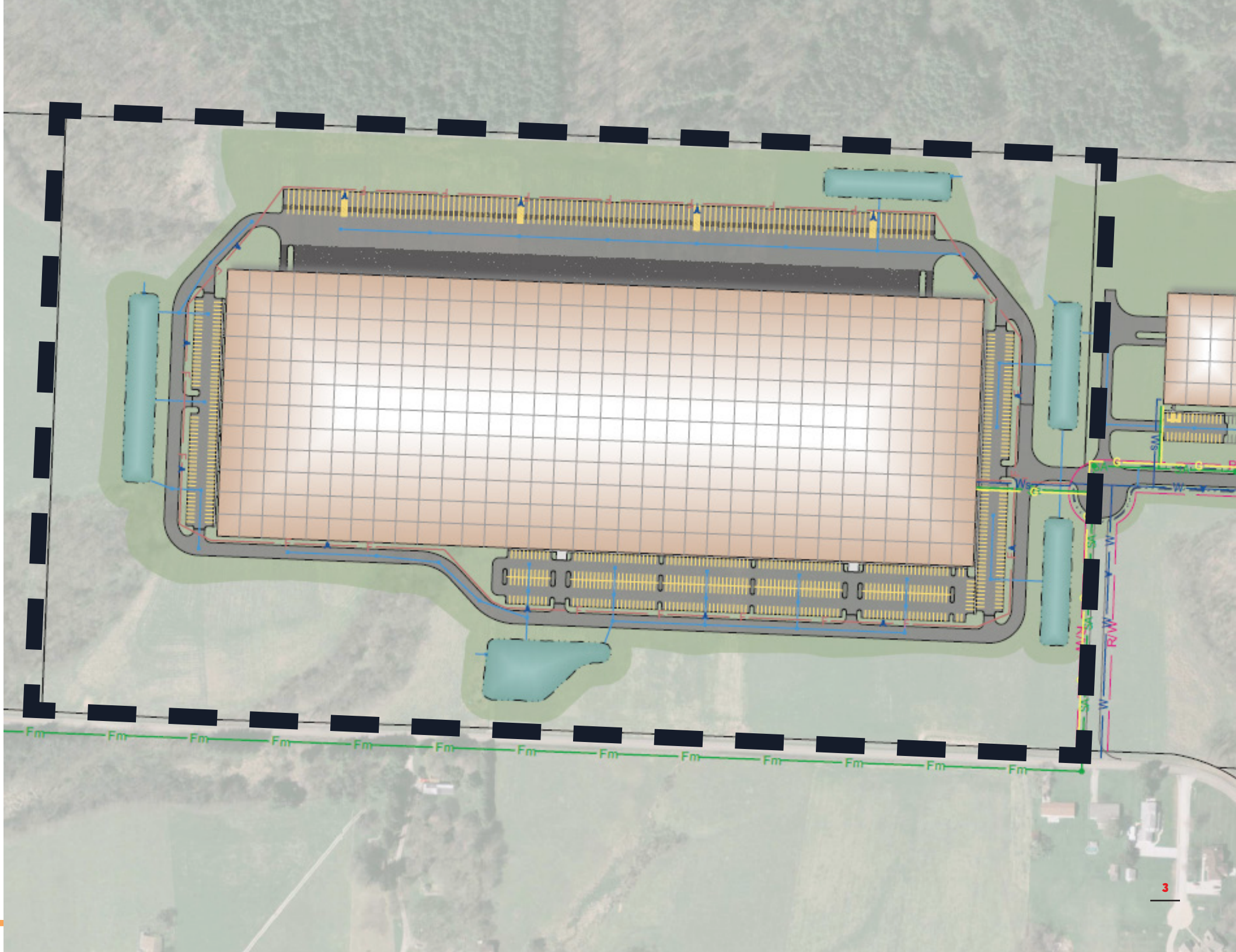
- Total Developable Acres - 72
- Latitude/Longitude - 39.9633, -81.9061
- Square Footage - Up to 1,000,000 SF build-to-suit opportunity
- Zoning - The National Road Business Park is unzoned with business minded covenants.
- Flood Plain - No
- Attainment - Full Attainment - Eight Hour Ozone, PM 2.5, Sulfur 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

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

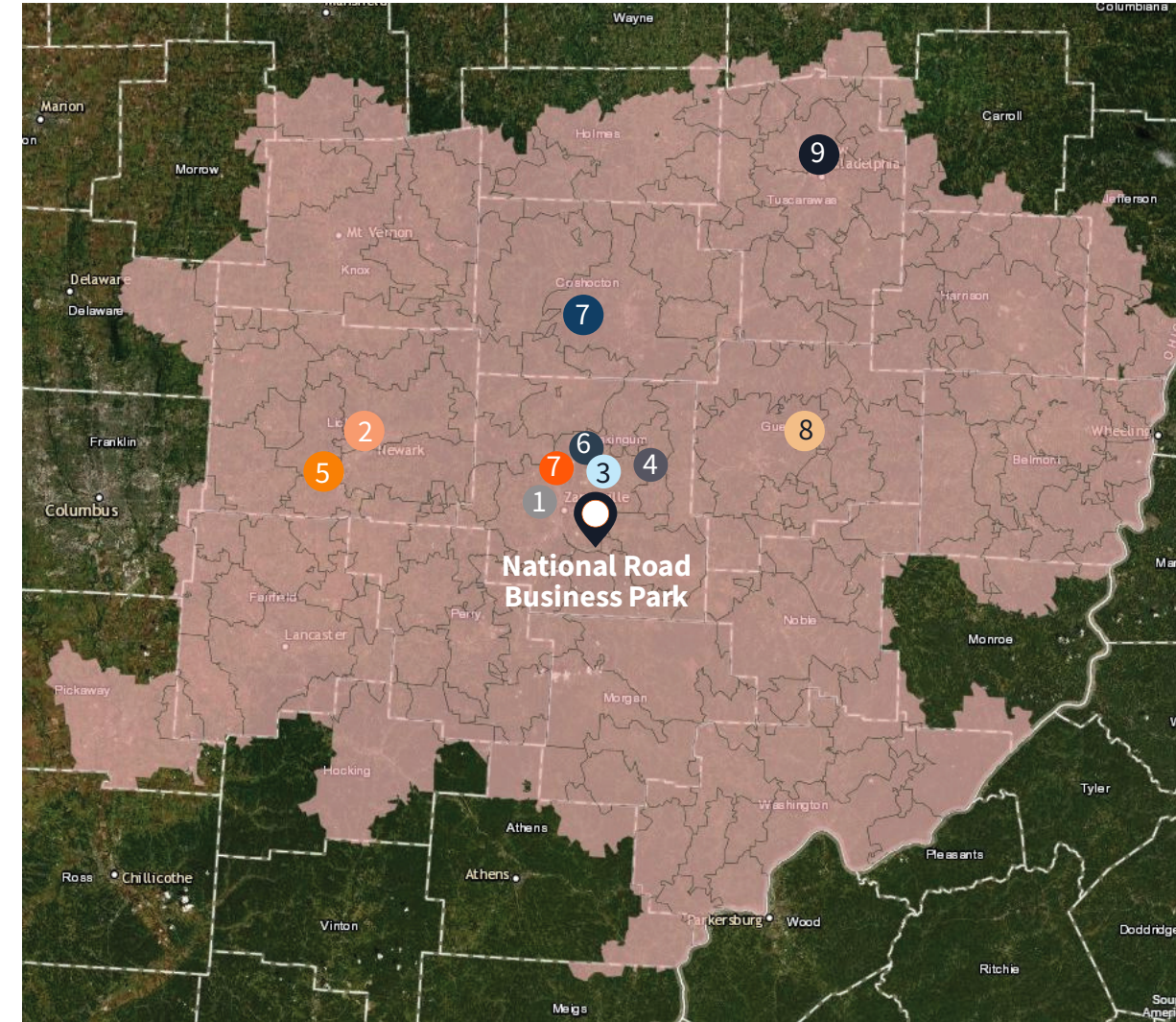


23.5%
Bachelor's Degree or Higher



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



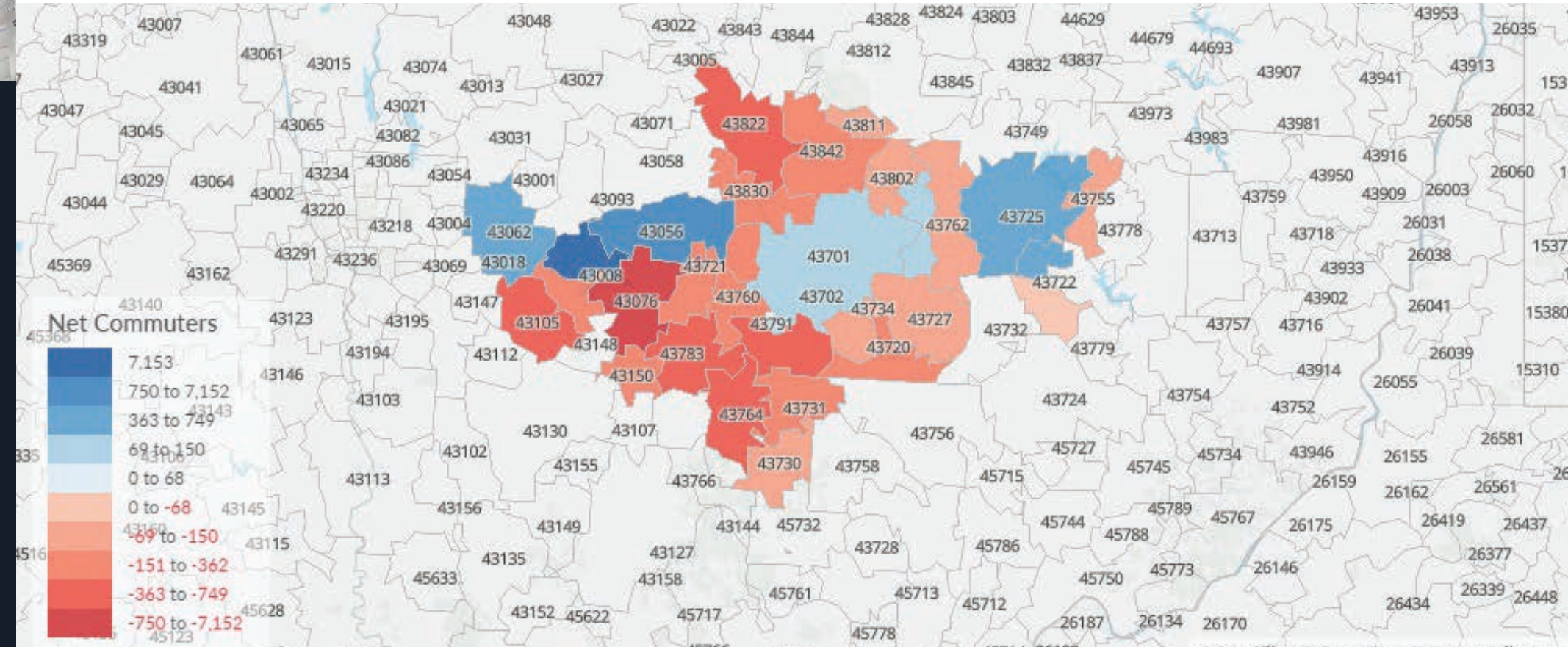
PLACE OF WORK VS PLACE OF RESIDENCE

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





National Road

BUSINESS PARK



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.



CONTACT INFORMATION

JLL:

Nick Tomasone

+ 1 614 460 4482

nicholas.tomasone@am.jll.com

Dan Wendorf

+ 1 614 460 4407

dan.wendorf@am.jll.com

Brian Marsh

+ 1 614 460 4421

brian.marsh@am.jll.com

Joe Davis

+ 1 614 439 5434

joseph.davis@am.jll.com

Josh Weithman

+1 614 460 4410

josh.weithman@am.jll.com

Zanesville Muskingum

County Port Authority:

Matt Abbott

+1 740 455 0742

matt@zmcport.com

