

LOGAN-HOCKING COMMERCE PARK

Logan, Hocking County



SiteOhio authenticated means construction ready day one. Logan-Hocking Commerce Park, which has been deemed among Ohio's top sites, has all utilities reaching the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. The Hocking County Community Improvement Corporation (CIC) and OhioSE collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

is community owned. | is in an attainment zone. | can accommodate build-to-suit development services through the CIC.



PROPERTY DETAILS	
Physical address	Industrial Park Drive
City	Logan
County	Hocking
Zip code	43138
Type of space	Industrial
Ownership	Hocking County Community Improvement Corporation
Min size	2 acres
Max size	40 acres
Price per acre	\$30,000/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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- Joy Davis at jdavis@hockingcountycic.com
- jobsohio.com/sites



Logan-Hocking Commerce 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	42 acres (40 developable)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agricultural, Commercial, Residential, Education
Number of years park has been in existence	20 years
Number of companies in the park	One
Distance from residential	.5 mile (light residential)
Distance from schools	2 miles
Distance from public parks	5 miles
Distance from retirement centers	.5 mile
Distance from correctional facilities	14 miles
Distance from cemeteries	.5 mile
General site configuration	Rectangular
Topography/terrain	Generally Flat
Percent slope of site	1.5%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	No
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 (mineral rights also owned by Hocking County CIC and available for sale with site)
Easements/ROWs	Utility easements (gas, water, telecom)
Is site easily accessible?	Yes
Number of roads accessing the site	Two
Access controlled by traffic light?	No
Are road improvements necessary?	None needed for primary access. Secondary access may require increased width and thickness to accommodate heavy truck traffic.
Distance to major 4-lane highway and/or interstate	2.5 miles
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 SO2)	Yes
Lead	Yes

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

UTILITIES

Utility information as of 09.26.2016

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	AEP Ohio
Excess electric capacity	5 MW
Distance to the electric substation	2.05 miles
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	2
Total momentary interruptions annually	0
Total outage duration (hours/year)	20 hours/year

Natural gas to park boundaries	Yes
Name of provider	Madison Energy (Utility Pipeline)
Excess gas capacity	1,380 MCF/month
Available pressure	5-50 PSI
Gas line size	6 inches

Water to park boundaries	Yes
Name of provider	City of Logan
Excess water capacity	600,000 GPD
Total capacity of system	2 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Logan
Excess sewer capacity	225,000 GPD
Total capacity of system	2 MGD
Sewer line size	8 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Frontier

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: **713,081**
- Regional workforce within 45 miles: **425,924**

REGIONAL MAP

Logan-Hocking Commerce Park



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For more information on Logan-Hocking Commerce Park, please contact **Donna Hrezo** at donna@ohiose.com or **Joy Davis** at jdavis@hockingcountycic.com

TRANSPORTATION MAP

Logan-Hocking Commerce Park

