



## Pataskala Corporate Park

State Route 16 and Mink Street, Pataskala, Ohio



Development  
Services Agency

John R. Kasich, Governor

Christiane Schmenk, Director



Located southeast of the intersection of State Route 16 (Broad Street) and Mink Street along Etna Parkway in the city of Pataskala, the Pataskala Corporate Park is one of the premier manufacturing and corporate park development sites in Central Ohio. The park's location, between State Route 161 and Interstate 70 in the growing eastern gateway area of the Columbus Region, allows for excellent transportation access from multiple directions providing a large skilled workforce from Licking and Franklin counties.

The location of the Park is unmatched, relative to the level of access to interstate, major highway, air and rail transportation systems. Excellent roadway access to I-70 and I-270 is coupled with rail spur service capability for freight carriers with connections to both CSX and Norfolk Southern Railroads possible. The 296-plus-acre Job Ready Site is part of a 520-plus-acre Park and is an ideal location for manufacturing, logistics, science and technology, corporate headquarters and professional facilities. The site is located in an Ohio Enterprise Zone, Joint Economic Development District (JEDD), a Tax Increment Financing (TIF) District, as well as a Community Reinvestment Area and has both state and local incentives available to support new development.

In January 2012, following the completion of more than \$3.4 million of site and infrastructure improvements, The Austin Company completed the certification review and confirmed that the Pataskala Corporate Park meets the requirements to be designated as a Certified JRS Manufacturing site.

# Transportation Access to the Pataskala Corporate Park

## Highway

- At the Site: State Route 16
  - U.S. 40 via Etna Parkway, 2 miles
  - Interstate 70, 4 miles

## Distance to Regional Locations

Location	Distance
Columbus, Ohio	20 miles
Dayton, Ohio	93 miles
Cincinnati, Ohio	120 miles
Cleveland, Ohio	155 miles

## Airport

- Port of Columbus, 12 miles
- Newark-Heath Regional, 17 miles

## Inter-modal Facility

- Rickenbacker Intermodal Terminal, 25 miles

## Railroad

- Track owned by Panhandle Rail (state-owned)
- State leases line to Ohio Central Railroad
- Track operated by the Columbus & Ohio River Railroad
- Ability to connect to Norfolk-Southern and CSX in Columbus
- Ohio Rail Development Commission owns property between the existing rail line and the JRS site, which provides rail spur capability





## Utilities at the Site

	Provider	Size	Capacity
<b>Electric</b>	AEP Ohio	138 kV transmission line – southern boundary; 345 kV transmission line – eastern boundary	6+ MW
<b>Gas</b>	The Energy Cooperative	4" and 6" high pressure lines	100 psi
<b>Water</b>	Southwest Licking Community Water and Sewer District	16" line along Etna Parkway	1.1 MGD
<b>Sewer</b>	Southwest Licking Community Water and Sewer District	10" line along Mink Road	2.2 MGD
<b>Telecommunications</b>	CenturyLink	Fiber Optic	

All utilities are in place and provide the necessary capacity to meet the needs of a state-of-the-art manufacturing facility. Electricity is provided by AEP Ohio from two substations located east and west of the site. Both the Taylor substation to the west and the Kirk substation to the east are fed by 138 kV transmission lines with primary service to the site designed to be 34.5 kV with capacity to provide service for a potential load of 6 MW. According to AEP Ohio, a 138-kV transmission line is on the southern boundary of the site and a 345-kV transmission line is on the eastern boundary of the site. Both lines can provide dual-feed capacity for future transmission voltage customers.

The site currently has the ability to access two high-pressure natural gas lines along Mink Street and Broad Street. An Energy Cooperative natural gas line runs through the site, but requires a regulator station to be installed to tap the high pressure line. Construction of a regulator station takes approximately 60 days.

The Southwest Licking Community Water and Sewer District provides water and sewer service to the site. The 16-inch water line is along Mink Street and U.S. Route 40, and a 12-inch water line runs along S.R. 16. The District can currently provide 1.1 MGD capacity for water use. The District well field has capacity in excess of 5 MGD and ability to expand its water treatment plant capacity when necessary. The District recently built a 1-million-gallon elevated water storage tank in the Etna Corporate Park which provides excellent fire flow capacity to the region around the site. The 10-inch gravity sewer line runs along Mink Street, and the 8-inch sewer line runs along Mill Street. The District currently has 2.2 MGD capacity at the waste water treatment plant.



## Due Diligence Completed/Technical Reports Completed

- Current Sale Price - \$36,812/acre
- Current Zoning: Planned Manufacturing
- Flood Insurance Rate Map, no acres within 100-year flood plain
- Phase I Environmental Site Assessment (ASTM 1527-05), January 2006
- U.S. Fish and Wildlife, June 2008, No record of rare or endangered species
- Preliminary Subsurface Investigation, March 1996
- Wetland Delineation Study, September 2008
  - U.S. Army Corps of Engineers, Concur with Report, January 2009
- ALTA Survey, 296 acres, Completed December 2011
- Phase I Cultural Resource Management Survey, May 2010
  - Ohio Historic Preservation Office, Concur with Report, August 2010

## Pataskala & Licking County

Located just east of Columbus, the business-friendly city of Pataskala and Licking County possess the attributes that contribute to an outstanding quality of life. Pataskala is home to nearly 15,000 residents and is a rapidly growing Central Ohio community. Once a predominantly agricultural community, Licking County has grown to more than 166,000 residents that boast a wide range of skills, training, and talents within its workforce.

The Licking River and Ohio Canal have been replaced by a highly efficient network of highways and airports as the main transportation arteries connecting the region with the rest of the state and world. New residential developments as well as retail and commercial centers, manufacturers, colleges, and hospitals have become the economic drivers for the area along with agriculture.

## Contact Information

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