

# NEXTEGE RESEARCH & TECHNOLOGY PARK

Springfield, Clark County



**SiteOhio authenticated** means construction ready day one. NextEdge Research & Technology Park, which has been deemed among Ohio's top sites, has robust electric service with access to a 138 kV transmission line (contingent upon First Energy approval), large available water and sewer capacities, and is a premier location for corporate headquarters and technology companies. 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 community owned. | has quick access to I-70. | draws a large regional workforce from both the Columbus and Dayton MSAs.



PROPERTY DETAILS	
Physical address	4505 E. National Road
City	Springfield
County	Clark
Zip code	45502
Type of space	Vacant land
Ownership	Community Improvement Corporation of Springfield and Clark Country Ohio
Min size	10 acres
Max size	205 acres
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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**NextEdge Research & Technology 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	205 acres (195 developable)
Divisible	Yes
Zoning	Industrial
Protective industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, commercial, farmland
Number of years park has been in existence	10 years
Number of companies in the park	5
Distance from residential	1 miles
Distance from schools	6.6 miles
Distance from public parks	4.5 miles
Distance from retirement centers	6 miles
Distance from correctional facilities	5.2 miles
Distance from cemeteries	4 miles
General site configuration	Square
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?	No
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)
Is site easily accessible?	Yes
Number of roads accessing the site	One road
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	0
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 SO2)	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
Excess electric capacity	2.5 MW
Distance to the electric substation	4.3 miles
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	0 since January 2013
Total momentary interruptions annually	2 since January 2013
Total outage duration (hours/year)	0 hours/year

<b>Natural gas to park boundaries</b>	Yes
Name of provider	Columbia Gas of Ohio
Excess gas capacity	5-50 MCF/hour
Available pressure	25 PSI
Gas line size	4 inches (2-inch high-pressure gas line located adjacent to site at east side)

<b>Water to park boundaries</b>	Yes
Name of provider	City of Springfield, Ohio
Excess water capacity	11 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, Ohio
Excess sewer capacity	11 MGD
Total capacity of system	34 MGD
Sewer line size	16 inches

<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

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

REGIONAL MAP

Nextedge Research & Technology Park



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For more information on Nextedge Research & Technology Park, please contact **Matt Shimp** at [mshimp@daytonregion.com](mailto:mshimp@daytonregion.com) or **Horton Hobbs** at [hhobbs@greaterspringfield.com](mailto:hhobbs@greaterspringfield.com)

TRANSPORTATION MAP

Nextedge Research & Technology Park

