

LEESBURG INDUSTRIAL PARK

HIGHLAND COUNTY



Leesburg Industrial Park:

- Is in close proximity to Cincinnati, Columbus and Dayton
- Is community owned
- Has access to a large labor force

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	11710 SR 771
City	Leesburg
County	Highland
Zip code	45135
Type of space	Industrial, vacant land
Ownership	Highland County Board of Commissioners
Min size	2 acres
Max size	75.3 acres
Price per acre	\$20,000
Industrial park	Unzoned; industrial covenants in place
Enterprise zone	Yes
Foreign tradezone	Yes
Date available	Immediately

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 insurance liability based on surrounding property.

CONTACT INFORMATION

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- Julie Bolender at jbolender@co.highland.oh.us
- jobsohio.com/sites

Leesburg 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 on site with excess capacity and accessible for doing business.

SITE DETAILS

Former use	Agricultural
Total acres	75.3
Divisible	Yes
Zoning	Unzoned; industrial covenants in place
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agriculture, manufacturing
Number of years park has been in existence	18
Number of companies in the park	4
Distance from residential	1 mile (light residential)
Distance from schools	<1 mile
Distance from public parks	<1 mile (small)
Distance from retirement centers	10 miles
Distance from correctional facilities	34 miles
Distance from cemeteries	<1 mile (small)
General site configuration	Rectangular
Topography/terrain	Mostly flat
Percent slope of site	Majority 2-6%, with a small portion 0-2%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Two small wetlands totaling 0.006 acres located in the eastern portion of the site
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	15-foot public utility easement, 25-foot sanitary sewer and storm water drainage easement, 80-foot ROW
Is site easily accessible?	Yes
Number of roads accessing the site	1
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	15 miles to US-35 (4-lane); 19 miles to I-71 (interstate)
Can site be viewed from the highway or interstate?	No

Regional attainment status

Eight-hour ozone	Attainment
Particulate matter (PM 2.5)	Attainment
Sulfur dioxide (1-Hour SO2)	Attainment
Lead	Attainment
Nitrogen Oxides	Attainment
Carbon Monoxide	Attainment

UTILITIES

Utility information as of 5/1/2020. 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	South Central Power
Excess electric capacity	3 MW
Distance to the electric substation	7.5 miles
Type of feed	Single feed-single substation
Redundant	No

Natural gas to park boundaries	Yes
Name of provider	Pike Natural Gas
Excess gas capacity	18,000 MCF/Month
Available pressure	60 PSI
Gas line size	4 inches

Water to park boundaries	Yes
Name of provider	Village of Leesburg
Excess water capacity	240,000 GPD
Total capacity of system	260,000 GPD
Water line size	8 inches

Sewer to park boundaries	Yes
Name of provider	Village of Leesburg
Excess sewer capacity	200,000 GPD
Total capacity of system	220,000 GPD
Sewer line size	8 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Spectrum Enterprise

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

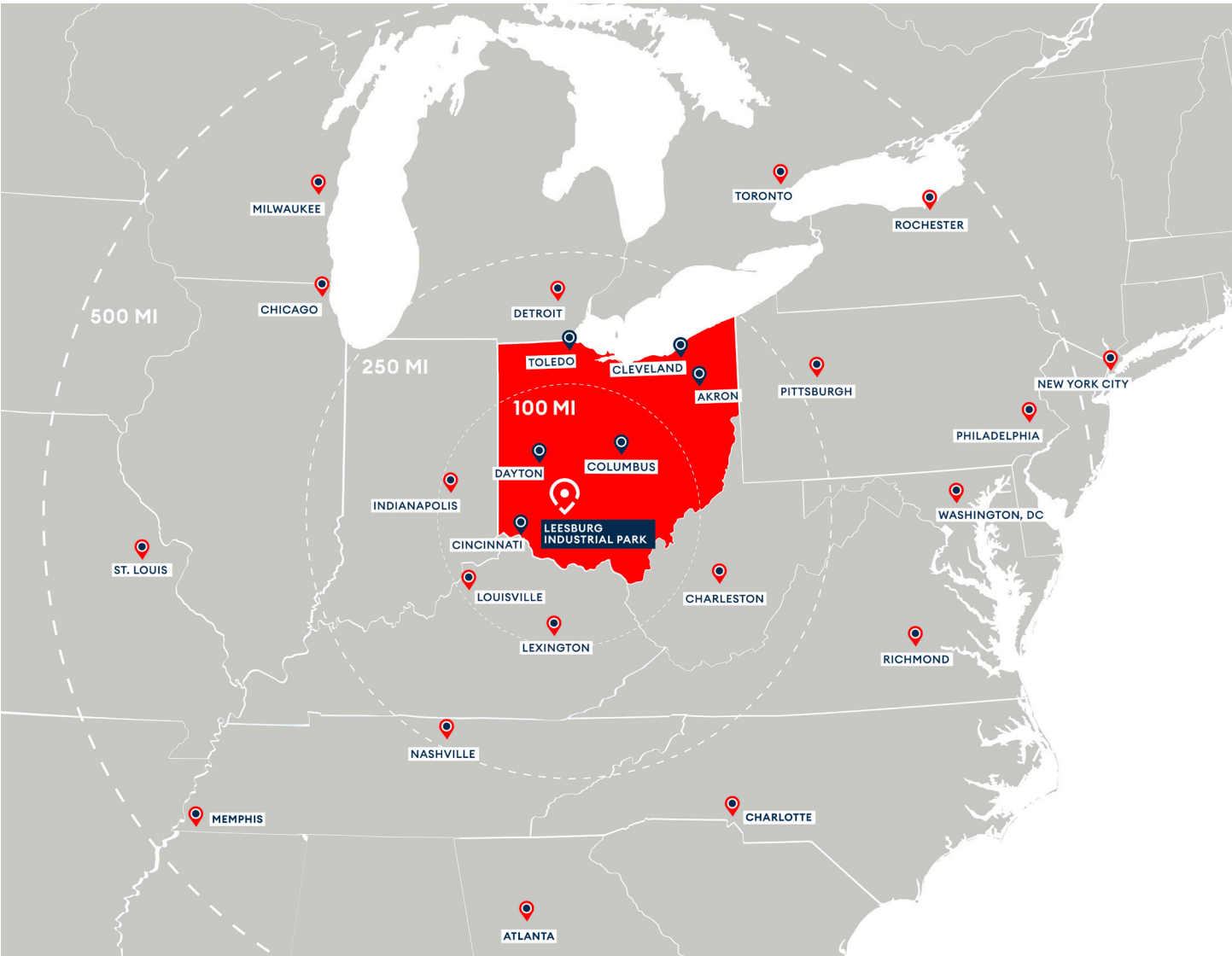
1,538,120

Regional workforce/talent within 45 miles

713,504

REGIONAL MAP

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