

# Jefferson County, OH Development Opportunity

*26-acre parcel now available for development of large manufacturing and logistics facilities*



*The County-owned 26-acre parcel is a premiere opportunity in Eastern Ohio. The flat site offers full utility service and a new entrance road constructed in 2014. County leaders have performed significant due diligence to prepare the site for immediate development. The Port Authority is currently finalizing a plan to present a cleared, fully graded site to the development community.*

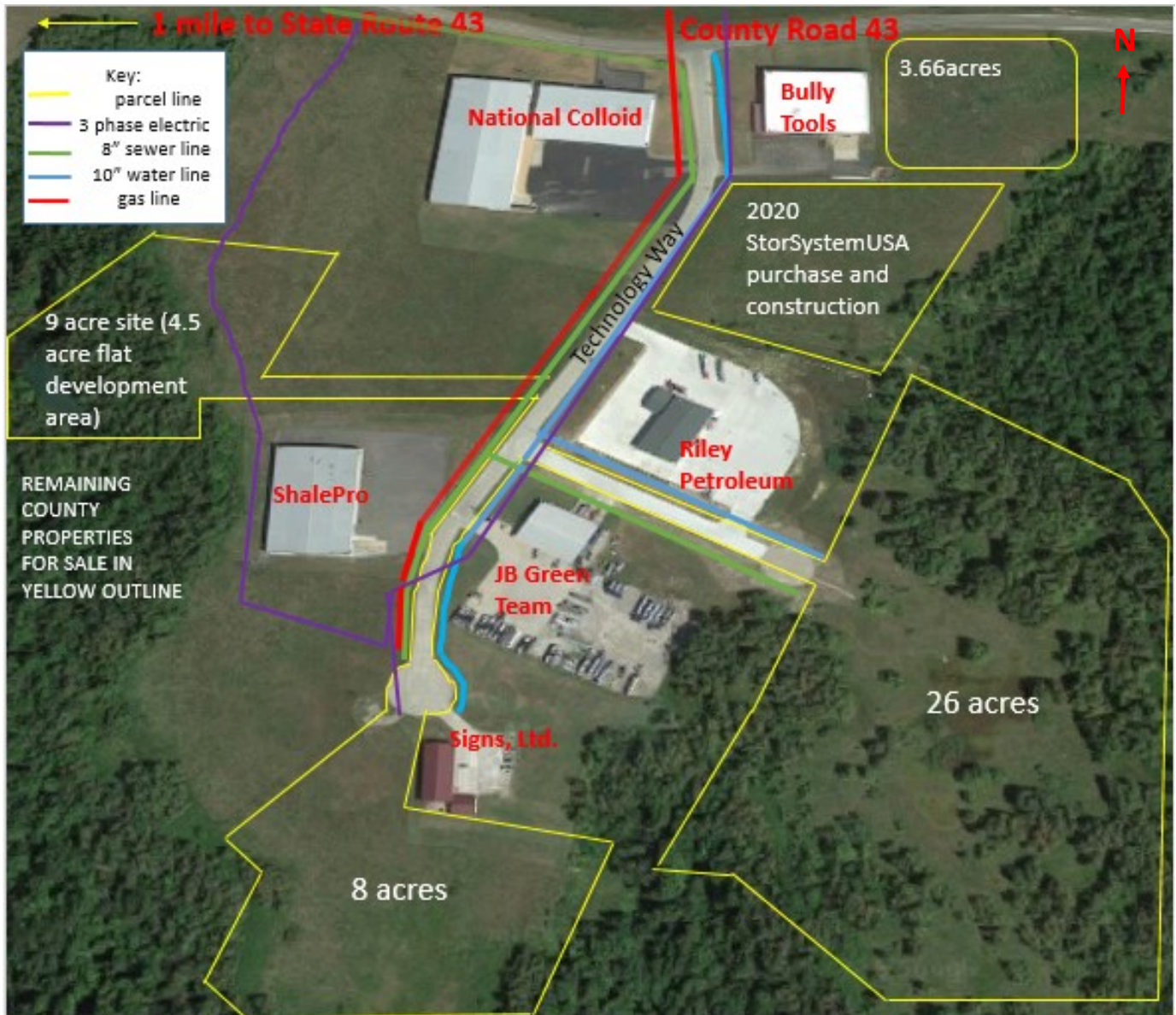
## Market Access Information

- 50% of the U.S. population within a 500-mi. radius
- Distance to Major Markets: Cleveland: 130 mi.; Columbus: 144 mi.;  
New York City : 410 mi.
- The Park is located 1.9 miles from US 22, providing 4-lane direct highway access to Pittsburgh International Airport, located only 32mi. East.
- I-70 access is 32 mi. South via State Route 7
- 9 miles east, along the Ohio River Corridor, the County offers various transloading opportunities at upgraded barge cells, including the former Steubenville and Yorkville steel mill sites.
- Norfolk-Southern recently completed a \$30 million track upgrade along the corridor, from the proposed Belmont County ethane cracker site north to Steubenville in Jefferson County.



100-acre Jefferson County Industrial Park, located 1 mile east of the State Route 43 / County Road 43 intersection.

*See reverse side for detailed Park info.*



### Park Highlights

1. Full utility service immediately available at all development sites. 8" sewer and 10" water throughout the Park.
2. 7 tenant companies that highlight the Park's strengths as a manufacturing, logistics, and shale supply chain location.
3. Competitive land prices with negotiations based on job commitments possible for County parcel purchases.
4. Located within an Ohio Enterprise Zone, which allows for real estate tax abatement applications pertaining to new construction proposals.
5. 2020 County parcels due diligence reports (Phase I Environmental, Utility Overview, Soil Compaction etc.) available for review.

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