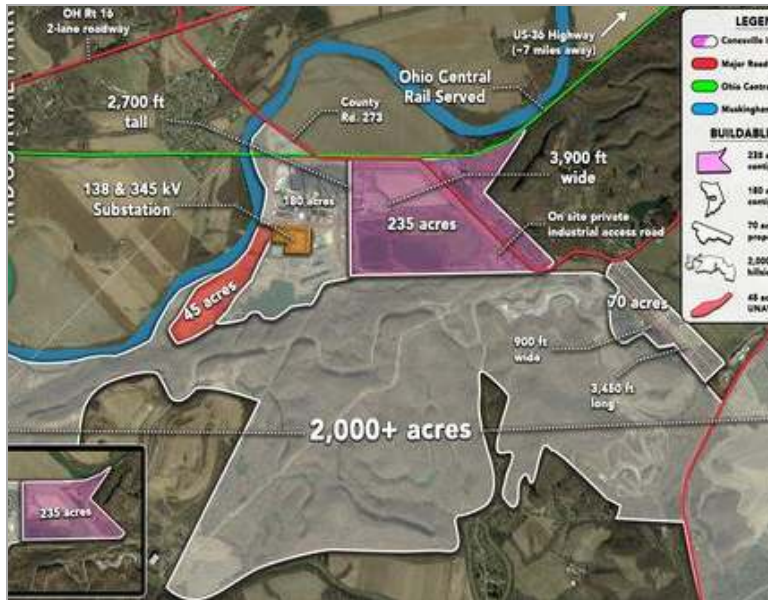


Ohio

Conesville Industrial Park

47101 CR 273, Conesville, Ohio 43811 - Coshocton County



Property Details

Latitude/Longitude: 40.1863, -81.8805

Type of space: Vacant Land, Build to Suit

Min Size: 20 acres

Max Size: 500 acres

Last Updated: 12/30/2025

Availability

For Sale: Yes

Sale Terms: \$250,000/ acre. As is where is or negotiable with improvements

Ownership: Frontier Group of Companies

Number of Owners: 1

For Lease: Yes

Description

Formerly the site of an AEP Power Plant in Conesville, Ohio decommissioned in May 2020, Conesville Industrial Park includes more than 2,500 acres of land south of Cleveland and east of Columbus and is ideal for industry, manufacturing, warehouse, and logistics operations.

Frontier Group of Companies, a company specializing in brownfield reuse and redevelopment, purchased the site from AEP. Plans for the Industrial Park included first dismantling obsolete structures along with site clean-up, remediation, and environmental monitoring, as well as industrial materials [recovery and reuse](#)

The Industrial Park is strategically situated near Cleveland, Columbus, and Pittsburg and features river access as well and a rail spur.

Conesville Industrial Park will tap renewable energy sources with the installation of the Conesville Green Energy solar farm. This solar array is expected to generate electricity annually while reducing CO2 emissions.

Site Details

Attainment: Eight-Hour Ozone: Attainment

Attainment: Particulate Matter (PM 2.5): Attainment

Attainment: Sulfur Dioxide (1-Hour SO2): Attainment

Attainment: Lead: Attainment

Attainment: NOX: Attainment

Attainment: CO: Attainment

Incentives

Coal Closure Energy Communities: Yes

Utilities

Contact Information

Company: Coshocton Port Authority

Contact Name: Tiffany Swigert

Address: 534 Main Street

City: Coshocton

State: Ohio

Phone: 740-622-7005

Email: TiffanySwigert@coshoctonportauthority.com

Website: www.coshoctonportauthority.com



Contact Information

Company: OhioSE

Contact Name: Donna Hrezo

City: Steubenville

State: Ohio

Cell: 740-381-0230

Email: donna@ohiose.com

Website: www.ohiose.com



Documents

[Bobber-50acres-.pdf](#)

[CIP-Land-Utilities-new \(002\).docx](#)

[Conesville Ind.pptx](#)

[CIP Overview-c.pdf](#)

[CIP Topo Map2.pdf](#)

[Transportation Map3.pdf](#)

[CIP Wetlands and Floodplain Maps.pdf](#)

[AEP Utility Map - Conesville.pptx](#)

[Conesville Industrial Park Utility Map-5.pdf](#)

[CIP-235acres-415acres.pdf](#)

[CIP-2500-acres.pdf](#)

Electric at Site: Yes

Distance to Nearest Distribution Electric Line (<69KV): 0 feet

Electric Provider: AEP Ohio

Electric Volts: 138000 -345000 V

Power Phases: 3

Distance to the electric substation: 0 miles

Additional Electric Details: There are 7 transmission lines entering/leaving the substation on site. Additionally, there are three 2.5 MW diesel generators. They are 24 cylinders Detroit diesels connected to a 2.5 MW generator. There are multiple transmission substations within 2 miles of the site.

Gas at Site: Yes

Distance to Natural Gas Distribution Line: 0 feet

Gas Provider: Columbia Gas

Water at Site: Yes

Distance to water: 0 feet

Water Provider: site production wells

Water Line Size: 8 - 10 in

Water Main Pressure: 90 - 110 psi

Total Water Capacity at Site: 2800000 GPD

Excess Water Capacity at Site: 2160000 GPD

Water Excess Capacity As of Date: 11-22-2020

Sewer at Site: Yes

Distance to Sewer Line: 0 feet

Sewer Provider: Two self contained packaged units

Waste Water Treatment Provider: Fully functional plant on site.

Sewer Details: There are two packaged units that are self-contained, aeration, sand filter, and leach beds. They have been clean-closed in place and could be restarted with little cost. Most of the truck lines feeding the previous plants are 4". There is ample excess capacity. There is a fully functional wastewater treatment plant on site. It is currently not operating but could be restarted. The equipment has not been disrupted.

Fiber Service to Site: Yes

Distance to Fiber Line: 0 feet

Fiber Provider: AT&T

Site Due Diligence

Phase II ESA Completed: No

Environmental Study Comments: Active Remediation and Redevelopment

Transportation

Nearest Highway: State Route 16 / Columbus to Pittsburgh Corridor

Distance to Nearest Highway: 1.60 miles

4 Lane: Yes

Highway 2: State Route 16 / Columbus to Pittsburgh Corridor

Distance to Highway 2: 5.50 miles

Nearest Interstate: Interstate 70

Distance to Nearest Interstate: 21.0 miles

Interstate 2: Interstate 77

Distance to Interstate 2: 26 miles

Nearest Airport: Richard Downing

Distance to Nearest Airport: 10 miles

Airport 2: Zanesville Municipal (ZZV)

Distance to Airport 2: 24 miles

Airport 3: Cambridge Muni -CDI

Distance to Airport 3: 32 miles

Nearest International Airport: John Glenn Columbus

Distance to International Airport: 65.50 miles

Port Name: Port of Cleveland

Distance to Port: 112 miles

Distance to Rail: 0 feet

Rail Provider(s): Genesee & Wyoming

Rail Spur at Property: Yes