

GREENE REGIONAL BUSINESS PARK

XENIA, GREENE COUNTY



Greene Regional Business Park:

- Community owned
- Located in the transportation-triangle formed by Interstates 70, 71, and 75
- 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 Community Improvement Corporation
Min Size	1 acre
Max size	40.85 acres
Price per acre	\$35,000/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
- Eric Henry at eric.henry@greencountyohio.gov
- 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.

SITE DETAILS

Former use	Agriculture
Total acres	140 acres
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agriculture
Number of years park has been in existence	10 years
Number of companies in the park	0
Distance from residential	1 mile
Distance from schools	1.3 miles
Distance from public parks	1.3 miles
Distance from retirement centers	1.3 miles
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 the site that will impact constructibility?	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	3
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 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 12/21/2023. 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	AES Ohio
Excess electric capacity	2.5 MW
Distance to the electric substation	8,500 ft
Type of feed	Single feed - single substation
Redundant	No

Natural gas to park boundaries	Yes
Name of provider	CenterPoint Energy
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	2.35 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 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
Archaeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

GREENE REGIONAL BUSINESS PARK

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Regional population within 45 miles

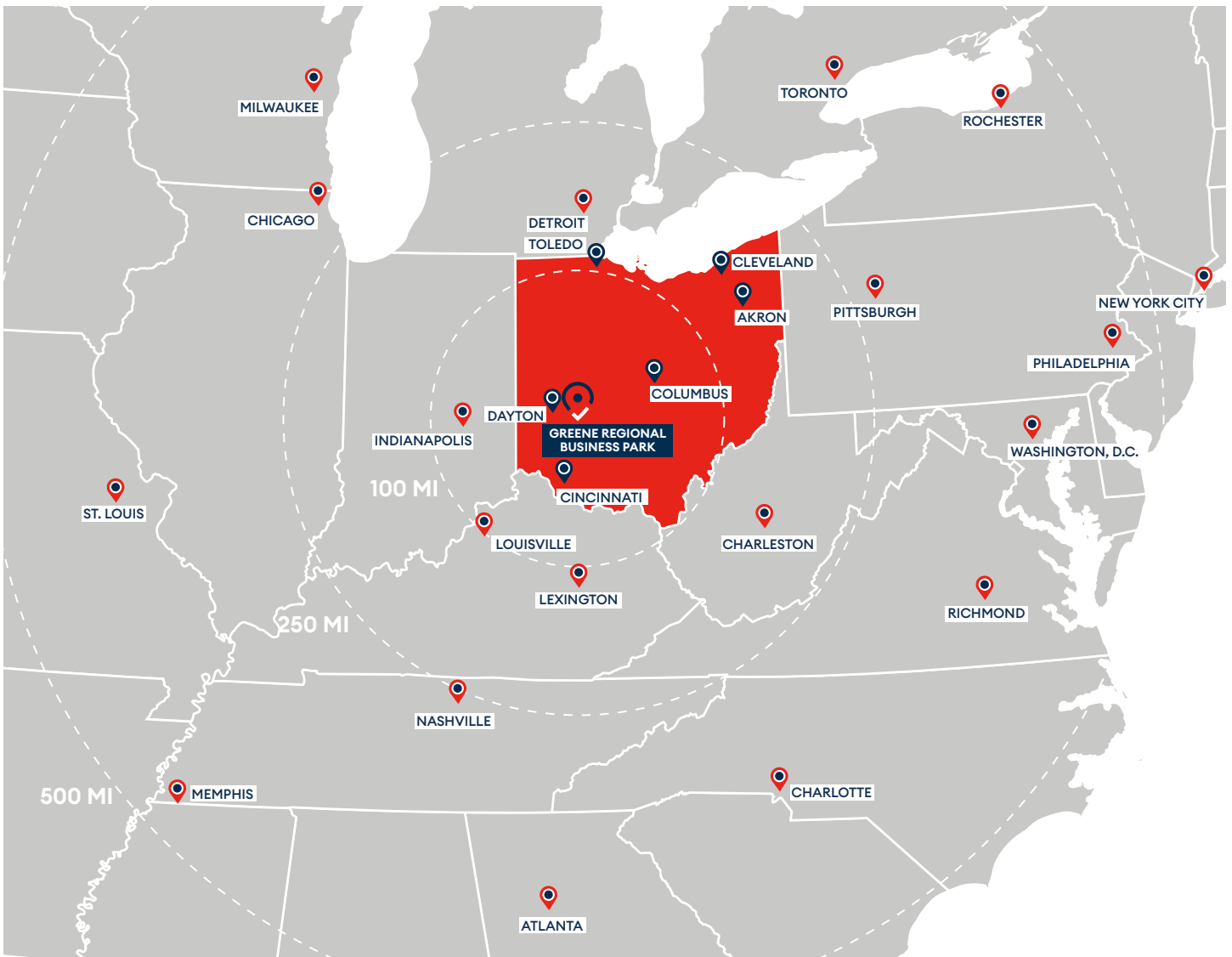
2,300,027

Regional workforce/talent within 45 miles

1,172,312

REGIONAL MAP

Greene Regional Business Park



GREENE REGIONAL BUSINESS PARK

XENIA, GREENE COUNTY

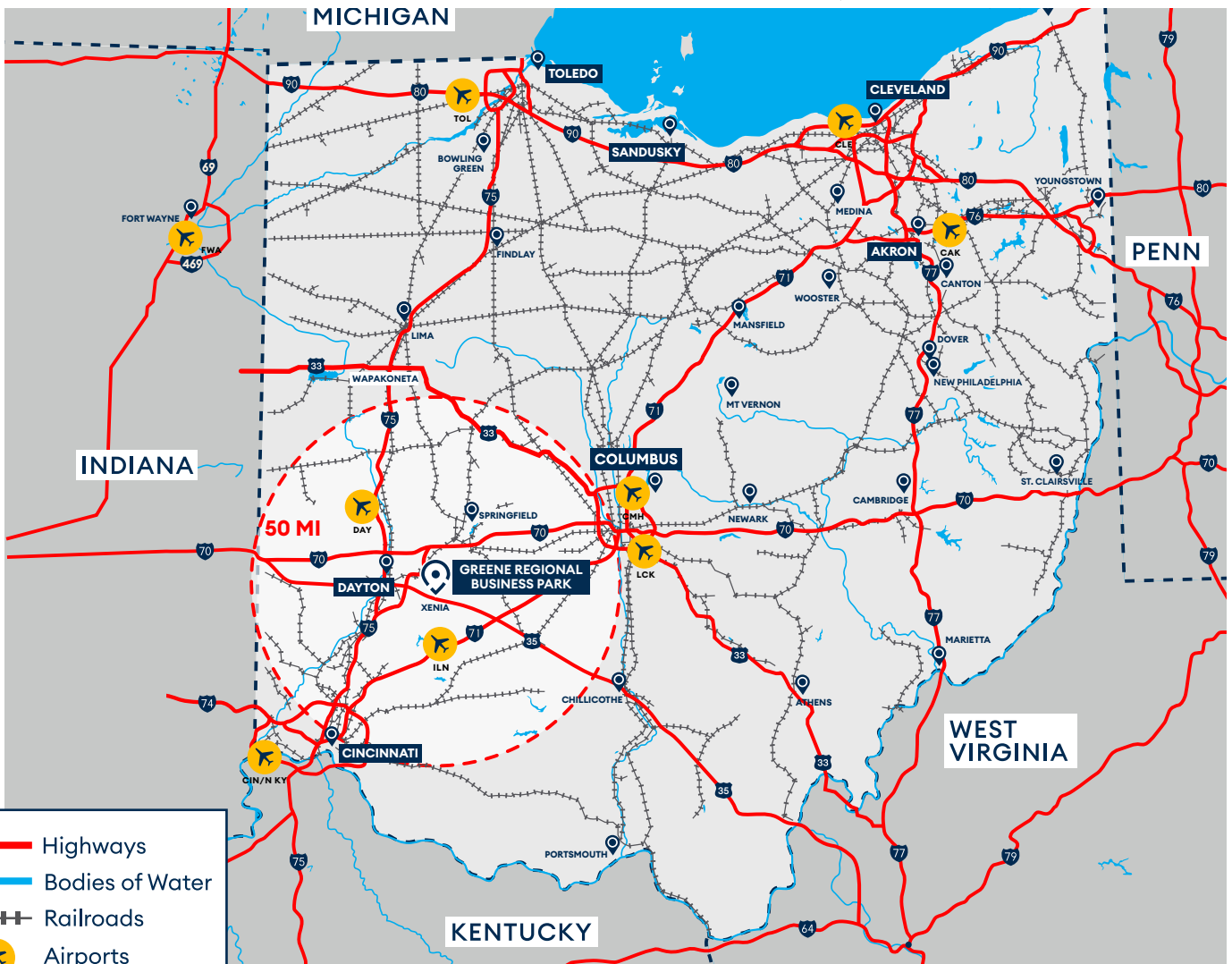


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REGIONAL MAP

Greene Regional Business Park



	Highways
	Bodies of Water
	Railroads
	Airports

