BRYAN NORTH INDUSTRIAL PARK

Bryan, Williams County









SiteOhio authenticated means construction ready day one. Bryan North Industrial Park, which has been deemed among Ohio's top sites, has robust utility infrastructure, including availability of transmission-level electric service. Williams County Economic Development Corporation and the Regional Growth Partnership collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

has dual feed fully redundant electric service. | has large excess water and sewer capacities. | is community owned.





PROPERTY DETAILS

Physical address	205 Brunicardi Way
City	Bryan
County	Williams
Zip code	43506
Type of space	Vacant Land
Ownership	City of Bryan
Min size	20 acres
Max size	76 acres
Price per acre	\$10,000/acre
Industrial park	Yes
Foreign trade zone	Yes
Date available	Immediate

WHAT DOES "DAY ONE" MEAN TO COMPANIES?

"Day one" is the promise that all sites authenticated by SiteOhio are construction ready the very first day.

When you see the SiteOhio seal, you know:

- · All utilities are to park boundaries with adequate capacities.
- · All due diligence studies are complete and clear of issues.
- The site has compatible uses, with no limitations or insurance liability based on surrounding property.

CONTACT INFORMATION

- Matt Davis at davis@rgp.org
- Megan Hausch at <u>economic@wedco.info</u>
- jobsohio.com/sites

Bryan North Industrial Park underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are to park boundaries with excess capacity and accessible for doing business.

SITEOHIO DETAIL

Agricultural 80 acres (76 developable)	
1	
Yes	
Industrial	
Yes	
Yes	
Industrial, Manufacturing	
3 years	
1	
0.1 miles (small mobile home park)	
1 mile	
.5 miles	
.5 miles	
10 miles	
2 miles	
Rectangular	
Flat	
<2%	
No	
City owned utility easements and ROWs	
Yes	
One	
No	
No	
9 miles	
No	

Regional attainment status	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO2)	Yes
Lead	Yes

^{*} The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

UTILITIES

Utility information as of 10.12.2017

Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries	Yes	
Name of provider	Bryan Municipal Utilities	
Excess electric capacity	40 MW (Transmission) and 4.3 MW (Distribution)	
Distance to the electric substation 6,330 feet		
Type of feed	Dual Feed - Fully Redundant	
Redundant	Yes	
Total sustained interruptions annually	2	
Total momentary interruptions annually	7	
Total outage duration (hours/year)	1.8 hours /year (2016)	

Natural gas to park boundaries	Yes	
Name of provider	The Ohio Natural Gas Company	
Excess gas capacity	10 MCF/hour	
Available pressure	20 PSI	
Gas line size	4 inches	

Water to park boundaries	Yes	
Name of provider Bryan Municipal Utilities		
cess water capacity 1.7 MGD		
Total capacity of system	5 MGD	
Water line size	12 inches	

Sewer to park boundaries	Yes
Name of provider	City of Bryan
Excess sewer capacity	1.1 MGD
Total capacity of system	3.14 MGD
Sewer line size	12 inches

Fiber/telecom to park boundaries	Yes	
Name of provider	Bryan Municipal Utilities	

DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geotechnical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes



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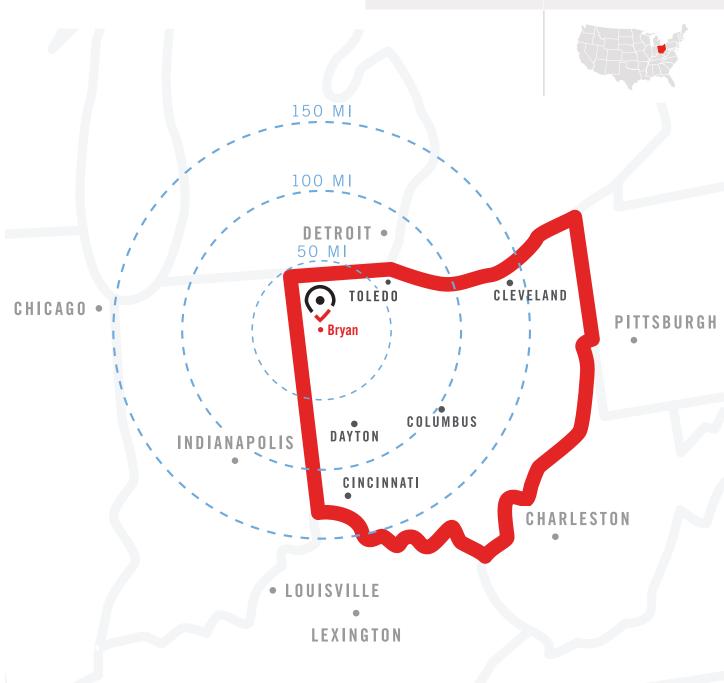
· Regional population within 45 miles: 920,809

• Regional workforce within 45 miles: 580,109

REGIONAL MAP

Bryan North Industrial Park







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For more information on Bryan North Industrial Park, please contact **Matt Davis** at davis@rgp.org or Megan Hausch at economic@wedco.info

TRANSPORTATION MAP

Bryan North Industrial Park





