

LEESBURG INDUSTRIAL PARK

Leesburg, Highland County



SiteOhio authenticated means construction ready day one. Leesburg Industrial Park, which is located in a semi-rural setting, has been deemed among Ohio's top sites. It currently has all utilities at the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. Highland County Economic Development and OhioSE collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

is in close proximity to Cincinnati, Columbus and Dayton. | is community owned. | has access to a large labor force.

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	11710 SR 771
City	Leesburg
County	Highland
Zip code	45135
Type of space	Industrial, vacant land
Ownership	Highland County Board of Commissioners
Min size	2 acres
Max size	80 acres
Price per acre	\$20,000/acre
Industrial park	Yes
Enterprise zone	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

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Leesburg 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

Former use	Agricultural
Total acres	80 acres
Divisible	Yes
Zoning	Unzoned; industrial covenants in place
Protective industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Agricultural, manufacturing
Number of years park has been in existence	15 years
Number of companies in the park	Four
Distance from residential	1 mile (light residential)
Distance from schools	<1 mile
Distance from public parks	1 mile (small)
Distance from retirement centers	10 miles
Distance from correctional facilities	34 miles
Distance from cemeteries	<1 mile (small)
General site configuration	Rectangle
Topography/terrain	Flat
Percent slope of site	Majority 2-6%, with a small portion 0-2%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Two small wetlands totaling 0.006 acres located in the eastern portion of the site
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on site that will impact constructability?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	15-foot public utility easement, 25-foot sanitary sewer and storm water drainage easement, 80-foot ROW
Is site easily accessible?	Yes
Number of roads accessing the site	One
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	15 miles to US-35 (4-lane); 19 miles to I-71 (interstate)
Can site be viewed from the highway or interstate?	No
Regional attainment status	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO ₂)	Yes
Lead	Yes

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

UTILITIES

Utility information as of 07.13.2016

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	South Central Power
Excess electric capacity	3 MW
Distance to the electric substation	7 miles
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	2 over the past five years
Total momentary interruptions annually	0
Total outage duration (hours/year)	4 hours/year

Natural gas to park boundaries	Yes
Name of provider	Pike Natural Gas – Utility Pipeline
Excess gas capacity	18,000 MCF/month
Available pressure	60 PSI
Gas line size	4 inches

Water to park boundaries	Yes
Name of provider	Village of Leesburg
Excess water capacity	247,000 GPD
Total capacity of system	367,000 GPD
Water line size	10 inches

Sewer to park boundaries	Yes
Name of provider	Village of Leesburg
Excess sewer capacity	205,000 GPD
Total capacity of system	400,000 GPD
Sewer line size	8 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Spectrum

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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Leesburg, Highland County



- Regional population within 45 miles: **1,538,120**
- Regional workforce within 45 miles: **713,504**

REGIONAL MAP

Leesburg Industrial Park



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For more information on Leesburg Industrial Park, please contact **Donna Hrezo** at donna@ohiose.com or **Nicole Oberrecht** at nicoleo@co.highland.oh.us

TRANSPORTATION MAP

Leesburg Industrial Park

