



ONTARIO
COMMERCE
CENTER

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

2525 W 4th Street | Ontario, OH





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

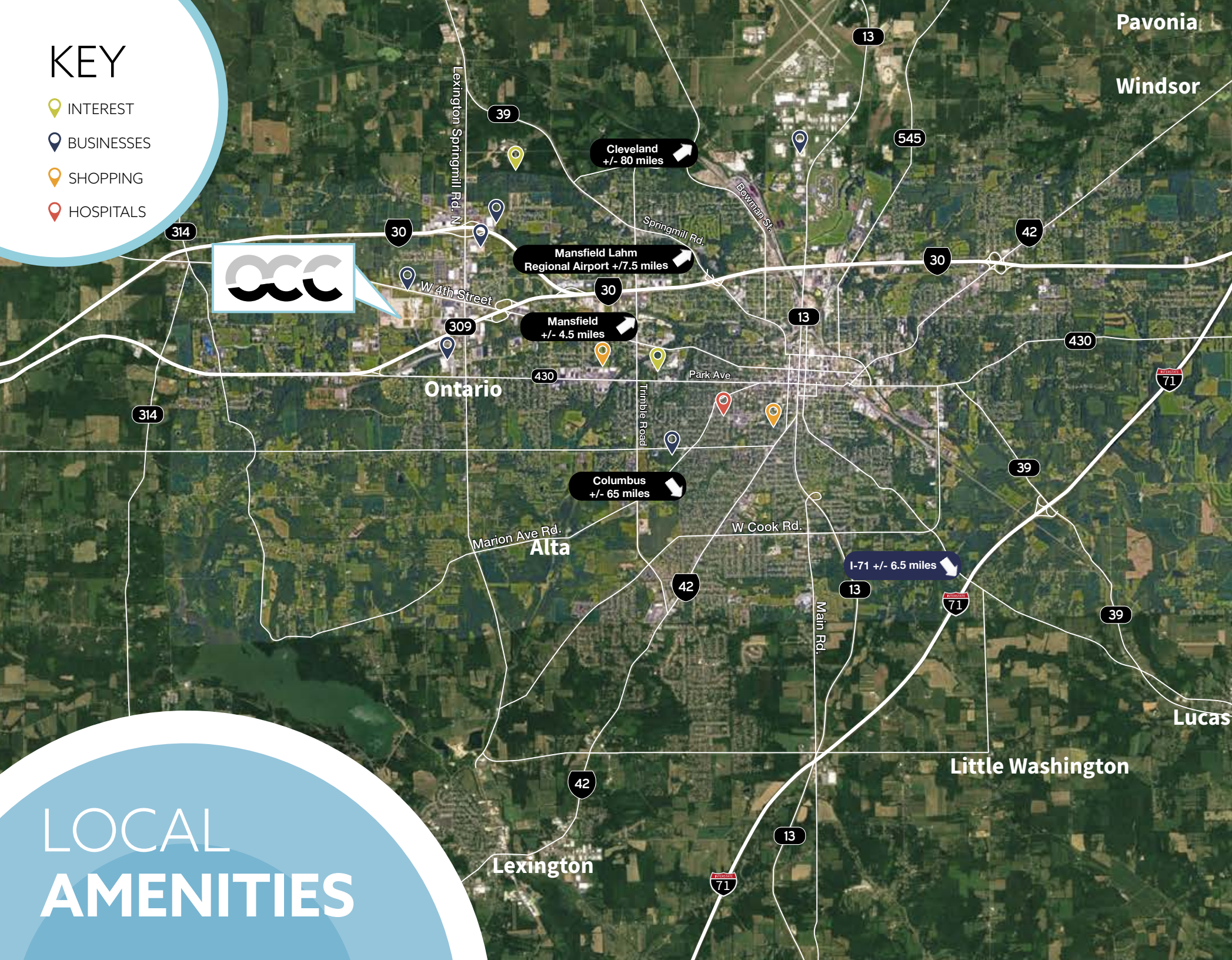
- BTS from 150K SF to 2M SF
- 100%, 15-year tax abatement
- Heavy power
- Immediate access to SR309/US 30
- Access to rail

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



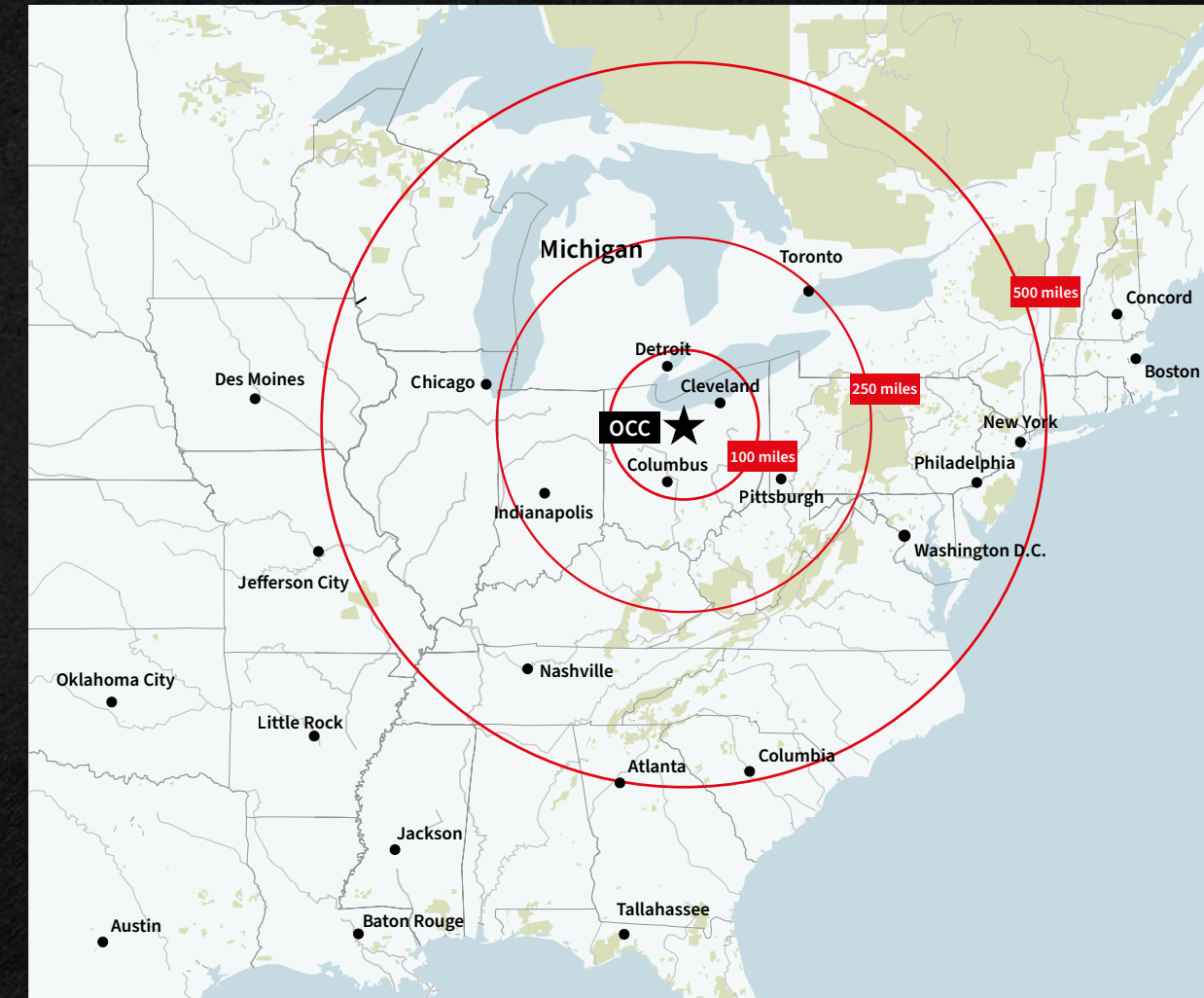
LOCAL AMENITIES



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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