

GREENE REGIONAL BUSINESS PARK

Xenia, Greene County



SiteOhio authenticated means construction ready day one. Greene Regional Business Park, which has been deemed among Ohio's top sites, is visible from US 35, is within a 30 minute drive to the Dayton International Airport, and is within an hour's drive of the international airports located in Columbus and Cincinnati. Greene County Department of Development and the Dayton Development Coalition collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

is community owned. | is located in the transportation-triangle formed by Interstates 70, 71 and 75. | has large excess water and sewer capacities.

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	839 Union Road
City	Xenia
County	Greene
Zip code	45385
Type of space	Industrial
Ownership	Greene County Board of County Commissioners
Min size	1 acre
Max size	51 acres (123 total)
Price per acre	\$25,000/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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- Jeffrey Gord at jgord@co.greene.oh.us
- jobsohio.com/sites



Greene Regional Business 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	123 acres
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agricultural
Number of years park has been in existence	8 years
Number of companies in the park	None
Distance from residential	1 mile
Distance from schools	1.3 miles
Distance from public parks	1.3 miles
Distance from retirement centers	1 mile
Distance from correctional facilities	2.4 miles
Distance from cemeteries	3.4 miles
General site configuration	Rectangular
Topography/terrain	Generally rolling, cleared level portions
Percent slope of site	Varies; majority 0%-6%
Is the site in a 100-year floodplain?	0.85 acres crossing the site in a NW-SE direction
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	4 streams (4,234 linear feet) & 1 wetland (0.01 acres)
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	City and township road ROWs
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	Adjacent
Can site be viewed from the highway	Yes
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 10.19.2016

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	2 MW
Distance to the electric substation	2 miles
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	4 (2013), 0 (2014), 1 (2015)
Total momentary interruptions annually	5 (2013), 1 (2014), 6 (2015)
Total outage duration (hours/year)	7 hours (2013), 0 hours (2014), 8 hours (2015)

Natural gas to park boundaries	Yes
Name of provider	Vectren
Excess gas capacity	15,000 MCF/Month
Available pressure	10 PSI
Gas line size	6 inches

Water to park boundaries	Yes
Name of provider	City of Xenia
Excess water capacity	2.5 MGD
Total capacity of system	2.5 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Xenia
Excess sewer capacity	1.15 MGD
Total capacity of system	1.15 MGD
Sewer line size	12 inches

Fiber/telecom to park boundaries	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

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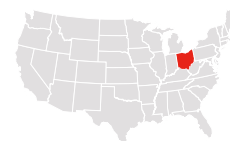
Xenia, Greene County



- Regional population within 45 miles: **2,300,027**
- Regional workforce within 45 miles: **1,172,312**

REGIONAL MAP

Greene Regional Business Park



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For more information on Greene Regional Business Park, please contact **Matt Shimp** at mshimp@daytonregion.com or **Jeffrey Gord** at jgord@co.greene.oh.us

TRANSPORTATION MAP

Greene Regional Business Park

