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SYCAMORE CROSSING SET TO BREAK GROUND IN SPRING

Plans are underway for a 90-acre Fairfield County industrial and office park providing a campus setting for growing businesses in the U.S. Route 33 corridor of Violet Township.

The new business park, Sycamore Crossing, takes its name from the creek that borders the development. It is located on Basil Western Road along U.S. Route 33, approximately 7 miles from I-270. Features of the park include:

- *Flexible land use which allows parcels ranging in size from 2 to 60 acres.
- *M-2 Zoning which allows for light industrial, office and other commercial applications.
- *No corporate or personal municipal income tax for businesses locating at Sycamore Crossing.
- *Development standards and deed restrictions which will ensure high quality development and help guarantee property values.
- *All utilities to the site provided by Fairfield County Utilities.
- *Enterprise zone tax abatement availability.
- *U.S. Route 33 visibility.
- *Space for a 20-acre office park.
- *Excellent highway access at the nearby U.S. Route 33 and Hill/Diley Road interchange.

Managing partners, Michael Arcari and John McGory, believe the growth of Fairfield County and the location of the park will make it a success.

“Our target market is small to mid-sized, owner-occupied facilities that need a place to grow. With an average yearly growth rate of 5 percent in the Route 33-Pickerington-Canal Winchester area, our plan is to provide the expanding market an attractive campus setting for development,” said Arcari. “Smaller businesses have been

overlooked in central Ohio marketing efforts. Sycamore Crossing will be geared to their needs and we will assist them throughout the development and building process.”

Zoning for the business park was approved by the Violet Township Trustees in January. The M-2 zoning allows for a wide range of uses. Arcari said the development will target light manufacturing, service and office uses.

Arcari cited other nearby projects such as the planned Mount Carmel/Fairfield Medical hospital and office complex and the soon-to-be-completed Meijers store as examples of other capitalizing on the area growth. Cincinnati developer KCDG has also announced a new 350,000 sq. ft. commercial retail power center to start construction in the Diley Road area later this year.

McGory said the unique feature of the project is the combination of centralized water and sewer and no corporate or personal municipal income tax on companies and their employees locating at Sycamore Crossing.

“Fairfield County has spent millions of dollars over the past decade developing a utility system along the Route 33 corridor to help encourage economic development. Since our property is zoned and located in the unincorporated area, companies are not subject to municipal income tax. This represents a tremendous benefit to both company owners and employees,” remarked McGory.

Sycamore Crossing will promote a business campus look by providing development standards and deed restrictions for buyers. McGory says this will help the park maintain its value over time.

“Sycamore Crossing will be a well-maintained business neighborhood. Buyers will be able to choose their own builders but we will require them to go through an architectural review process to ensure quality building product in the park,” said McGory.

The managing partners are expecting a spring 2008 ground breaking. They presently negotiating with several companies considering locating in the park.

Arcari indicated their marketing effort would be coordinated with the Fairfield 33 Development Alliance regional marketing initiative. “We believe the 33 corridor has a lot to offer new and expanding businesses, and working together with other organizations in the area is the best way to make that happen,” said Arcari.

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