



RUBLE INDUSTRIAL PARK Lancaster, OH 43130

For Sale
 121.952 Acres Available
 \$37,000 per Acre
 Industrial Heavy Zoning
 All City Utilities available
 Certification in process
 Immediate access to 4 lane US 33

PROPERTY BASICS

Address	Ruble Industrial Park - Whiley Rd
Property Owner	Robert Ruble
Price per Acre	\$37,000
Current Use	Agricultural
Year Established	2016
Acres Available	121.952 Acres
Zoning	Industrial Heavy
Site Description	Site is relatively flat and historically used for agriculture, and has immediate access to four lane limited access highway
	Certification in Process
Studies Complete	Phase 1 ESA Wetlands Delineation Geotechnical
Property Tax	Effective Tax Rate 43.75%
Local Income Tax	1.75%
Incentives	Pre 1994 Community Reinvestment Area 100% / 15 year real property tax abatement for improvements so long as investment is at least \$250,000
	Performance Withholding Grant providing up to 10 year & 50% of employee local income tax granted back to company

UTILITIES & TELECOMMUNICATION

Electric	South Central Power
Natural Gas	6" Main Lancaster Municipal Gas
Water	12" Main City of Lancaster
Sanitary Sewer	12" Main City of Lancaster

TRANSPORTATION

U.S. Rt. 33	.01 Miles
I-270 & I-70E	23 miles / 26 min
I-270 & I-70W	35 miles / 39 min
I-270 & I-71 S	29 miles / 31 min
Port Columbus Airport	30 miles / 35 min



1424 Camp Ground Rd.
 Lancaster, OH 43130
 740-687-6670 ext. 210
 www.ci.lancaster.oh.us



121.952 AC.
INDUSTRIAL HEAVY (IH)

RUBLE
PARK
PARK
AVE

12 Inch

6 Plastic MP

4 Plastic MP

WHILEY RD

12 Inch

12

4 Plastic MP

ROYALTON RD

4 Plastic MP

188

4 Plastic MP

16

Legend

- Parcels
- Water Main
- Water
- SewerGravityMain
- Sewer
- Gas Distribution Main
- MATERIAL**
- Bare Steel
- Coated Steel
- Plastic
- Roads**
- Private
- A
- Municipal Roads
- Township Roads
- County Roads
- State Routes
- US Routes
- Interstate Roads
- Ramps

RUBLE INDUSTRIAL PARK