

WASHINGTON COURT HOUSE INDUSTRIAL PARK

Washington Court House, Fayette County



SiteOhio authenticated means construction ready day one. Washington Court House 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. Washington Court House Economic Development and the Dayton Development Coalition collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

is rail served. | is within an hour drive of Columbus and Dayton. | has large excess water, sewer, and electric capacities.



PROPERTY DETAILS	
Physical address	Lowes Boulevard
City	Washington Court House
County	Fayette
Zip code	43160
Type of space	Industrial, vacant land
Ownership	KDT Farms and T&H Investment
Min size	5 acres
Max size	112 acres (278 total)
Price per acre	\$15,000 - \$35,000/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



Washington Court House 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	278 acres
Divisible	Yes
Zoning	Industrial
Protective industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, commercial, agricultural, rural residential
Number of years park has been in existence	50 years
Number of companies in the park	21
Distance from residential	1 mile
Distance from schools	2.4 miles
Distance from public parks	2 miles
Distance from retirement centers	2.6 miles
Distance from correctional facilities	27.8 miles
Distance from cemeteries	1.9 miles
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	1%
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 constructibility?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	Water, electric, and rail
Is site easily accessible?	Yes
Number of roads accessing the site	2
Access controlled by traffic light?	Yes
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	1 mile
Can site be viewed from the highway or interstate?	Yes
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 07.12.2016

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	Dayton Power & Light
Excess electric capacity	10 MW
Distance to the electric substation	0.5 miles
Type of feed	Dual feed – single substation
Redundant	No
Total sustained interruptions annually	0 (2013 - 2015)
Total momentary interruptions annually	0 (2013), 1 (2014), 1 (2015)
Total outage duration (hours/year)	0 hours/year (< 30 seconds)

Natural gas to park boundaries	Yes
Name of provider	Vectren
Excess gas capacity	10,000 MCF/month
Available pressure	40 PSI
Gas line size	6 inches

Water to park boundaries	Yes
Name of provider	City of Washington Court House
Excess water capacity	1.3 MGD
Total capacity of system	1.77 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Washington Court House
Excess sewer capacity	0.7 MGD
Total capacity of system	0.74 MGD
Sewer line size	8-inch and 10-inch

Fiber/telecom to park boundaries	Yes
Name of provider	Charter Spectrum

Rail to park boundaries	Yes
Name of provider	Genessee and Wyoming
Existing spur	Yes
Number of trains per week	5
Distance to nearest rail storage yard	2 miles

DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geo-technical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archaeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

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- Regional population within 45 miles: **2,184,698**
- Regional workforce within 45 miles: **1,041,064**

REGIONAL MAP

Washington Court House Industrial Park



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For more information on Washington Court House Industrial Park, please contact **Jamie Gentry** at jgentry@eagohio.com or **Matt Shimp** at mshimp@daytonregion.com

TRANSPORTATION MAP

Washington Court House Industrial Park

