## LOGAN-HOCKING COMMERCE PARK

Logan, Hocking County





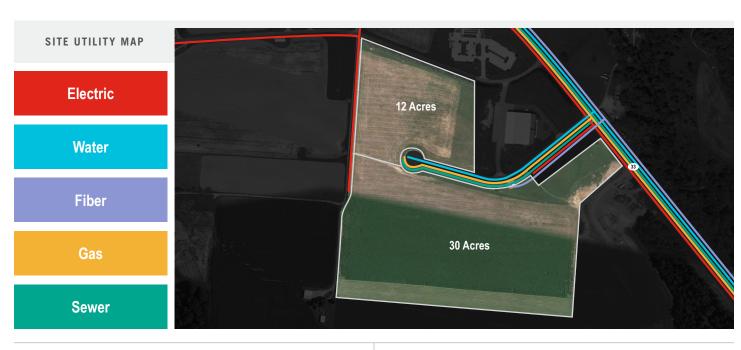




SiteOhio authenticated means construction ready day one. Logan-Hocking Commerce Park, which has been deemed among Ohio's top sites, has all utilities reaching the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. The Hocking County Community Improvement Corporation (CIC) and OhioSE collaborated to inventory the site's compelling features that make it ideal for business.

#### The industrial park:

is community owned. | is in an attainment zone. | can accommodate build-to-suit development services through the CIC.



#### PROPERTY DETAILS

Physical address	Industrial Park Drive
City	Logan
County	Hocking
Zip code	43138
Type of space	Industrial
Ownership	Hocking County Community Improvement Corporation
Min size	2 acres
Max size	40 acres
Price per acre	\$30,000/acre
Industrial park	Yes
Enterprise zone	Yes
Foreign trade 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**

- Donna Hrezo at donna@ohiose.com
- · Joy Davis at jdavis@hockingcountycic.com
- · jobsohio.com/sites

**Logan-Hocking Commerce 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

Agricultural  42 acres (40 developable)  Yes Industrial  Yes  Yes  Agricultural, Commercial, Residential, Education  20 years  One	
Yes Industrial Yes Yes Agricultural, Commercial, Residential, Education 20 years	
Industrial Yes Yes Agricultural, Commercial, Residential, Education 20 years	
Yes Yes Agricultural, Commercial, Residential, Education 20 years	
Yes Agricultural, Commercial, Residential, Education 20 years	
Agricultural, Commercial, Residential, Education 20 years	
Residential, Education 20 years	
*	
One	
Offic	
.5 mile (light residential)	
2 miles	
5 miles	
.5 mile	
14 miles	
.5 mile	
Rectangular	
Generally Flat	
1.5%	
No	
No	
No	
No	
No (mineral rights also owned by Hocking County CIC and available for sale with site)	
Utility easements (gas, water, telecom)	
Yes	
Two	
No	
None needed for primary access. Secondary access may require increased width and thickness to accommodate heavy truck traffic.	
2.5 miles	
No	

Regional attainment status	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO2)	Yes
Lead	Yes

<sup>\*</sup> The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

## UTILITIES

Utility information as of 09.26.2016

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	AEP Ohio	
Excess electric capacity	5 MW	
Distance to the electric substation	2.05 miles	
Type of feed	Single feed – single substation	
Redundant	No	
Total sustained interruptions annually	2	
Total momentary interruptions annually	0	
Total outage duration (hours/year)	20 hours/year	

Natural gas to park boundaries	Yes	
Name of provider	Madison Energy (Utility Pipeline)	
Excess gas capacity	1,380 MCF/month	
Available pressure	5-50 PSI	
Gas line size	6 inches	

Water to park boundaries	Yes	
Name of provider	City of Logan	
Excess water capacity	600,000 GPD	
Total capacity of system	2 MGD	
Water line size	12 inches	

Sewer to park boundaries	Yes
Name of provider	City of Logan
Excess sewer capacity	225,000 GPD
Total capacity of system	2 MGD
Sewer line size	8 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Frontier

## 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



# LOGAN-HOCKING COMMERCE PARK

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- · Regional population within 45 miles: 713,081
- · Regional workforce within 45 miles: 425,924

**REGIONAL MAP** 

Logan-Hocking Commerce Park







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For more information on Logan-Hocking Commerce Park, please contact **Donna Hrezo** at **donna@ohiose.com** or **Joy Davis** at **jdavis@hockingcountycic.com** 

TRANSPORTATION MAP

Logan-Hocking Commerce Park





