

Delaware County Set to Develop 2,000-Acre Berlin Business Park

DELAWARE, Ohio (June 4, 2019) – Delaware County’s economic development efforts are set to expand considerably as a 2,000-acre business park is in the works.

The Berlin Business Park will run along Rts. 36-37 in Berlin Township between the city of Delaware and I-71. It will contain commercial and light industrial businesses, along with some retail and medical offices.

“This project has the potential to be the economic driver for Delaware County,” said Bob Lamb, economic development director for Delaware County. “We have been securing memorandums of understanding from interested property owners to allow the department to facilitate the development of this area. As you can imagine, there are a lot of moving parts when attempting to reposition that much property.”

Lamb said the property will be zoned predominately for commercial and light industrial development.

Businesses that locate in the Berlin Business Park will be eligible for such incentives as:

- 15-year, 50-percent tax credit for locating in a Community Reinvestment Area (CRA);
- 20-year, 75-percent Tax Increment Financing (TIF);
- 50-percent sales tax exemption; and
- Bond financing.

“This development will generate millions of dollars for public infrastructure improvements without increasing the tax burden on residents,” Lamb said. “This will better position our critical partners to meet the growing financial demands that they face, particularly the growth demands associated with the Olentangy School District.”

Plans to properly bring utilities to the business park are currently under way and construction is planned to start shortly.

Lamb said the county and the Delaware County Finance Authority recently assisted with the development of Creekside Industrial Park in Orange Township, a commercial and light industrial site of more than 100 acres. The eight lots at Creekside are selling quickly and the park is expected to be filled over the next few months. The businesses moving into the park are positioned to create more than 750 new jobs.

“When you see how quickly the lots are going in Creekside, it’s indicative of the need for these types of light industrial sites in Delaware County,” Lamb said. “There is a lot of available land in central Ohio, but we’ve done the heavy lifting that converts the land into available business sites. Based on what we saw at Creekside, we believe there will be great interest in the Berlin Industrial Park.