



AIRPORT WEST INDUSTRIAL PARK

Mansfield, Richland County



SiteOhio authenticated means construction ready day one. Airport West Industrial Park, which has been deemed among Ohio's top sites, has robust water and sewer capacities, and is situated in close proximity to US Route 30, I-71, and a 9,000-foot runway at Mansfield Lahm Airport. Richland Community Development Group and Team NEO collaborated to inventory the site's compelling features that make it ideal for business.

The Industrial park:
is community owned. | has redundant water. | is adjacent to Mansfield Lahm Airport.

SITE AERIAL MAP

Airport West Industrial Park



PROPERTY DETAILS

Physical address	1760 Airport West Road
City	Mansfield
County	Richland
Zip code	44903
Type of space	Industrial
Ownership	City of Mansfield
Min size	5 acres
Max size	100 acres
Price per acre	\$15,000/acre
Industrial park	Yes
Enterprise zone	Yes
Foreign trade zone	Yes
Date available	Immediate

WHAT DOES "DAY ONE" MEAN TO COMPANIES?

"Day one" is the promise that all sites authenticated by SiteOhio are construction-ready the very first day. When you see the SiteOhio seal, you know:

- All utilities are on site with adequate capacities.
- All due diligence studies are complete and clear of issues.
- The site has compatible uses, with no limitations or insurance liability based on surrounding property.

CONTACT INFORMATION

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- Barrett Thomas at bthomas@choosericland.com
- jobs-ohio.com/site-selection



Airport West Industrial Park underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are on site with excess capacity and accessible for doing business.

SITEOHIO DETAILS

Former use	Agricultural
Total acres	100 acres
Divisible	Yes
Zoning	Industrial
Protective Industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial
Number of years park has been in existence	3 years
Number of companies in the park	None (Multiple adjacent industrial parks with 100 existing tenants)
Distance from residential	1 mile
Distance from schools	3 miles
Distance from public parks	4 miles
Distance from retirement centers	3.5 miles
Distance from correctional facilities	2 miles
Distance from cemeteries	3.5 miles
General site configuration	Rectangular
Topography/terrain	Gently rolling
Percent slope of site	Less than 1%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Yes, 1 acre in non-developable portion of the site
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on site that will impact constructability?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	Road and utility easements
Is site easily accessible?	Yes
Number of roads accessing the site	Three roads
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	3 miles
Can site be viewed from the highway or interstate?	No
Regional attainment status	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO ₂)	Yes
Lead	Yes

* The entire state of Ohio is attainment for Nitrogen Oxides and Carbon Monoxides

UTILITIES

Utility information as of 08.30.2016

Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries		Yes
Name of provider	First Energy	
Excess electric capacity	2.5 MW	
Distance to the electric substation	2.8 miles	
Type of feed	Single feed – single substation	
Redundant	No	
Total sustained interruptions annually	2 since 2012	
Total momentary interruptions annually	0	
Total outage duration (hours/year)	1,425 hours/year	

Natural gas to park boundaries		Yes
Name of provider	Columbia Gas of Ohio	
Excess gas capacity	1-13 MCF/hour	
Available pressure	60 PSI	
Gas line size	6 inches	

Water to park boundaries		Yes
Name of provider	City of Mansfield	
Excess water capacity	2.2 MGD	
Total capacity of system	25 MGD	
Water line size	16 inches	

Sewer to park boundaries		Yes
Name of provider	City of Mansfield	
Excess sewer capacity	1.6 MGD	
Total capacity of system	25 MGD	
Sewer line size	15 inches	

Fiber/telecom to park boundaries		Yes
Name of provider	CenturyLink	

DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geotechnical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

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Mansfield, Richland County



- Regional population within 45 miles: 1,147,477
- Regional workforce/Talent within 45 miles: 738,558

REGIONAL MAP

Airport West Industrial Park



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For more information on Airport West Industrial Park, please contact **Mary Clereblej** at mclereblej@teamneo.org or **Barrett Thomas** at bthomas@chooserichland.com

TRANSPORTATION MAP

Airport West Industrial Park

