

# PRIME OHIO II INDUSTRIAL PARK

Springfield, Clark County



**SiteOhio authenticated** means construction ready day one. Prime Ohio II Industrial Park, which has been deemed among Ohio's top sites, is highly visible to I-70 with all utilities reaching to the park boundaries, all due diligence studies completed with clear findings and access to a large regional labor force. Expand Greater Springfield and the Dayton Development Coalition collaborated to inventory the site's compelling features that make it ideal for business.

## The industrial park:

is in close proximity to Columbus and Dayton. | is adjacent to I-70 with interstate visibility. | is rail served.

### SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



### PROPERTY DETAILS

Physical address	1975 Ridge Road
City	Springfield
County	Clark
Zip code	45505
Type of space	Industrial
Ownership	Community Improvement Corporation of Springfield and Clark County Ohio
Min size	10 acres
Max size	185 acres
Price per acre	\$42,000/acre
Industrial park	Yes
Enterprise 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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- [jobsohio.com/sites](http://jobsohio.com/sites)



**Prime Ohio II 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 on site with excess capacity and accessible for doing business.

## SITEOHIO DETAILS

Former use	Agricultural
Total acres	185 acres
Divisible	Yes
Zoning	Industrial
Protective industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Commercial, industrial
Number of years park has been in existence	1 year
Number of companies in the park	None
Distance from residential	0.2 miles (light residential)
Distance from schools	6.3 miles
Distance from public parks	4.5 miles
Distance from retirement centers	7.3 miles
Distance from correctional facilities	5.8 miles
Distance from cemeteries	0.1 miles (small, well buffered)
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	Less than 2%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Yes, 1 acre in non-developable 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	Utility easements (gas, electric, water, sewer, fiber) Roadway right-of-way
Is site easily accessible?	Yes
Number of roads accessing the site	One
Access controlled by traffic light?	Yes
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	Adjacent
Can site be viewed from the highway or interstate?	Yes

<b>Regional attainment status</b>	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO <sub>2</sub> )	Yes
Lead	Yes

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

## UTILITIES

Utility information as of 10.17.2016

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

<b>Electric to park boundaries</b>	Yes
Name of provider	First Energy (Ohio Edison)
Excess electric capacity	2.5 MW
Distance to the electric substation	5 miles
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	2 since January 2014
Total momentary interruptions annually	0 since January 2014
Total outage duration (hours/year)	4 hours/year

<b>Natural gas to park boundaries</b>	Yes
Name of provider	Columbia Gas of Ohio
Excess gas capacity	7.5-75 MCF/hour
Available pressure	75 PSI
Gas line size	8 inches

<b>Water to park boundaries</b>	Yes
Name of provider	City of Springfield
Excess water capacity	9.5 MGD
Total capacity of system	20 MGD; 36 MGD peak daily capacity
Water line size	16 inches

<b>Sewer to park boundaries</b>	Yes
Name of provider	City of Springfield
Excess sewer capacity	9 MGD
Total capacity of system	24 MGD; 34 MGD peak daily capacity
Sewer line size	18 inches

<b>Rail to park boundaries</b>	Yes
Name of provider	West Central Ohio Port Authority in contract with Indiana and Ohio Railway Company (Class II)
Connections to Class I providers	Genessee and Wyoming networks with CSX and Norfolk Southern
Existing spur	No. Ample room on property for a siding to be constructed
Number of trains per week	7 (1 per day, 365 days per year)
Distance to nearest rail storage yard	2 miles

<b>Fiber/telecom to park boundaries</b>	Yes
Name of provider	AT&T

## 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

# PRIME OHIO II INDUSTRIAL PARK

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- Regional population within 45 miles: **2,533,486**
- Regional workforce within 45 miles: **1,656,561**

REGIONAL MAP

Prime Ohio II Industrial Park





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TRANSPORTATION MAP

Prime Ohio II Industrial Park

