

# Ohio Wooster Innovation Park

Wooster, Ohio 44691, USA. (JobsOhio Ref: 61)

**Contact:** Jonathan Millea AICP CEcD, City of Wooster Development Coordinator. P - 330.263.5250 | E - Jmillea@woosteroh.com



## A Community of Innovation and a Community of Support



WAYNE COUNTY, OHIO  
Wayne Economic Development Council



## Overview of Site

Site Address	Geyers Chapel Rd., Wooster, Ohio 44691
City / Zip	Wooster / 44691
County	Wayne
Owner	City of Wooster
Developable Acres	31.2
Max Contiguous Acres	31.2
Price Per Acre	\$35,000
Zoning	I-2, General Industrial
Former use	Farm Land
Date Available	Immediately

## Description

Wayne County's largest **community-owned** site, the Wooster Innovation Site offers 31.2 contiguous acres suited for industrial development. Featuring level topography, an industrial-grade road, and easy highway access, the site is divisible according to business needs, with Industrial I2 Zoning. The newest expansion to the City's largest employment center, notable neighboring businesses include Schaeffler Group, Daisy Brand, The Wooster Brush Company, and United Titanium. With due diligence studies complete, the shovel-ready site is ready to welcome business expansions to the City of Wooster, ranked #7 top Micropolitan in the USA by Policom, awarded as a Best Hometown by Ohio Magazine, and listed as a Best Place to Live by Money Magazine.

## Central Location In Northeast Ohio



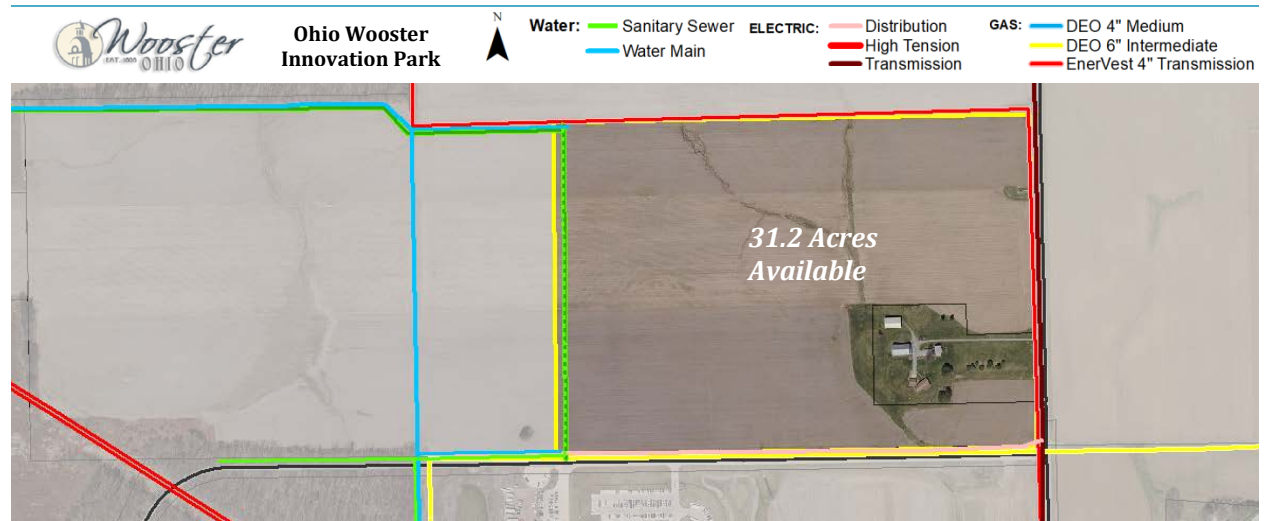
## Due Diligence Studies & Reports

Phase I Environmental Report	Yes
Geotechnical Study	Yes
Wetlands Delineation	Yes
Archeological	Yes
Endangered Species Analysis	Yes

Please contact us for additional information.

Data current as of 7/16/2021

# Ohio Wooster Innovation Park Utilities



## ELECTRIC

Provider	AEP Ohio
Number of Lines	3
Type of Feed	12 kV, 69 kV, 69 kV
Excess Capacity	6MW
Distance to Site	At Site
Redundant	No
Cost/Time to Extend	N/A

## WATER

Provider	City of Wooster
Number of Lines	2
Line Size	12 in
Pressure	65 PSI
Excess Capacity	500,000 GPD
Distance to Site	At Site
Cost/Time to Extend	N/A

## NATURAL GAS

Provider	Dominion East Ohio
Line Size	6 in
Pressure	80 PSI
Excess Capacity	Will Serve - Contact
Distance to Site	At Site
Cost/Time to Extend	N/A

## SEWER

Provider	City of Wooster
Line Size	12 in
Excess Capacity	1,500,000 GPD
Distance to Site	At Site
Cost/Time to Extend	N/A

## Site Access & Proximity

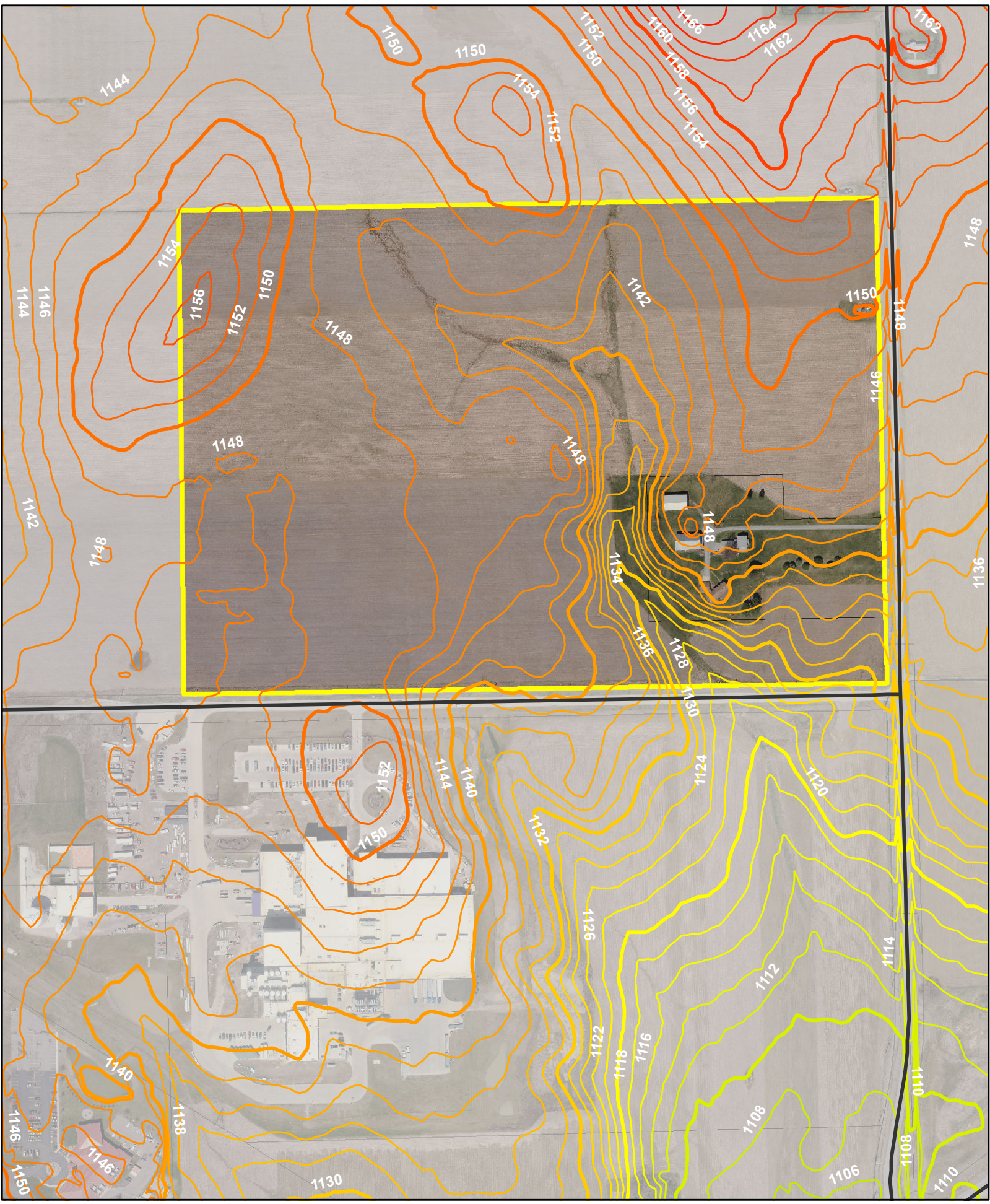
Nearest Highways	SR 585 (0.2 miles)
	US 30/250 (4miles)
	I-71S (31 miles)
	I-71N (14 miles)
	I-76E (20 miles)
	I-77S (30 miles)
Nearest Airports	CAK (38.5 miles / 43 mins)
	CLE (49.7 miles / 54 mins)
	CMH (101 miles / 96 mins)
Nearest Rail Intermodal	WE (26 miles)
	CN (20 miles)
	NFS (50 miles)
	CSX (60 miles)
Nearest Port	Cleveland Harbor (55 miles)

## Workforce & Community Support

Population within 50 minute drive	2,363,425
Workforce/Talent within 50 min drive	1,236,683
Percent of Wayne County workforce in manufacturing	30.5%
Community Support Available for projects with significant job creation and JobsOhio support.	CRA, EZ, TIF, Sales Tax Exempt., L-JCTC, Grant assistance.



*The City of Wooster supports expansion projects with phased approvals and 24/7 access for permitting to speed construction schedules in order to meet critical timelines.*



**City of Wooster:**  
**Economic Development - GIS**  
**Topography**

**Hypsography:** Listed  
**Floodplain:** None



**Provided by 4/27/2021:**  
**City of Wooster**  
**Economic Development**



City of Wooster:  
Econ. Dev. - GIS  
Utilities: Energy

**ELECTRIC:**  
— Distribution  
— High Tension  
— Transmission

**GAS:**  
— DEO 4" Medium  
— DEO 6" Intermediate  
— DEO Intermediate



Provided by 4/27/2021:  
City of Wooster  
Economic Development



**City of Wooster:**  
**Economic Development - GIS**  
**Utilities: Water**

**City**     — Sanitary Sewer  
**Utility:**   — Water Main

**N**  
  
**Scale:**  
**1:4,000**

*Provided by 4/27/2021:  
City of Wooster  
Economic Development*

# Ohio Wooster Innovation Park

Wooster, Ohio 44691, USA. (JobsOhio Ref: 58)

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## Overview of Site

Site Address	Geyers Chapel Rd., Wooster, Ohio 44691
City / Zip	Wooster / 44691
County	Wayne
Owner	City of Wooster
Developable Acres	58
Max Contiguous Acres	58
Price Per Acre	\$35,000
Zoning	I-1, General Industrial*
Former use	Farm Land
Date Available	Immediately

## Description

Wayne County's largest **community-owned** site, the Wooster Innovation Site offers 58 contiguous acres suited for industrial development. Featuring level topography, an industrial-grade road, and easy highway access, the site is divisible according to business needs, with Office/Limited Industrial I1 Zoning. The newest expansion to the City's largest employment center, notable neighboring businesses include Schaeffler Group, Daisy Brand, The Wooster Brush Company, and United Titanium. With due diligence studies complete, the shovel-ready site is ready to welcome business expansions to the City of Wooster, ranked #7 top Micropolitan in the USA by Policom, awarded as a Best Hometown by Ohio Magazine, and listed as a Best Place to Live by Money Magazine.

## Central Location In Northeast Ohio



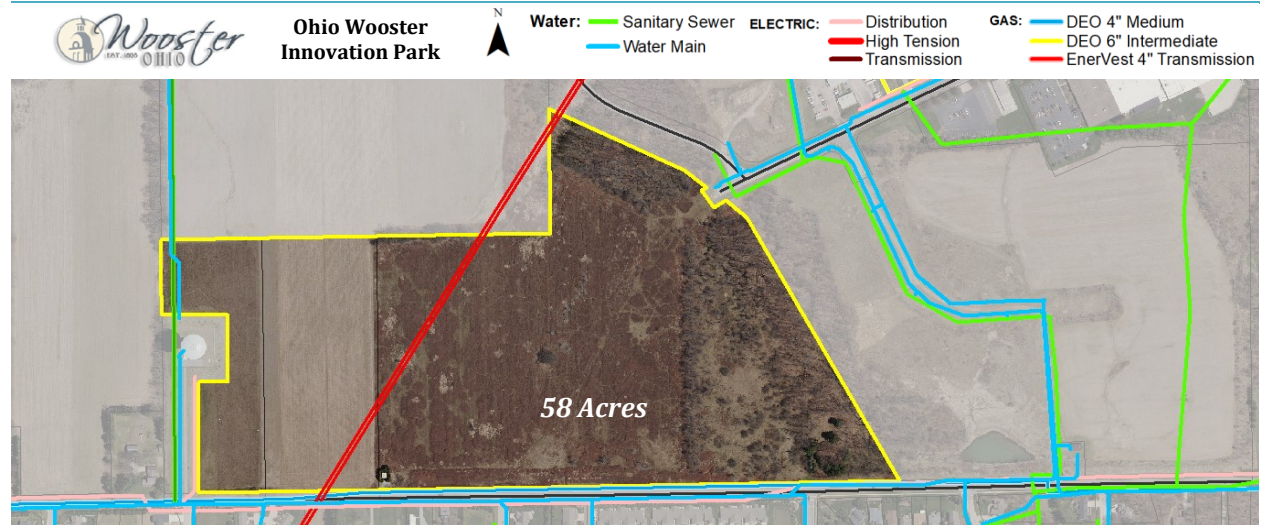
## Due Diligence Studies & Reports

Phase I Environmental Report	Yes
Geotechnical Study	Yes
Wetlands Delineation	Yes
Archeological	Yes
Endangered Species Analysis	Yes

Please contact us for additional information.

Data current as of 5/5/2021

# Ohio Wooster Innovation Park Utilities



## ELECTRIC

Provider	AEP Ohio
Number of Lines	3
Type of Feed	12 kV, 69 kV, 69 kV
Excess Capacity	6MW
Distance to Site	At Site
Redundant	No
Cost/Time to Extend	N/A

## WATER

Provider	City of Wooster
Number of Lines	2
Line Size	10 in
Pressure	65 PSI
Excess Capacity	500,000 GPD
Distance to Site	At Site
Cost/Time to Extend	N/A

## NATURAL GAS

Provider	Dominion East Ohio
Line Size	6 in (Under Installation)
Pressure	80 PSI
Excess Capacity	Upon Request
Distance to Site	At Site
Cost/Time to Extend	N/A

## SEWER

Provider	City of Wooster
Line Size	8 in
Excess Capacity	500,000 GPD
Distance to Site	At Site
Cost/Time to Extend	N/A

## Site Access & Proximity

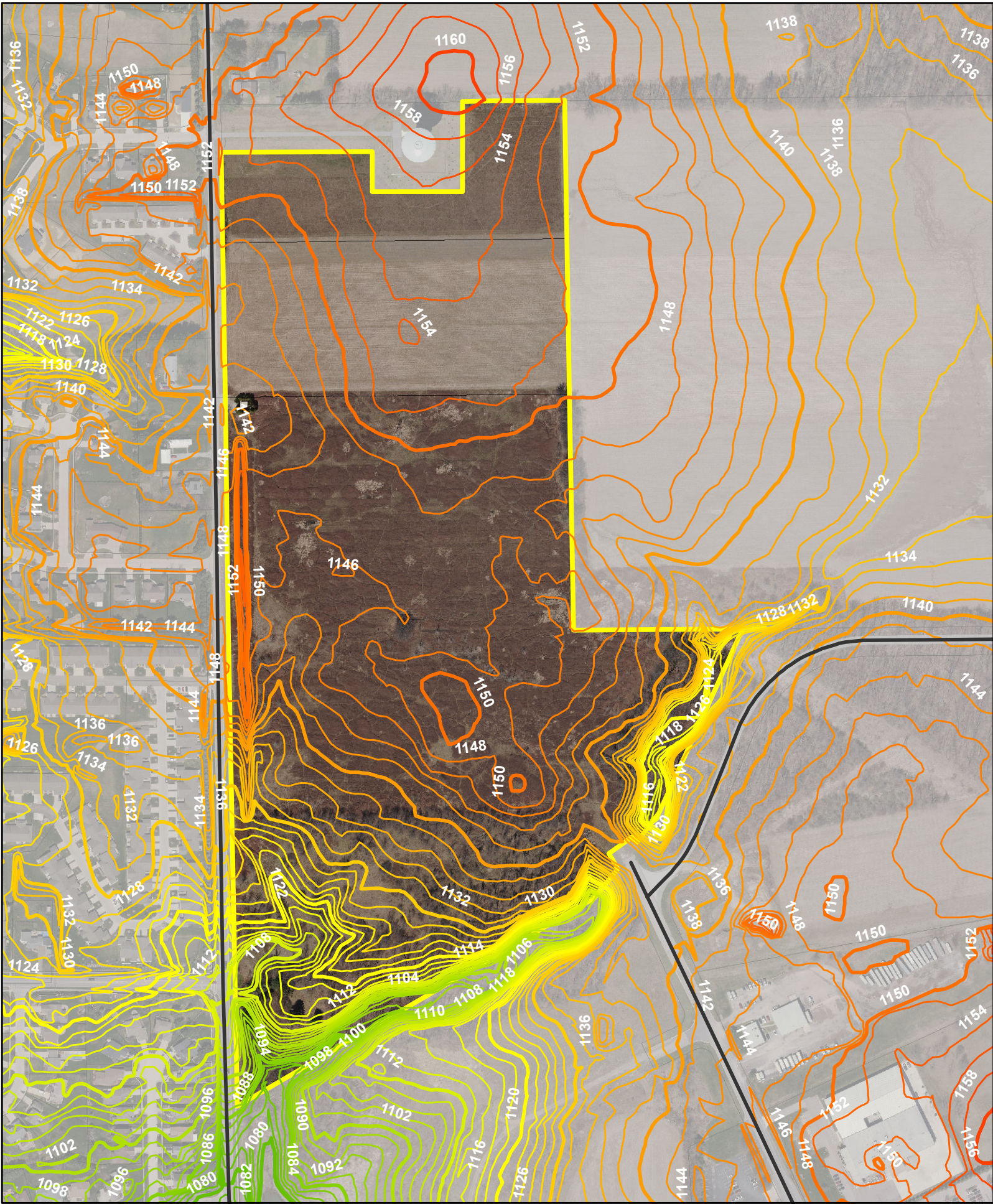
<b>Nearest Highways</b>	<b>SR 585</b> (0.2 miles)
	<b>US 30/250</b> (4miles)
	<b>I-71S</b> (31 miles)
	<b>I-71N</b> (14 miles)
	<b>I-76E</b> (20 miles)
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	<b>CN</b> (20 miles)
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	<b>CSX</b> (60 miles)
<b>Nearest Port</b>	<b>Cleveland Harbor</b> (55 m)

## Workforce & Community Support

<b>Population within 50 minute drive</b>	<b>2,363,425</b>
<b>Workforce/Talent within 50 min drive</b>	<b>1,236,683</b>
<i>Percent of Wayne County workforce in manufacturing</i>	<b>30.5%</b>
<b>Community Support</b> <i>Available for projects with significant job creation and JobsOhio support.</i>	<b>CRA, EZ, TIF, Sales Tax Exempt., L-JCTC, Grant assistance.</b>



*The City of Wooster supports expansion projects with phased approvals and 24/7 access for permitting to speed construction schedules in order to meet critical timelines.*

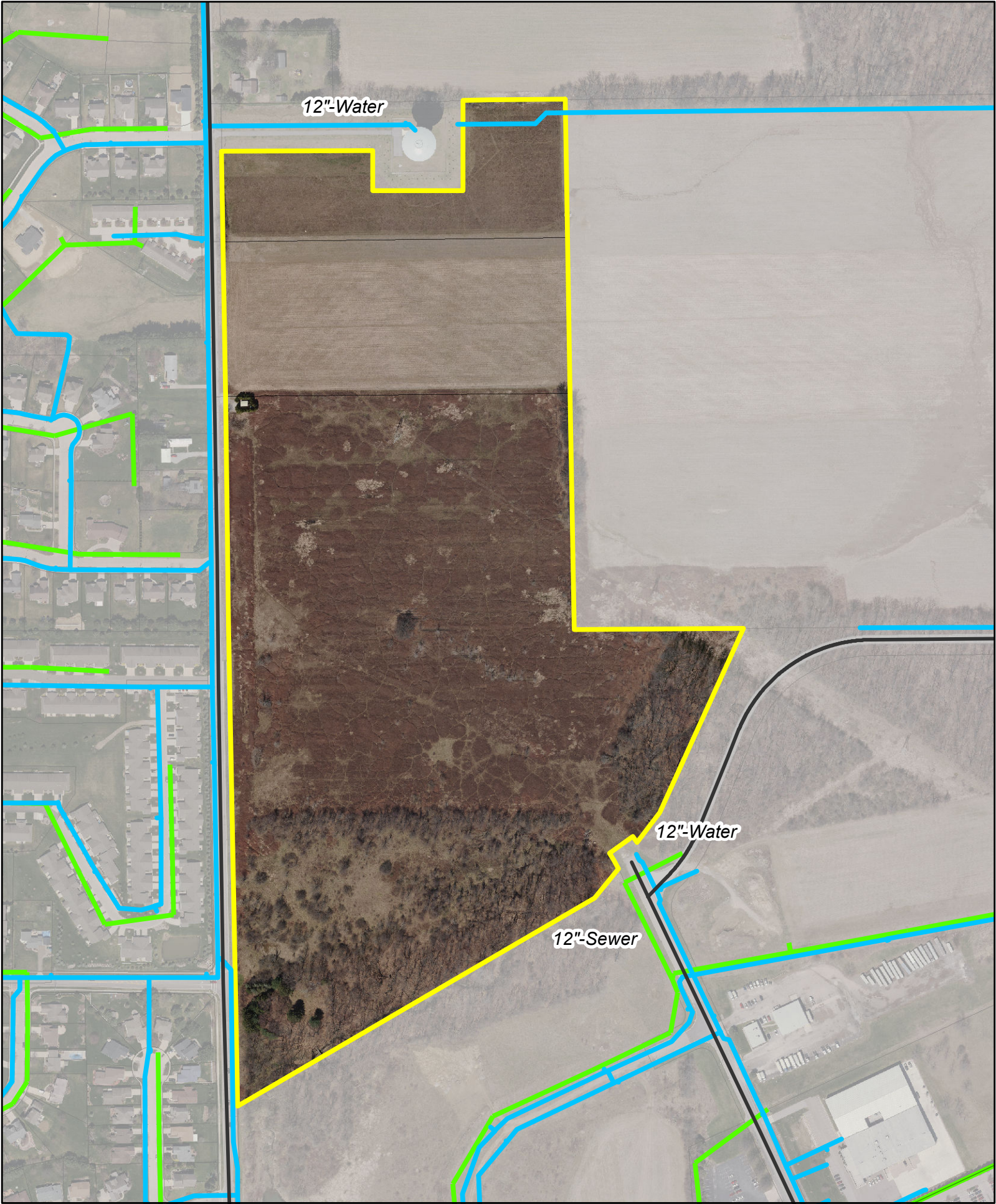


**City of Wooster:**  
**Economic Development - GIS**  
**Utility Map - Gas**


**Hypsography:** Listed  
**Floodplain:** None



*Provided by 4/27/2021:*  
*City of Wooster*  
*Economic Development*

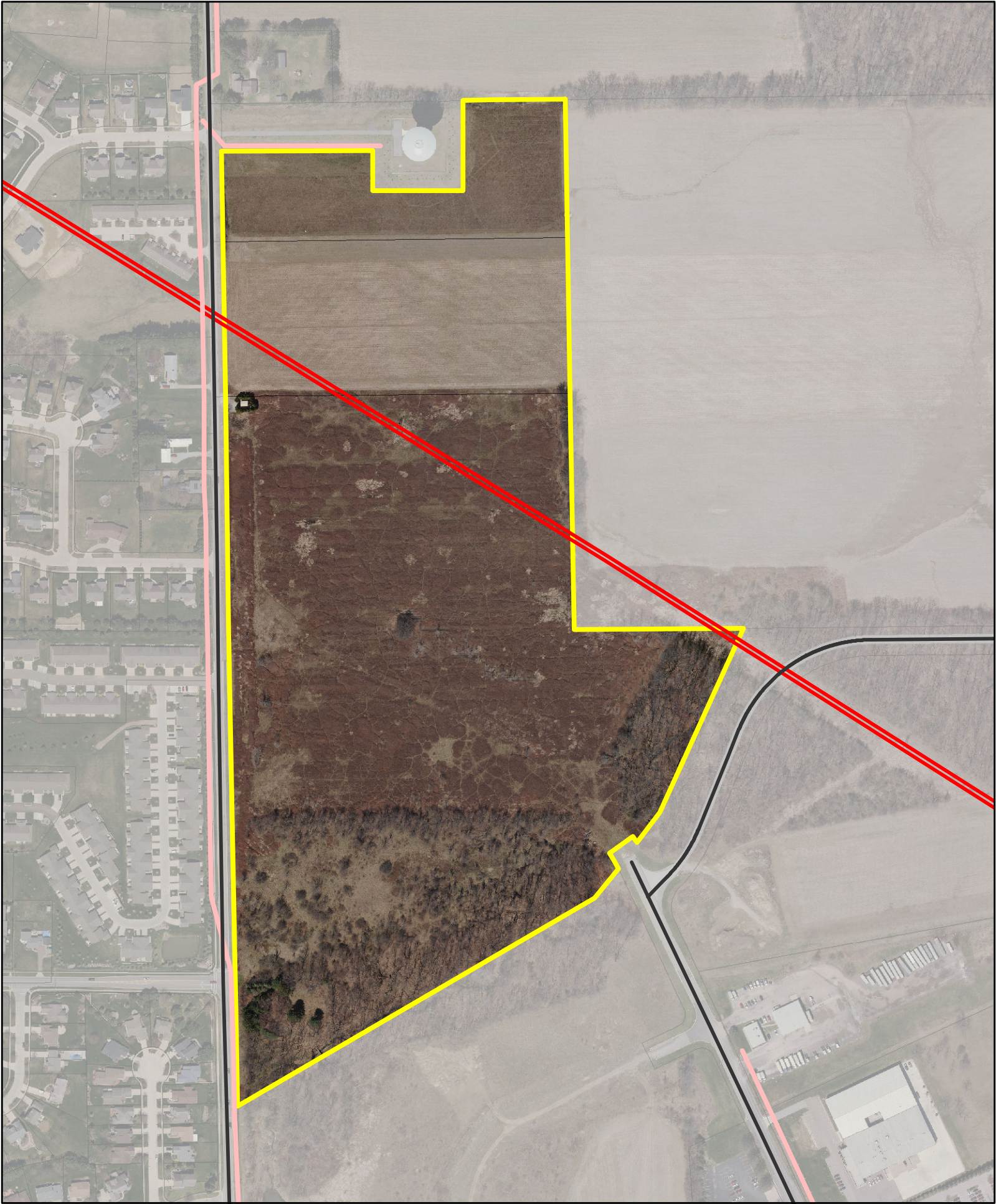


**City of Wooster:**  
**Economic Development - GIS**  
**Utility Map - Water**

**City**      Sanitary Sewer  
**Utility:**  Water Main

 **Scale:**  
**1:4,000**

*Provided by 4/27/2021:  
City of Wooster  
Economic Development*

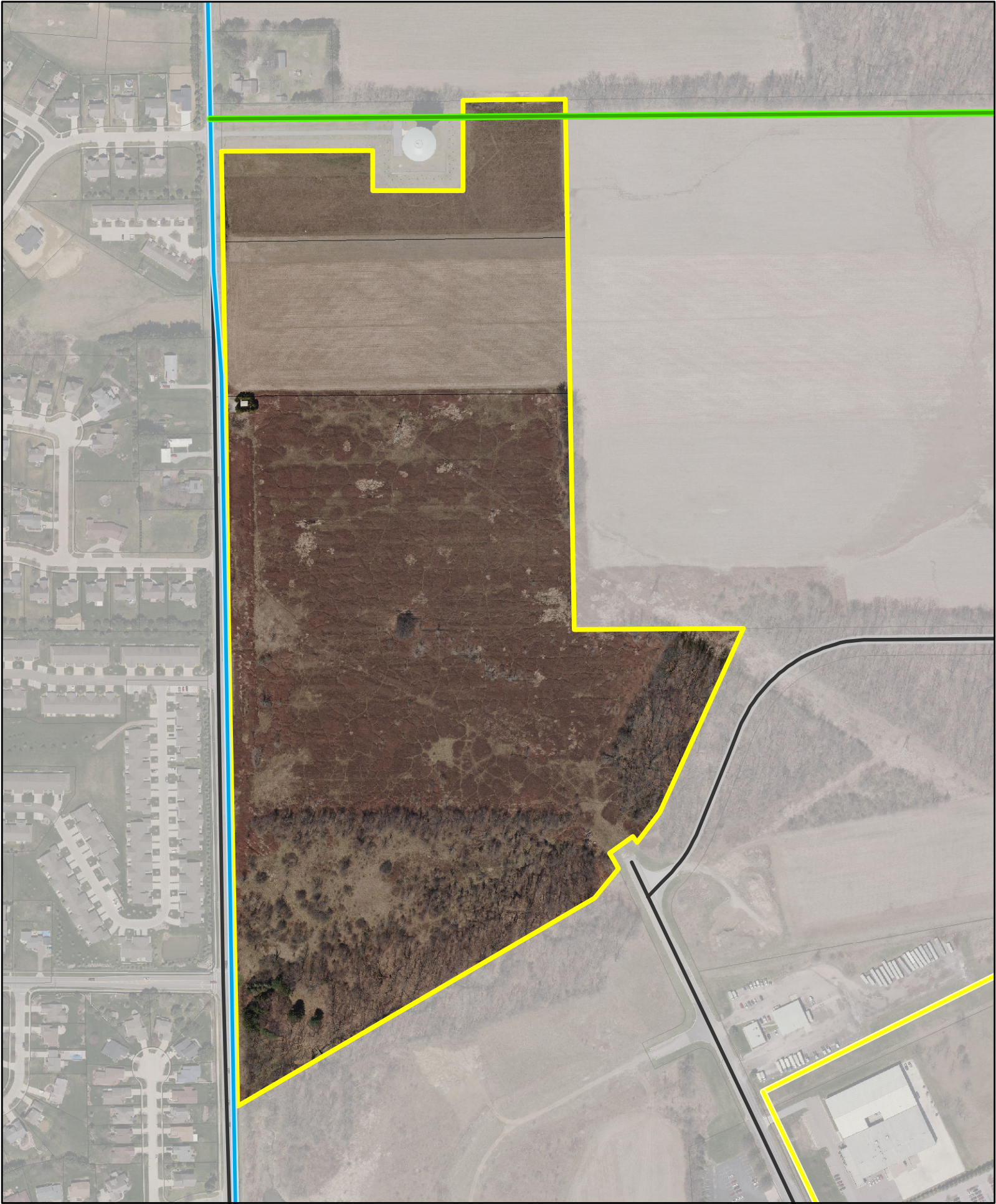


City of Wooster:  
Economic Development - GIS  
Utility Map - Electric

ELECTRIC:    Distribution  
                  High Tension  
                  Transmission

N  
Scale:  
1:4,000

Provided by 4/27/2021:  
City of Wooster  
Economic Development



City of Wooster:  
Economic Development - GIS  
Utility Map - Gas

GAS: — DEO 4" Medium  
— DEO 6" Intermediate  
— DEO Intermediate

 Scale:  
1:4,000

Provided by 4/27/2021:  
City of Wooster  
Economic Development