SOUTH CENTRAL OHIO INDUSTRIAL PARK

Greenfield, Highland County





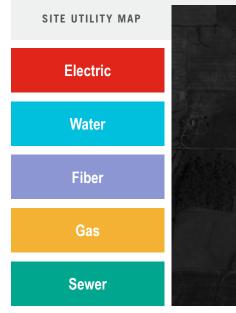




SiteOhio authenticated means construction ready day one. South Central Ohio Industrial Park, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. Highland County 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.





PROPERTY DETAILS

| Physical address | Industrial Park Dr. & Martinsburg Rd. | |
|------------------|---------------------------------------|--|
| City | Greenfield | |
| County | Highland | |
| Zip code | 45123 | |
| Type of space | Industrial, Vacant Land | |
| Ownership | Village of Greenfield | |
| Min size | 2.5 acres | |
| Max size | 115 acres | |
| Price per acre | \$20,000/acre | |
| Industrial park | 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

- Donna Hrezo at donna@ohiose.com
- · Nicole Oberrecht at nicoleo@co.highland.oh.us
- jobsohio.com/sites

South Central Ohio 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 | 187 (115 developable) | |
| Divisible | Yes | |
| Zoning | Industrial | |
| Written covenants | Yes | |
| Master development plan | Yes | |
| Surrounding uses | Agricultural, manufacturing, residential | |
| Number of years park has been in existence | 30 years | |
| Number of companies in the park | Five | |
| Distance from residential | 0.3 miles | |
| Distance from schools | 1 mile | |
| Distance from public parks | 1 mile | |
| Distance from retirement centers | 15 miles | |
| Distance from correctional facilities | 30 miles | |
| Distance from cemeteries | 0.5 miles | |
| General site configuration | Irregular | |
| Topography/terrain | Gently rolling | |
| Percent slope of site | 0%-2% (56 acres), 2%-6% (73 acres), 6%-12% (48 acres), 12%-25% (10 acres) | |
| Is the site in a 100-year floodplain? | No | |
| Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage? | A fringe wetland (0.869 acres) surrounds an isolated pond (1.096 acres) located between the two authenticated sites. | |
| 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 | Storm water retention | |
| Is site easily accessible? | Yes | |
| Number of roads accessing the site | Three | |
| Access controlled by traffic light? | No | |
| Are road improvements necessary? | No | |
| Distance to major 4-lane highway and/or interstate | 12 miles to US-35 (4-lane); 24 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 SO2) | Yes |
| Lead | Yes |

 $[\]ensuremath{^{\star}}$ The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

UTILITIES 😂

Utility information as of 05.10.2017

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 | Dayton Power & Light | |
| Excess electric capacity | 20 MW Transmission, 2.1 MW Distribution | |
| Distance to the electric substation | 150 feet | |
| Type of feed | Dual feed – Single substation | |
| Redundant | Yes | |
| Total sustained interruptions annually | 0.3 | |
| Total momentary interruptions annually | 3.6 | |
| Total outage duration (hours/year) 0.25 hours/year | | |

| Natural gas to park boundaries | Yes | |
|--------------------------------|-------------------|--|
| Name of provider | Vectren | |
| Excess gas capacity | 50,000+ MCF/Month | |
| Available pressure | 10 PSI | |
| Gas line size | 6 inches | |

| Water to park boundaries | Yes | |
|--------------------------|-----------------------|--|
| Name of provider | Village of Greenfield | |
| Excess water capacity | 1.145 MGD | |
| Total capacity of system | 1.6 MGD | |
| Water line size | 10 inches | |

| Sewer to park boundaries | Yes | |
|--|-----------|--|
| lame of provider Village of Greenfield | | |
| Excess sewer capacity | 0.755 MGD | |
| Total capacity of system | 1.64 MGD | |
| Sewer line size | 8 inches | |

| Fiber/telecom to park boundaries | Yes |
|----------------------------------|---------|
| Name of provider | Horizon |

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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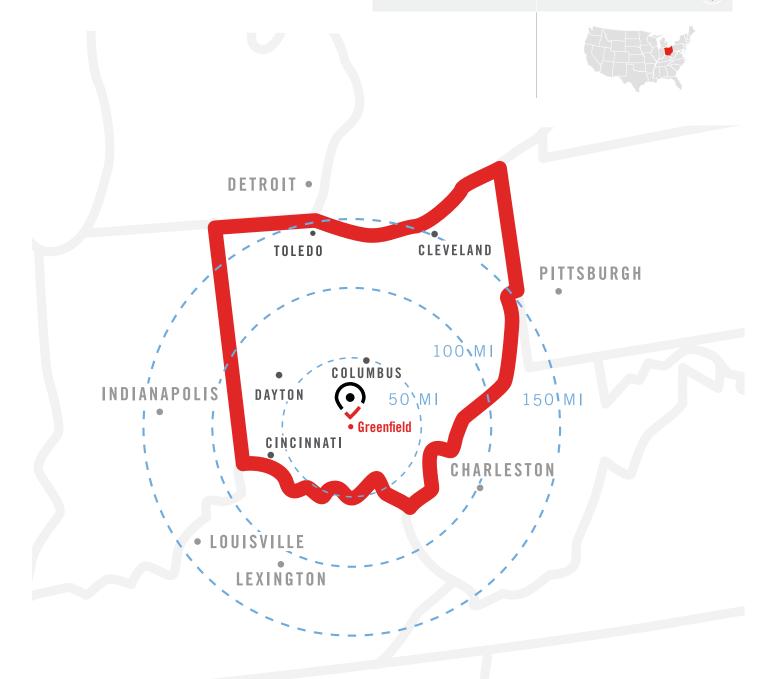
Regional population within 45 miles: 974,640

• Regional workforce within 45 miles: 455,595

REGIONAL MAP

South Central Ohio Industrial Park







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

TRANSPORTATION MAP

South Central Ohio Industrial Park





