

**FACT SHEET  
GEORGESVILLE PROPERTIES LLC AND  
AEROSPACE LUBRICANTS LLC  
DECEMBER 2025**

**I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION**

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five (75%) for a period of ten (10) consecutive years on real property improvements for the purpose of the expansion of Aerospace Lubricants LLC’s office building and manufacturing facility, and the creation of new employment opportunities for the residents of the City of Columbus.

**II. PROJECT HISTORY**

Georgesville Properties LLC is a real estate holding company that was created to purchase, sale and develop real estate and is owned by Aerospace Lubricants LLC (“Aerospace Lubricants”). Established in 1973, Aerospace Lubricants is a premium grease and lubrication provider to the automotive, industrial, aviation, and defense industries. Aerospace Lubricants is quickly becoming the industry leader with state-of-the-art manufacturing facilities supported by a similar lab offering innovative products that solve industry problems. In July 1, 2024, the company was purchased by one of the largest premium oil and lubrication companies in the world, Amsoil, a specialist in developing synthetic lubricants that offer innovative answers to the greatest challenges vehicles and equipment present.

Georgesville Properties LLC and Aerospace Lubricants are proposing to invest in a total capital expenditure of approximately \$5,050,000.00, which includes \$1,800,000.00 real property improvements, and \$3,250,000.00 in machinery and equipment to expand its existing office building and manufacturing facility. The first facility consists of a 5,000 square foot expansion to the company’s existing 25,862 square foot manufacturing facility located at 1600 – 1604 Georgesville Road, Columbus, Ohio 43228, Parcel No. 570-118051 and the second facility consists of a 30,000 square foot expansion to the company’s existing 17,280 square foot office building located at 1616 Georgesville Road, Columbus, Ohio 43228, Parcel No. 570-121022 (collectively and hereinafter referred to as the “**Project site**”). Aerospace Lubricants will enter into a lease agreement with Georgesville Properties LLC (the “landowner”), create fifteen (15) net new full-time permanent positions with an estimated annual payroll of approximately \$1,476,800.00 (“New Employees”), and retain thirty-seven (37) full-time permanent positions with an estimated associated annual payroll of approximately \$4,090,000.00 at the proposed **Project Site**.

Georgesville Properties LLC and Aerospace Lubricants LLC are requesting an Enterprise Zone property tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on the real property improvements to assist in the expansion of the company’s office building and manufacturing facility.

**III. PROJECT INVESTMENT**

INVESTMENT TYPE	PROPOSED VALUE
Additions/New construction	\$1,800,000.00
Machinery & Equipment	\$3,250,000.00
<b>TOTAL INVESTMENT</b>	<b>\$5,050,000.00</b>

#### IV. DECISION & TIMING

Real property improvements are expected to begin as soon as December of 2025 with a scheduled time of completion of October of 2028, contingent upon Columbus City Council approval of the recommended tax incentive.

#### V. EMPLOYMENT

The project will create fifteen (15) net new full-time permanent positions with an estimated annual payroll of approximately \$1,476,800.00 and retain thirty-seven (37) full-time jobs at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Manufacturing Jobs	10	\$30.00	\$62,400.00	\$624,000.00
Supervisory	3	\$70.00	\$145,600.00	\$436,800.00
Office	2	\$100.00	\$208,000.00	\$416,000.00
<b>TOTALS</b>	<b>15</b>			<b>\$1,476,800.00</b>

Total cumulative new payroll over the term of the Enterprise Zone Abatement to Columbus will be approximately **\$1,476,800.00**.

Benefits provided to new employees begin upon date of hire, which includes the following:

- Paid Holidays
- Vacation Pay
- Annual Bonus
- Disability Pay
- Employee Discounts
- Paid Vacation/Personal Days
- 401k Retirement Plan
- Medical/Dental Insurance
- Employee Uniforms

The proposed **Project Site** is located between two parcels: Parcel No. 570-118051 with a street address of 1600 – 1604 Georgesville Road and Parcel No. 570-121022 with a street address of 1616 Georgesville Road, Columbus, Ohio 43228, and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

#### VI. REQUESTED PUBLIC PARTICIPATION

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements related to the expansion of Aerospace Lubricants' two (2) current facilities, to meet its increased market demand and consumer growth. The first facility consists of a 5,000 square foot expansion to the company's existing 25,862 square foot manufacturing facility, and the second facility consists of a 30,000 square foot expansion to the company's 17,280 square foot office building (collectively, the Project Site").

## VII. NEW TAX IMPACT: ANNUAL & 10-YEAR SUMMARY

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$39,737.00	\$397,370.00	\$797,740.00
B. New City Income Tax Revenue	\$36,920.00	\$369,200.00	\$738,400.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$76,657.00	\$766,570.00	\$1,533,140.00
Proposed Tax Abatement Impact	Annual Summary	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$29,803.00	\$298,030.00	\$298,030.00
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$46,854.00	\$468,540.00	\$1,235,110.00
School District Impact: Columbus-Southwestern City School District	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$34,633.00	\$346,330.00	\$692,660.00
G. New Revenue as a Result of the Proposed Project (post abatement)	\$6,845.00	\$68,450.00	\$342,237.00
H. Total School District Revenue (i.e., F. + G.)	\$41,478.00	\$414,780.00	\$1,034,897.00

## VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$298,030.00** for Georgesville Properties LLC and Aerospace Lubricants LLC over the incentive term of ten (10) years.

Columbus-Southwestern City School District is estimated to receive an additional **\$68,450.00** over the term of the abatement and approximately **\$342,237.00** over a 20-year period, because of the aforementioned project.

The first ten years of total taxes for the Library, County, Township, Schools and City net of the abatement equals a total of approximately **\$99,342.00**.

100% for the next ten years is **\$397,367.00**, plus the **\$99,342.00** from the first ten years equals a **total for 20 years of approximately \$496,709.00**.