

# PRIMEOHIO II INDUSTRIAL PARK

## CLARK COUNTY



### PrimeOhio II Industrial Park:

- In close proximity to Columbus and Dayton
- Adjacent to I-70 with interstate visibility
- Rail Served

#### SITE UTILITY MAP

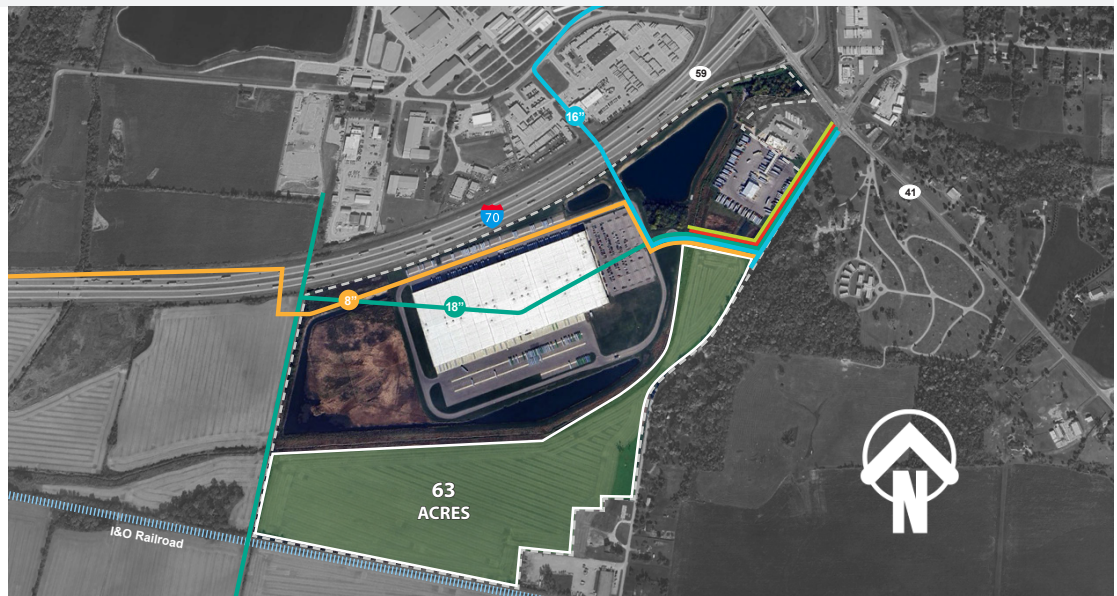
Electric

Water

Fiber

Gas

Sewer



### PROPERTY DETAILS

|                   |                                     |
|-------------------|-------------------------------------|
| Physical address  | 1975 Ridge Road                     |
| City              | Springfield                         |
| County            | Clark                               |
| Zip Code          | 45505                               |
| Type of space     | Industrial                          |
| Ownership         | CIC of Springfield and Clark County |
| Min Size          | 5 acres                             |
| Max size          | 63 acres                            |
| Price per acre    | \$60,000/acre                       |
| Industrial park   | Yes                                 |
| Enterprise zone   | Yes                                 |
| Foreign tradezone | No                                  |
| Date available    | Immediate                           |

### CONSTRUCTION READY DAY ONE

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 insuranceliability based on surrounding property.

### CONTACT INFORMATION

- Matt Shimp at [mshimp@daytonregion.com](mailto:mshimp@daytonregion.com)
- Horton H. Hobbs IV at [hhobbs@greaterspringfield.com](mailto:hhobbs@greaterspringfield.com)
- [jobsohio.com/sites](http://jobsohio.com/sites)

**PrimeOhio 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 to park boundaries with excess capacity and accessible for doing business.

## SITE DETAILS

|  |  |
|--|--|
| Former use   | Agriculture  |
| Total acres  | 63 acres   |
| Divisible  | Yes  |
| Zoning   | Industrial   |
| Written covenants  | Yes  |
| Master development plan  | Yes  |
| Surrounding uses   | Industrial, Commercial   |
| Number of years park has been in existence   | 12 years   |
| Number of companies in the park  | 1  |
| 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  |
| Typography/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 the site that will impact constructibility?                      | 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)<br>Roadway right-of-way |
| Is site easily accessible?   | Yes  |
| Number of roads accessing the site   | 1  |
| Access controlled by traffic light?  | Yes  |
| Are road improvements necessary?   | No   |
| Distance to major 4-lane highway and/or interstate   | Adjacent to I-70   |
| Can site be viewed from the highway or interstate?   | Yes  |

### Regional attainment status

|                             |     |
|-----------------------------|-----|
| Eight-hour ozone            | Yes |
| Particulate matter (PM2.5)  | Yes |
| Sulfur dioxide (1-Hour SO2) | Yes |
| Lead                        | Yes |
| Nitrogen Oxides             | Yes |
| Carbon Monoxide             | Yes |

## UTILITIES

Utility information as of 5/22/2025. 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                    | FirstEnergy/Ohio Edison         |
| Excess electric capacity            | 3 MW                            |
| Distance to the electric substation | 0.8 Miles                       |
| Type of feed                        | Single feed - single substation |
| Redundant                           | No                              |

| Natural gas to park boundaries | Yes              |
|--------------------------------|------------------|
| Name of provider               | Columbia Gas     |
| Excess gas capacity            | 25,000 MCF/month |
| Available pressure             | 25 PSI           |
| Gas line size                  | 8 inches         |

| Water to park boundaries | Yes                       |
|--------------------------|---------------------------|
| Name of provider         | City of Springfield, Ohio |
| Excess water capacity    | 10 MGD                    |
| Total capacity of system | 12 MGD                    |
| Water line size          | 16 inches                 |

| Sewer to park boundaries | Yes                       |
|--------------------------|---------------------------|
| Name of provider         | City of Springfield, Ohio |
| Excess sewer capacity    | 3.5 MGD                   |
| Total capacity of system | 5.5 MGD                   |
| Sewer line size          | 18 inches                 |

| Fiber/telecom to park boundaries | Yes  |
|----------------------------------|------|
| Name of provider                 | AT&T |

| Rail to park boundaries               | Yes                         |
|---------------------------------------|-----------------------------|
| Name of provider                      | Genessee and Wyoming        |
| Connections to Class I providers      | Yes, CSX & Norfolk Southern |
| Existing spur                         | No                          |
| Distance to nearest rail storage yard | 2 miles                     |

## 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 |
| Archaeological study complete and clear         | Yes |
| Endangered species analysis complete and clear  | Yes |

# PRIMEOHIO II INDUSTRIAL PARK

## CLARK COUNTY



Regional population within 45 miles

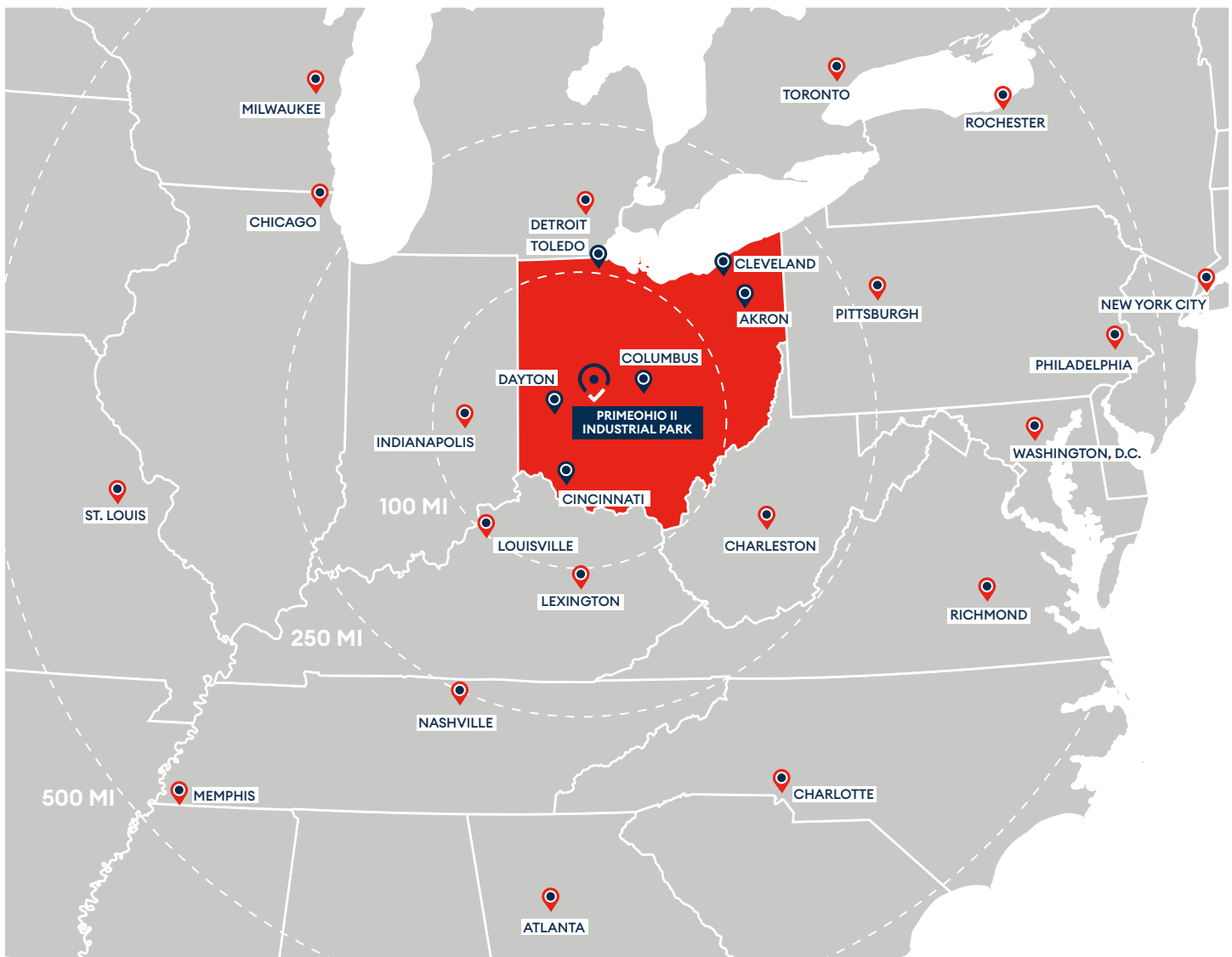
**2,541,906**

Regional workforce/talent within 45 miles

**1,338,238**

REGIONAL MAP

PrimeOhio II Industrial Park



# PRIMEOHIO II INDUSTRIAL PARK

## CLARK COUNTY



### CONTACT INFORMATION

- Matt Shimp at [mshimp@daytonregion.com](mailto:mshimp@daytonregion.com)
- Horton H. Hobbs IV at [hhobbs@greaterspringfield.com](mailto:hhobbs@greaterspringfield.com)
- [jobsohio.com/sites](http://jobsohio.com/sites)

REGIONAL MAP

PrimeOhio II Industrial Park

