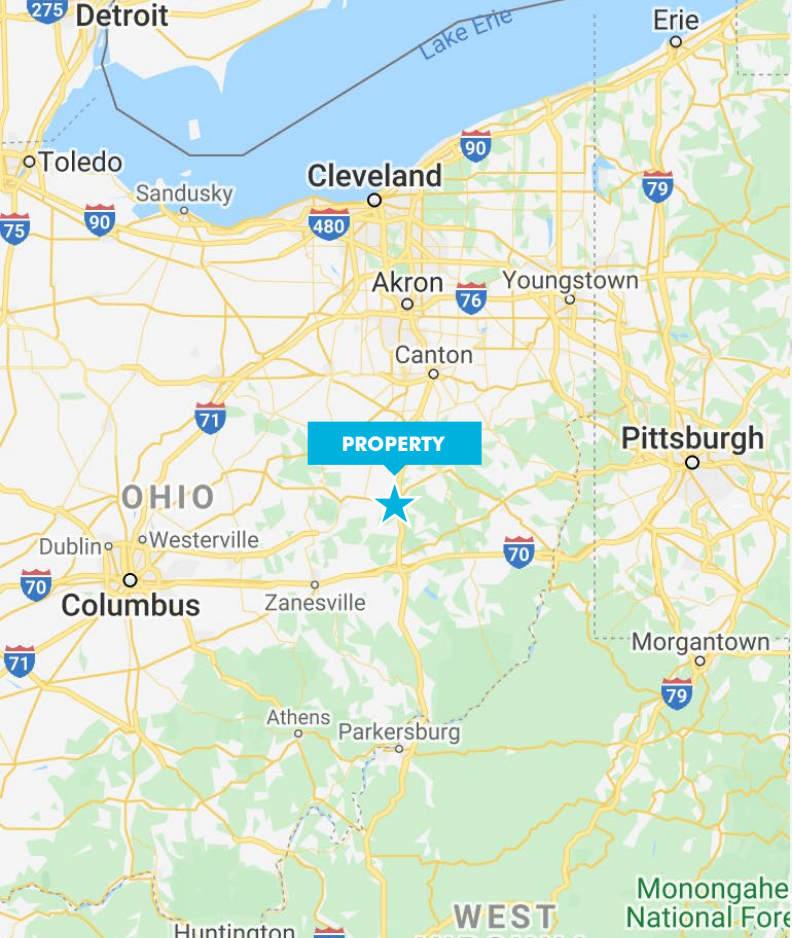


FOR SALE OR LEASE

TRANSLOADING INDUSTRIAL FACILITY

5937 EAST STATE ROAD | NEWCOMERSTOWN, OH 43832





PROPERTY



DRIVING DISTANCES

Columbus, OH ~1.5 hours
Cleveland, OH 1 hour, 40 min.
Pittsburgh, PA ~2 hours

**5,929 vehicles per day on
 E. State Road / Highway 15**



Cherokee
National Forest

Winston-Salem
Map data ©2020 Google



20 meridian tanks
 200 tons each
 4,200 cubic feet

3 silos
 5,000 tons of sand
 84,200 bushels each
 105,000 cubic feet

PROPERTY OVERVIEW

The subject is an industrial facility containing three industrial buildings, three 10 million pound silos, 20 meridian tanks, two rail spurs and various other site improvements. The improvements collectively serve as a ceramic proppant storage and transload distribution facility for ongoing Utica Shale oil and gas exploration in eastern Ohio.



FACILITY IMPROVEMENTS

- **Receiving System**
 - Rail receiving pit
 - Enclosed rail receiving conveyor, 400 TPH (tons per hour)
 - Elevator leg, 400 TPH
 - Rail Receiving Building – 1,200 SF (30' x 40')
- **Transfer System**
 - Distributor, single inlet, 5 hole, 400 TPH
 - Three (3) sets of spouting from distributor to silos
- **Silos**
 - Monolithic slab foundation for tanks
 - Three (3) slip form silos (approx. 36' inside diameter by 140' eave height)
 - 5,000 tons of sand; 105,000 cubic feet; 84,000 bushels each
 - Level sensing equipment
- **Meridian Tanks**
 - 20 total
 - 200-250 tons each
 - 4,200-5,200 cubic feet
- **Loadout Systems**
 - Two (2) truck scale slab extensions
 - 11' x 150' pitless truck scale
 - Three (3) interior platforms
 - Three (3) manual slide gates
 - Three (3) pneumatically operated gates
 - Air system equipment
 - Three (3) automated sampling devices
- **Electrical and Controls**
 - Automated control system
 - MCC/electrical panes
 - Facility lighting
 - Camera system
 - Back-up generator

- **Office and Control House**
 - 750 SF (16'3" x 46'2")
- **Fabric Arch Storage Building**
 - 8,160 SF (85' x 96'); 40' clear height

SITE & RAIL IMPROVEMENTS

- Rail beds
- Roadway
- Fabric Storage Building
- Borrow pit will be created onsite for fill material
- Aggregate for roadway
- Aggregate and ballast for rail and rail ties
- Rough grading and compaction only for maintenance road
- Aggregate floor for Fabric Storage Building
- Site lighting
- Site utilities
- Rail work
- Mainline turnout
- Track construction for two spur lines
- Internal rail switch
- Internal crossover

20 meridian tanks



3 silos



UTICA & MARCELLUS PLAYS

677M+

Mcf NATURAL GAS

Total produced in Ohio in Q4 2019

1.99%

**GROWTH IN NATURAL GAS
PRODUCTION**

in Ohio Q4 2019 over Q4 2018

6.82M

TOTAL NUMBER OF BARRELS OF OIL

Produced in Ohio in Q4 2019

77

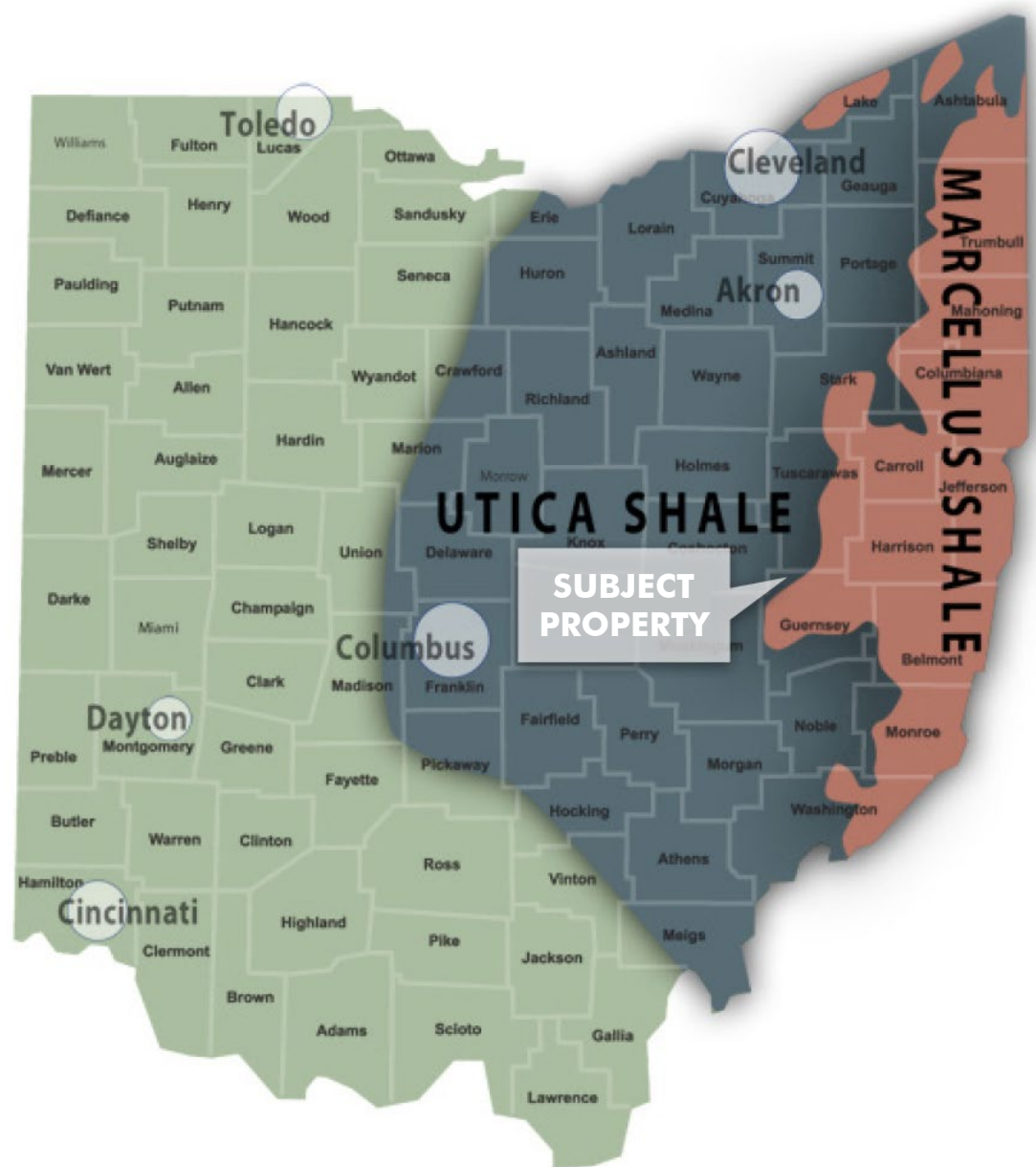
**MARCELLUS SHALE HORIZONTAL
PERMITS GRANTED**

in Ohio as of 4/25/20

3,251

**UTICA/POINT PLEASANT SHALE
HORIZONTAL PERMITS GRANTED**

in Ohio as of 4/25/20



DOWNTOWN NEWCOMERSTOWN



DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2017 Total Population	5,228	7,332	18,682
2022 Population	5,240	7,361	18,722
Pop. Growth 2017-2022	0.23%	0.40%	0.21%
Average Age	40.90	41.60	41.40
HOUSEHOLDS			
2017 Total Households	2,157	2,997	7,434
HH Growth 2017-2022	0.19%	0.40%	0.22%
Median Household Income	\$46,125	\$48,800	\$49,141
HOUSING			
Median Home Value	\$88,627	\$101,153	\$106,987
Median Year Built	1951	1956	1967

OHIO CENTRAL RAILROAD PASSENGER TRAIN – NEWCOMERSTOWN



ANALYTICS

INDUSTRIAL	NEW PHILADELPHIA - DOVER
Buildings	193
Existing SF	6,771,807
Average Building SF	35,087
LEASING	
NNN Rent Per SF	\$3.21
Vacancy Rate	32.0%
Available Spaces	28
Available SF	703,481
12 Mo. Absorption SF	136,324

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R.T. WALKER

Vice President
+1 412 805 0117
rt.walker@cbre.com

STEVE LAZARIDES

Senior Associate
+1 330 670 4410
steve.lazarides@cbre.com

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