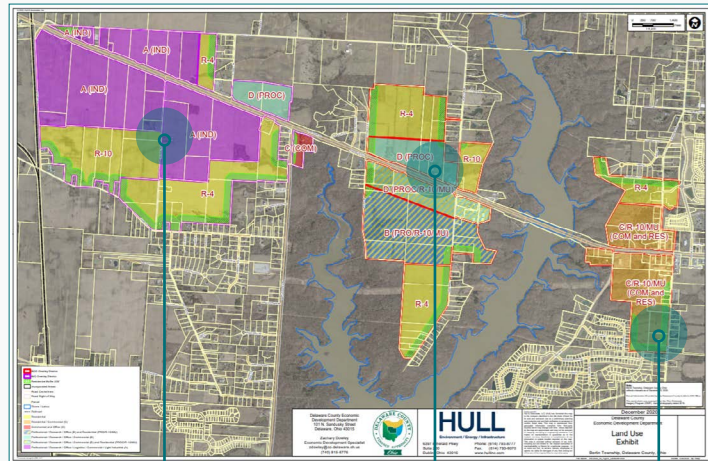


# BERLIN BUSINESS PARK



Address **STATE ROUTE 36/37 & I-71**  
 Total Acreage **1,790 ACRES**

Light Industrial **543 ACRES**  
 Commercial Residential **658 ACRES**  
 Professional/Research/  
 Office Mixed Use **110 ACRES**  
 Professional/Research/  
 Office/Commercial  
 Residential Mixed Use **479 ACRES**  
 Price per Acre **\$50,000-\$75,000**



Light Industrial/  
Commercial Residential      Office/Commercial  
Residential Mixed Use      Commercial  
Residential Mixed Use

## INFRASTRUCTURE

## CAPACITY

### WATER

**Current** 1.4 MGD  
**Future** 5.6 MGD  
**Fire Flow** 4,000 GPM

### ELECTRIC

Up to 300MW

### GAS

285 psi

### FIBER

2.85 Mbps  
 13.2 Mbps

## LOCATION

- State Route 36/37 and Interstate 71 in central Ohio
- 1.9million+ population and workforce of 1million+
- 45 minutes north of Rickenbacker Intermodal Facility

## INCENTIVES AVAILABLE

- 15 year/50% CRA
- 20 year/75% TIF
- 50% Sales Tax Program
- Enterprise Zone
- Foreign Trade Zone

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