



A Job-Ready Site Certified by the State of Ohio

# CROSBY BUSINESS PARK, LOT 1



6777 CROSBY COURT, DUBLIN, OHIO, 43016



EVERYTHING GROWS HERE.



# OVERVIEW

## *The City of Dublin*

The City of Dublin, Ohio is conveniently located just 20 minutes northwest of downtown Columbus, just off the I-270 outer belt – and just 20 minutes from John Glenn International Airport. With an estimated population of 44,375 residents, **Dublin is home to more than 20 corporate headquarters, an entrepreneurial center and 3,000+ businesses.** Dublin is the largest Columbus suburb and comprises 7.2% of the \$111.7 Billion gross metropolitan product of the Columbus MSA.

## *West Innovation District*

Dublin's western edge is an area poised for significant change. With approximately 1,100 acres of land located between Avery Road, Houchard Road, Shier Rings Road and SR161/Post Road, the West Innovation District is a key portion of the city's business corridor targeted for office, research, laboratory and clean manufacturing uses. **With a focus on speed to build, the area is primed for quality projects requiring quick administrative approval.**

## *Job Ready Site Certification*

In April 2012, the State of Ohio Department of Development certified a 100-acre site owned by the City of Dublin as a Job Ready Site. Achieving this designation required significant up-front investment in utilities and roadway infrastructure, allowing this strategic parcel to meet the high industry standards defined by engineering firms, commercial users, and site selectors. The City of Dublin partnered with American Electric Power (AEP) to construct an on-site substation, and the City completed the construction of a new public street (Crosby Court) and water, sewer, and stormwater infrastructure.

## *Recent Projects*

As a result of these strategic actions, in 2014, Dublin was selected by the Amazon Web Services team as one of three sites for a large data center project. The State of Ohio gave Amazon \$81 million in tax incentives in exchange for an investment of more than \$1.1 billion over the next several years. The same year, the City of Dublin approved an economic development agreement for Command Alkon to build a new 30,000-square-foot facility on 10 acres of the original Job Ready Site. The 70 Command Alkon employees relocated from another location in Dublin when the new facility opened in February 2016. The company plans to add an additional 15 jobs by 2019.



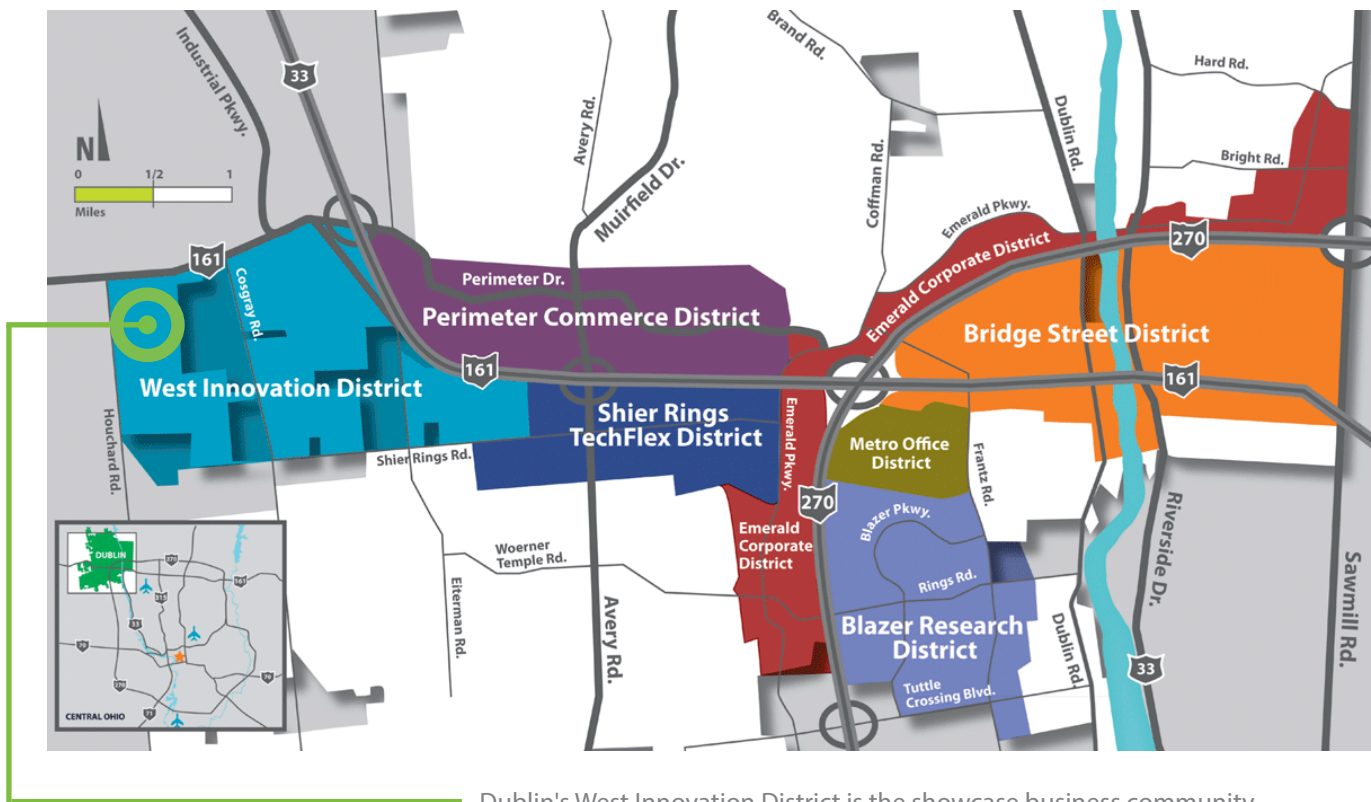
## *Why Dublin?*

From the original 100-acre Job Ready Site, this 9-acre parcel and surrounding West Innovation District land offers a campus-like setting with planned recreation paths, connectivity to an expansive park system, and environmentally friendly landscaping, providing an optimal work environment for our businesses.

The entire West Innovation District features easy access to the US 33/SR 161/Post Road interchange and necessary infrastructure including a robust fiber optic network, dual feed electric and WiFi.



# BUSINESS DISTRICTS



Dublin's West Innovation District is the showcase business community for forward-thinking companies that desire high-tech office space, clean manufacturing facilities and related supporting purposes. Freeway visibility and access, open spaces and a unique mix of contemporary architecture and natural landscapes make this business neighborhood the ideal setting for modern enterprise campuses.

## Crosby Business Park, Lot 1

9.338 acres

(37,790 square meters/3.779 hectares)



## Key Site Information

- Land owned by the City of Dublin
- Available as an economic development incentive for applicable projects
- Zoned for Manufacturing, Assembly, R&D, Flex, Office
- Can accommodate approx. 75,000 - 100,000 SF of development and 280 parking spaces
- Speed-to-Build zoning standards in place
- Utilities in place

Contact City of Dublin Economic Development at (614) 410-4618 or [business@dublin.oh.us](mailto:business@dublin.oh.us) for more information.

# SITE & INFRASTRUCTURE OVERVIEW

For more information, contact the City of Dublin Economic Development at 614-410-4618

## GENERAL SITE INFORMATION

SITE NAME	Crosby Business Park, Lot 1 Property Owned by the City of Dublin, Ohio
SITE ADDRESS	6777 Crosby Court, Dublin, Ohio 43016 Tax Parcel ID: 275-000008 Lot 1 - Crosby Business Park Subdivision
ZONING	ID-3, Research Assembly - Manufacturing, Assembly, R&D, Flex, Office
LATITUDE	40.105212
LONGITUDE	-83.200439
MINIMUM ACREAGE AVAILABLE	9.338 acres
MAXIMUM ACREAGE AVAILABLE	9.338 acres
FOR SALE? (Y/N)	Yes
ESTIMATED LAND VALUE	Recent comps and appraisals are approx. \$90,000/acre (\$837,000).  Land is City-owned, so significant land-write downs are possible for applicable economic development projects.
PROPERTY DESCRIPTION	The rectangular site is approx. 775 feet wide and 550 feet deep. The parcel has frontage on three public streets: Houchard Road (west: 550 feet); SR 161/Plain City-Dublin Road (north: 775 feet); and Crosby Court (east: 775 feet). The site is flat and undeveloped with less than 2 feet of grade change across the site. No floodplain or other waterways are present.  To the east is a new 30,000-SF office and manufacturing facility recently constructed by Command Alkon. To the south is a 69-acre data center facility. Undeveloped (agricultural) land in Washington Township is the west across Houchard Road, as well as to the north across SR 161/Plain-City Dublin Road.

## TRANSPORTATION ACCESS

AIRPORT	John Glenn (Port Columbus) International Airport – 25 miles (26 min.) Ohio State University Airport – 10 miles (15 min.) Rickenbacker International Airport – 30 miles (35 min.)
INTERSTATE	I-270 – 3.5 miles I-70 – 8.5 miles
HIGHWAY (US & STATE ROUTES)	State Route 161 – 0 miles (frontage on SR 161/Dublin-Plain City Rd.) US 33 – 1 mile

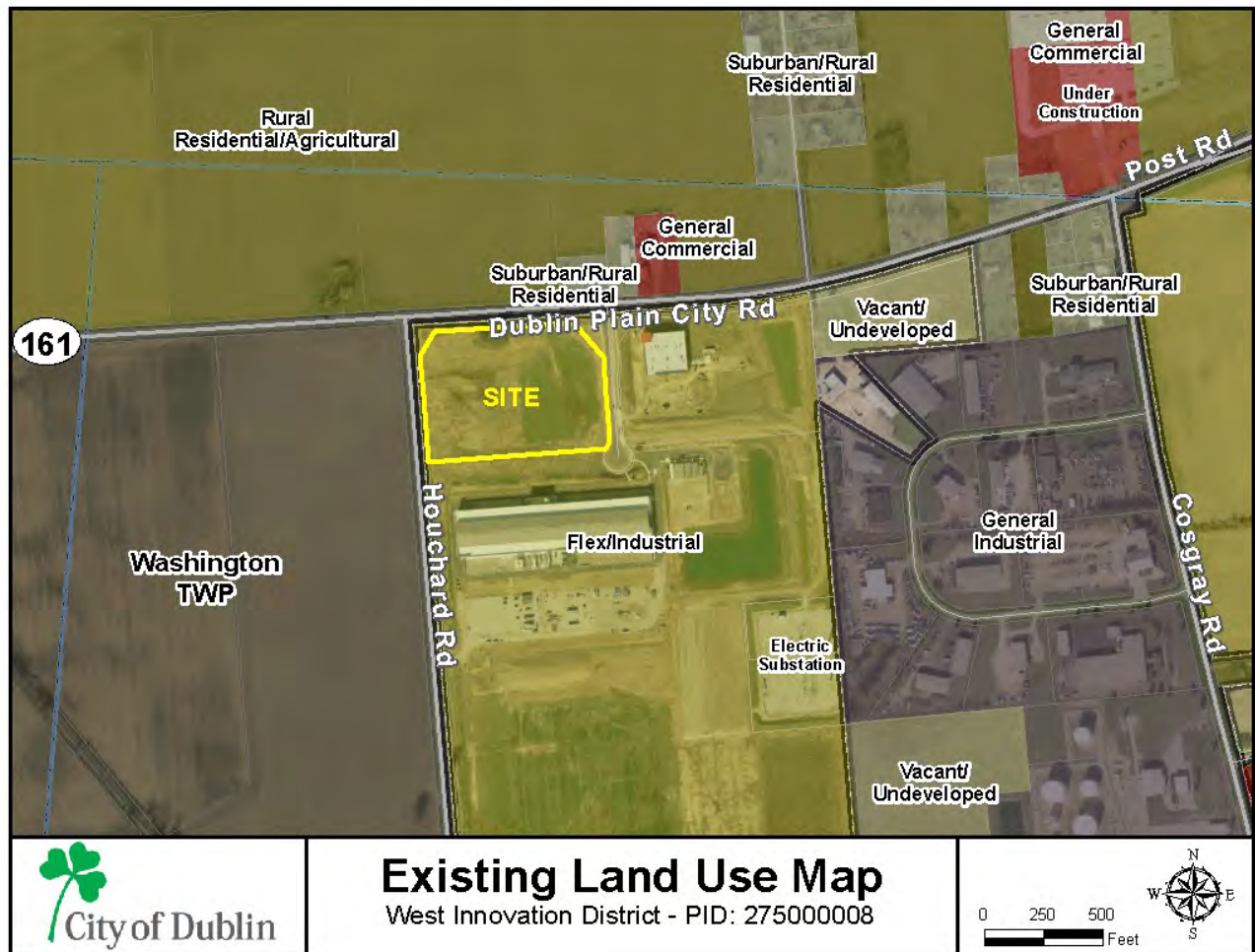
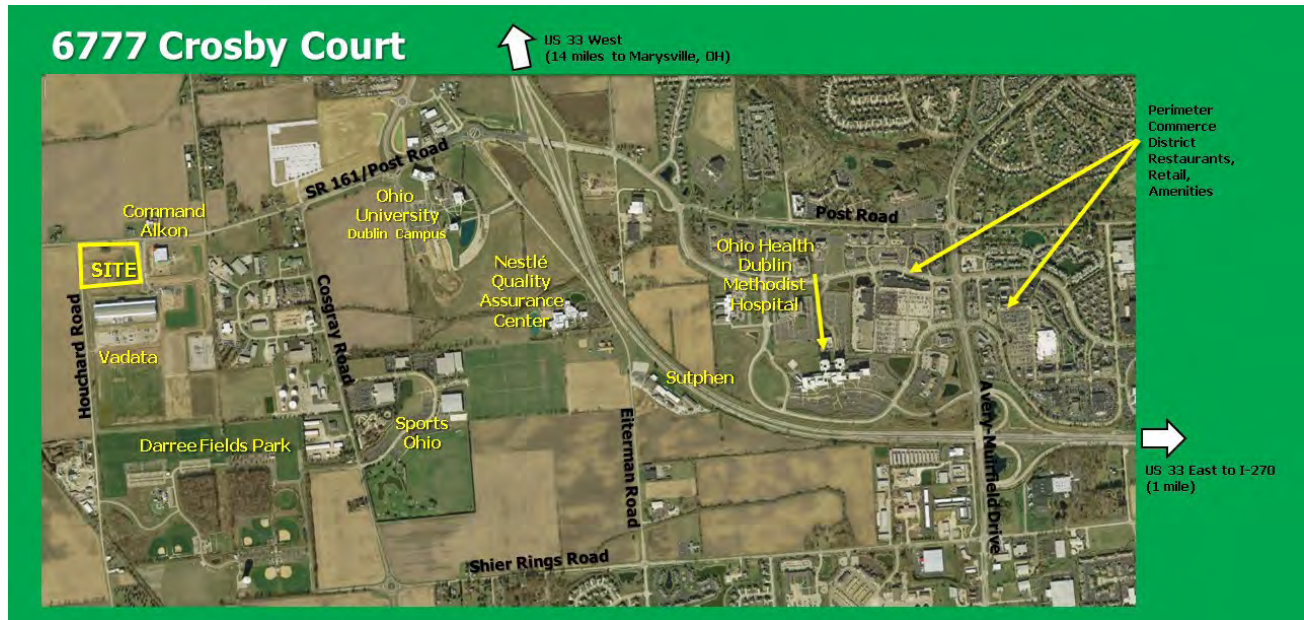
## UTILITY INFORMATION

ELECTRIC PROVIDER	American Electric Power (AEP)
ELECTRIC LOCATION	Houchard Road AEP Substation – 1,000 ft. from site.
ELECTRIC DETAILS	The 13.2 kV distribution circuits from the Houchard Road station can accommodate up to 5 MW with minimal system improvement. An additional distribution circuit could be added to accommodate 5-10 MW. Further 10 MW circuits can be installed as needed. This site allows for redundant service.
RATE PER KWH	Unknown at this time; the City of Dublin will coordinate discussions with AEP upon request to determine.
GAS PROVIDER	Columbia Gas of Ohio
GAS LOCATION	4-inch line along the north property line (SR 161/Plain City-Dublin Road frontage).
NATURAL GAS DETAILS	4-inch line
GAS RATE	Unknown at this time; the City of Dublin will coordinate discussions with Columbia Gas upon request to determine
WATER PROVIDER	City of Dublin, Ohio
WATER LOCATION	Public water is available to this site via a 12-inch water line located on the south side of SR 161 at the eastern edge of the property.
WATER DETAILS	The water line provides approximately 1800 gpm at a static pressure of 60 psi and a residual pressure of 40 psi.
WATER RATE	Fee schedule based on tap size – ranging from \$2,268+ for a 0.75-inch tap, to \$514,464+ for 16-inch tap (plus additional water capacity charges by the City of Columbus Division of Water).
SEWER PROVIDER	City of Dublin, Ohio
SEWER DETAILS	Public sanitary sewer service is available to this site via an 18-inch gravity sewer line located along the eastern edge of the property. This line has been designed to accommodate 8.2 gpm.  Fee schedule based on tap size – ranging from \$5,404 for 0.75-inch tap up to \$1,002,004 for a 16-inch tap.
TELECOM PROVIDER	Fiber Optics: City of Dublin, Ohio.  The City of Dublin possesses over 125 miles of 96 single-mode optical fibers throughout Central Ohio, known as "Dublink." These optical fibers are placed within an underground conduit throughout the entire system. The Dublink network makes Dublin the best-connected community in Central Ohio, and is globally recognized as a broadband rich environment with connectivity to OARNet and the Ohio SuperComputer.  In addition to the City of Dublin's Dublink fiber optic system, AT&T, XO, Level III, Verizon, CenturyLink and many other local and long haul network providers such as Time Warner Cable, Time Warner Telecom, and US Signal are available.

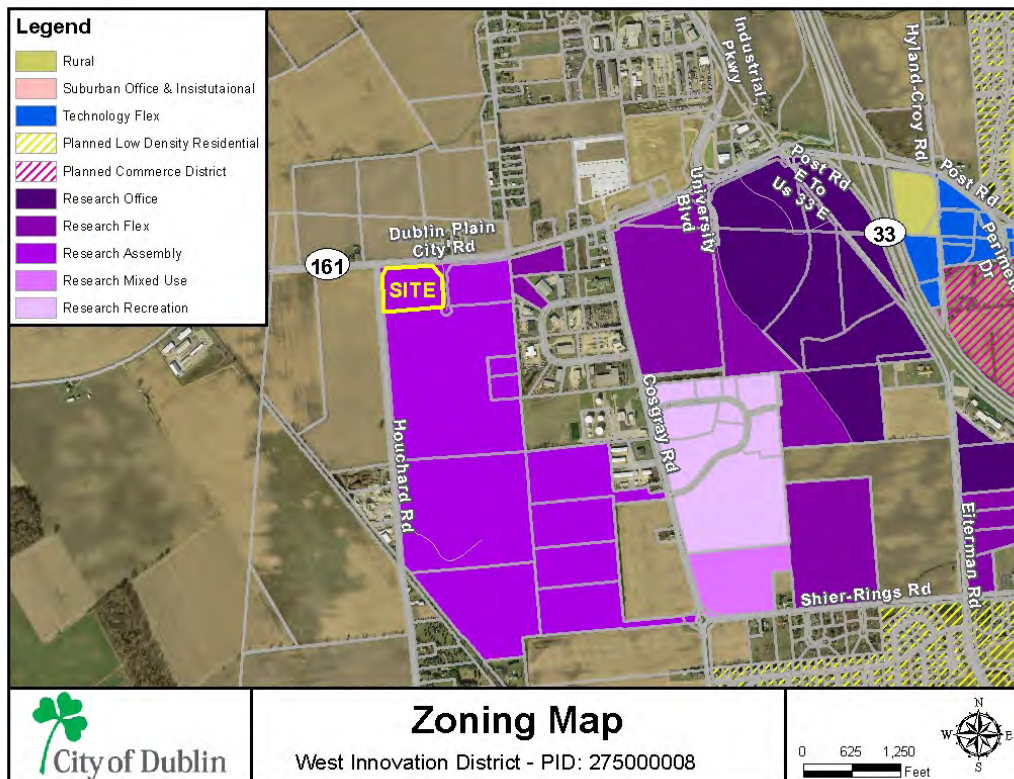
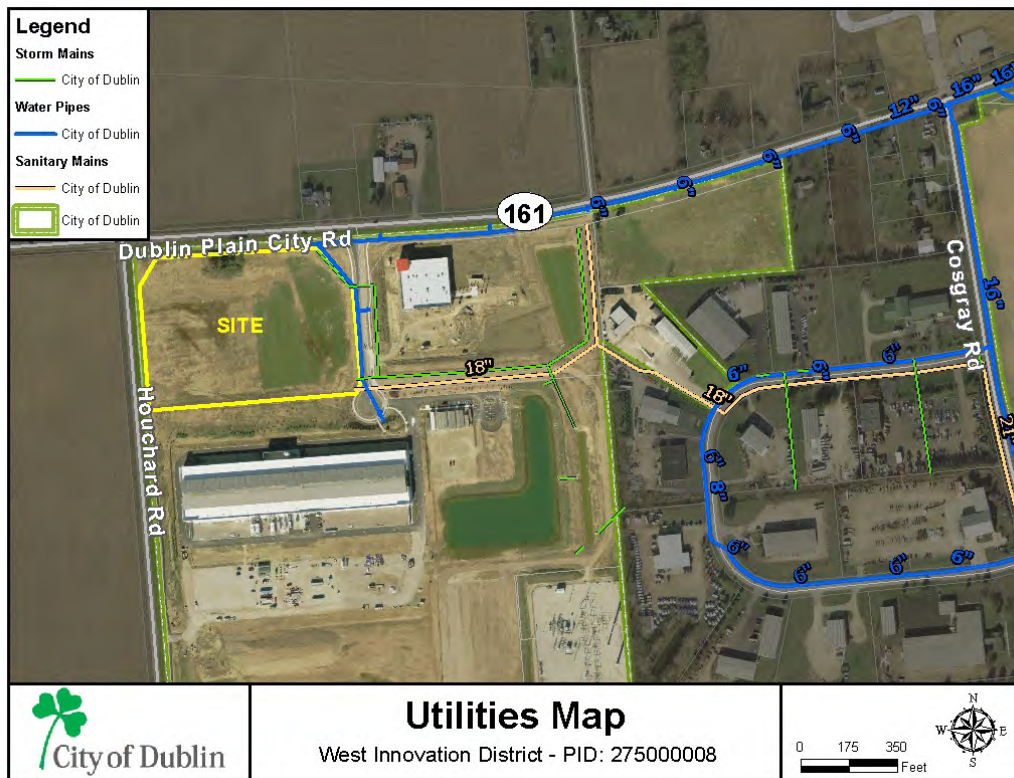


# MAPS & GRAPHICS

In addition to the information below, a Phase 1 Environmental Site Assessment was completed for this site in 2011. Reports are available upon request.







Parcels shown without a designated zoning district are unincorporated township properties. Parcels south of SR 161 and east of Houchard Road will receive West Innovation District zoning upon annexation and development in the City of Dublin.





**City of Dublin Job Ready Site Capacity Data**

Total Site Area:	9.338 Acres
Existing Zoning:	ID-3, Research Flex District
Future Land Use:	Flex Office/Research & Development
Business Neighborhood:	West Innovation District
Proposed Uses (s.f.):	General Office (35,000 s.f.) Research & Development/ Light Manufacturing/ Warehousing (70,000 s.f.)
Parking Required:	280 Spaces (7 Accessible)
General Office:	6 Spaces per 1,000 s.f. (210 Spaces)
R&D/Lt. Mfg./Whse:	1 Space per 1,000 s.f. (70 Spaces)
Parking Provided:	283 Spaces (7 Accessible) *18 Potential Additional Spaces along Truck Access Drive
Lot Coverage Permitted:	70%
Lot Coverage Proposed:	52% (211,755 s.f./406,763 s.f.)

**Vicinity Map (NTS)**



**Note: For Conceptual Planning Purposes Only**  
Additional detailed analysis is required  
to advance this concept

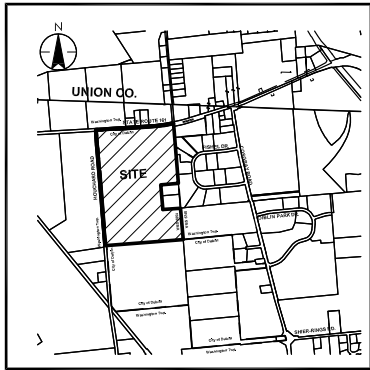


**Site Capacity Study**  
**Crosby Business Park, Lot 1**  
**6777 Crosby Court**  
A Job-Ready Site Certified by the State of Ohio



Date: 8.25.16  
Scale: 1" = 100'  
Sheet: 1





VICINITY MAP  
(NOT TO SCALE)

#### NOTES:

Protective fencing shall be installed as shown on the Tree Preservation Plan during all phases of construction.

At the time this plat is recorded, gas, electric and local telephone services to the lots in "CROSBY BUSINESS PARK" are proposed to be provided, respectively, by Columbia Gas of Ohio, Inc., American Electric Power and Ameritech.

#### FLOOD NOTE:

The subject property lies in Zone X (area determined to be outside the 0.2% annual chance floodplain), as determined by graphic interpolation from the Flood Insurance Rate Map (FIRM), number 39049C0127 K, with an effective date of June 17, 2008, published by the Federal Emergency Management Agency.

#### BASIS OF BEARINGS:

The bearings shown hereon are based on the grid bearing of North 05°00'06" West between Franklin County Engineer's Monuments FCGS 8849 and FCGS 8850 as determined by a GPS network of field observations performed in July, 2014, (State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007).

#### CERTIFICATION:

We do hereby certify that we have surveyed the attached premises, prepared the attached plat, and that said plat is correct. All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curves are chord measurements. Monumentation is to be placed upon completion of construction necessary to the improvement of this land and are indicated by the following symbols:

- = Permanent marker set (solid one inch iron pin (running through concrete at least four inches in diameter and thirty inches long)
- = Iron Pipe Set-3/4 Iron pipe with stantec cap
- = Iron Pipe found
- ✕ = Magnetic Nail Set
- \* = Cotton Gin Spike Found (cgsf)
- ▲ = Railroad Spike Found
- = MON Monument Box Found

By: Robert J. Sands Date \_\_\_\_\_  
Professional surveyor

#### AREA CACULATIONS:

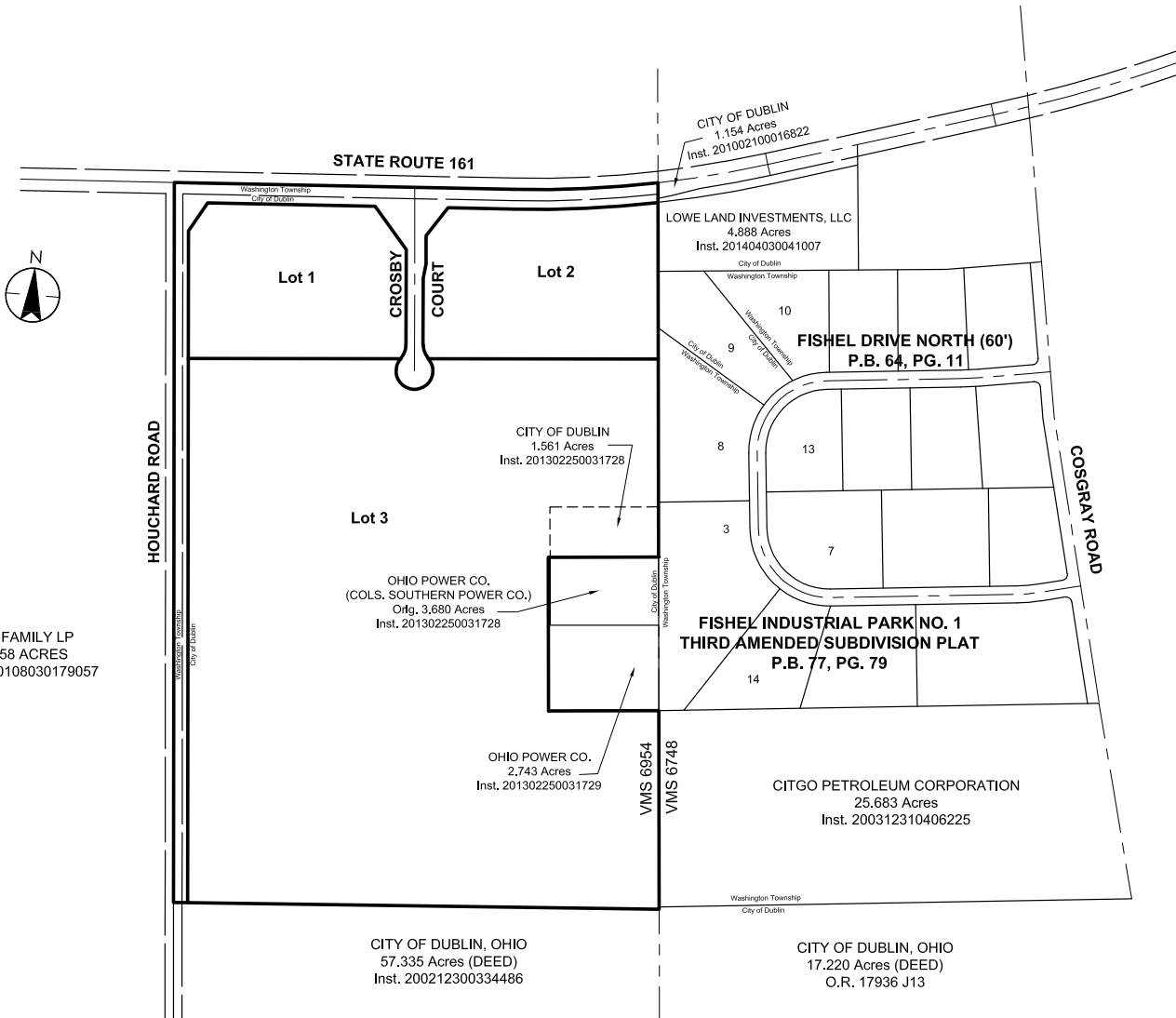
LOT AREA ..... 88,120 ACRES  
RIGHT-OF-WAY AREA ..... 7,021 ACRES  
TOTAL AREA ..... 95,141 ACRES

PREPARED BY:  
1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-340-2743  
FAX (614) 486-4387



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# CROSBY BUSINESS PARK



BACKGROUND MAP  
1 INCH = 300 FEET

Situate in the State of Ohio, County of Franklin, City of Dublin, lying in survey number 6954 of the Virginia Military District, containing 95.141 acres, more or less, including 7.021 acres of right-of-way area, being all of the 1.561 acre tract conveyed to City of Dublin, Ohio, an Ohio municipal corporation by deed of record in Instrument Number 201302250031728 and all of the remainder of the original 100,004 acre tract conveyed to the City of Dublin, Ohio, an Ohio municipal corporation by deed of record in Instrument Number 20021300334487, all records of the Recorder's Office, Franklin County, Ohio.

The undersigned City of Dublin, Ohio, an Ohio municipal corporation being the owners of the land platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "CROSBY BUSINESS PARK" a subdivision of lots numbered 1 through 3, inclusive and do hereby accept this plat of same and dedicate to public use, as such, all or parts of the court shown hereon and not heretofore dedicated.

Easements are dedicated where indicated on the plat for the construction, operation and maintenance of all public and private utilities, above and beneath the surface of the ground, and where necessary for the construction, operation, and maintenance of service connections to all adjacent lots and lands, and for storm water drainage.

The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid zoning, platting, health, or other lawful rules and regulations including the applicable off-street parking and loading requirements of the Municipality of Dublin, Ohio, for the benefit of himself and all other subsequent owners or assigns taking title from, under, or through the undersigned.

In witness whereof I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Witness: \_\_\_\_\_ Signed \_\_\_\_\_

STATE OF OHIO SS

Before me, a Notary Public in and for the State of Ohio, personally appeared \_\_\_\_\_ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the purposes therein expressed.

In witness whereof I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

My Commission expires \_\_\_\_\_  
Notary Public, State of Ohio

#### MUNICIPALITY OF DUBLIN, OHIO

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014  
Secretary of Planning and Zoning,  
Commission City of Dublin, Ohio

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2014  
City Engineer, City of Dublin, Ohio

Approved by motion, passed by City Council, City of Dublin, Ohio on this \_\_\_\_\_ day of \_\_\_\_\_, 2014, wherein all of the court and easements or parts of the same shown hereon and dedicated to public use as such, are hereby accepted as such for the City of Dublin, Ohio.

Clerk of Council, City of Dublin, Ohio

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 2014

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_ M

Fee \_\_\_\_ File No. \_\_\_\_\_  
Recorder, Franklin County, Ohio

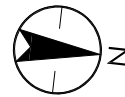
Recorded this \_\_\_\_\_ Day of \_\_\_\_\_, 2014 Plat Book \_\_\_\_\_ Pages \_\_\_\_\_

Deputy Recorder, Franklin County, Ohio

ORR FAMILY LP  
52.158 ACRES  
INST. 200108030179057

(FUTURE R/W 100')  
**C/L HOUCHARD ROAD (EX 60' R/W)**

N 04°39'08" W 2544.89'



100 0 100 200

SCALE IN FEET

Scale: 1 inch = 100 Feet

**LEGEND**

- Permanent marker set (solid one inch iron pin running through concrete at least four inches in diameter and thirty inches long)
- Iron Pipe Set-3/4 Iron pipe with stantec cap
- Iron Pipe found
- Magnetic Nail Set
- Cotton Gln Spike Found (cgsl)
- Railroad Spike Found
- MON Monument Box Found

CITY OF DUBLIN, OHIO  
57.335 Acres (DEED)  
Inst. 200212300334486

S 86°06'14" W 1716.83'

1666.83'

**Lot 3  
68.747 Acres**

CITY OF DUBLIN, OHIO  
100.004 Acres (DEED)  
Inst. 200212300334487

NO EXISTING BUILDINGS ON SITE

**Lot 1  
9.338 Acres**

$\Delta = 41^{\circ}24'35''$   
R=75.00'  
L=54.20'  
CHB=S 16°03'10" W  
CH=53.03'

**Lot 2  
10.035 Acres**

$\Delta = 41^{\circ}24'35''$   
R=75.00'  
L=54.21'  
CHB=N 25°21'25" W  
CH=53.03'

$\Delta = 7^{\circ}32'22''$   
R=3889.72'  
L=511.85'  
CHB=N 82°41'37" E  
CH=511.48'

$\Delta = 7^{\circ}39'17''$   
R = 3819.72'  
L = 510.31'  
CHG = N 82°38'10" E  
CH = 509.94'

150 FT. Easement to:  
Columbus and Southern Ohio  
Electric Co.  
D.B. 3096, Pg. 674

CITY OF DUBLIN, OHIO  
17.220 Acres (DEED)  
O.R. 17936 J13

PREPARED BY:

1500 LAKE SHORE DRIVE  
SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-340-2743  
FAX (614) 486-4387



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CITGO PETROLEUM CORPORATION  
25.683 Acres  
Inst. 200312310406225

**FISHEL INDUSTRIAL PARK NO. 1  
THIRD AMENDED SUBDIVISION PLAT  
P.B. 77, PG. 79**

14

8

9

LOWE LAND INVESTMENTS, LLC  
4.888 Acres  
Inst. 201404030041007

**CROSBY BUSINESS PARK**

**SHEET 2 OF 2**