

# LOGAN HOCKING COMMERCE PARK

## HOCKING COUNTY



### Logan Hocking Commerce Park:

- Community owned
- Is in an attainment zone
- Can accommodate build-to-suit development services through the CIC

#### SITE UTILITY MAP

- Electric**
- Water**
- Fiber**
- Gas**
- Sewer**



### 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	30 acres
Price per acre	\$30,000/acre
Industrial park	Yes
Enterprise zone	Yes
Foreign tradezone	Yes
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

- Donna Hrezo at [donna@ohiose.com](mailto:donna@ohiose.com)
- Joy Evangelista at [joy@hockingcountycic.com](mailto:joy@hockingcountycic.com)
- [jobsOhio.com/sites](http://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.

## SITE DETAILS

Former use	Agriculture
Total acres	30 acres
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agricultural, Commercial, Rural Residential, Education
Number of years park has been in existence	24 years
Number of companies in the park	4
Distance from residential	0.5 mile
Distance from schools	2 miles
Distance from public parks	5 miles
Distance from retirement centers	0.5 mile
Distance from correctional facilities	14 miles
Distance from cemeteries	0.5 mile
General site configuration	Rectangular
Topography/terrain	Generally flat
Percent slope of site	1.5%
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 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, water, telecom)
Is site easily accessible?	Yes
Number of roads accessing the site	2
Access controlled by traffic light?	No
Are road improvements necessary?	None needed for primary access.
Distance to major 4-lane highway and/or interstate	2 miles
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 11/7/2023. 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	AEP Ohio
Excess electric capacity	2.5 MW
Distance to the electric substation	2.55 miles
Type of feed	Single feed - single substation
Redundant	No

<b>Natural gas to park boundaries</b>	Yes
Name of provider	Madison Energy (Utility Pipeline)
Excess gas capacity	2,700 MCF/month
Available pressure	60 PSI
Gas line size	4 inches

<b>Water to park boundaries</b>	Yes
Name of provider	City of Logan
Excess water capacity	404,600 GPD
Total capacity of system	450,000 GPD
Water line size	12 inches

<b>Sewer to park boundaries</b>	Yes
Name of provider	City of Logan
Excess sewer capacity	210,000 GPD
Total capacity of system	216,000 GPD
Sewer line size	8 inches

<b>Fiber/telecom to park boundaries</b>	Yes
Name of provider	Horizon

## 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



# LOGAN HOCKING COMMERCE PARK

## HOCKING COUNTY



Regional population within 45 miles

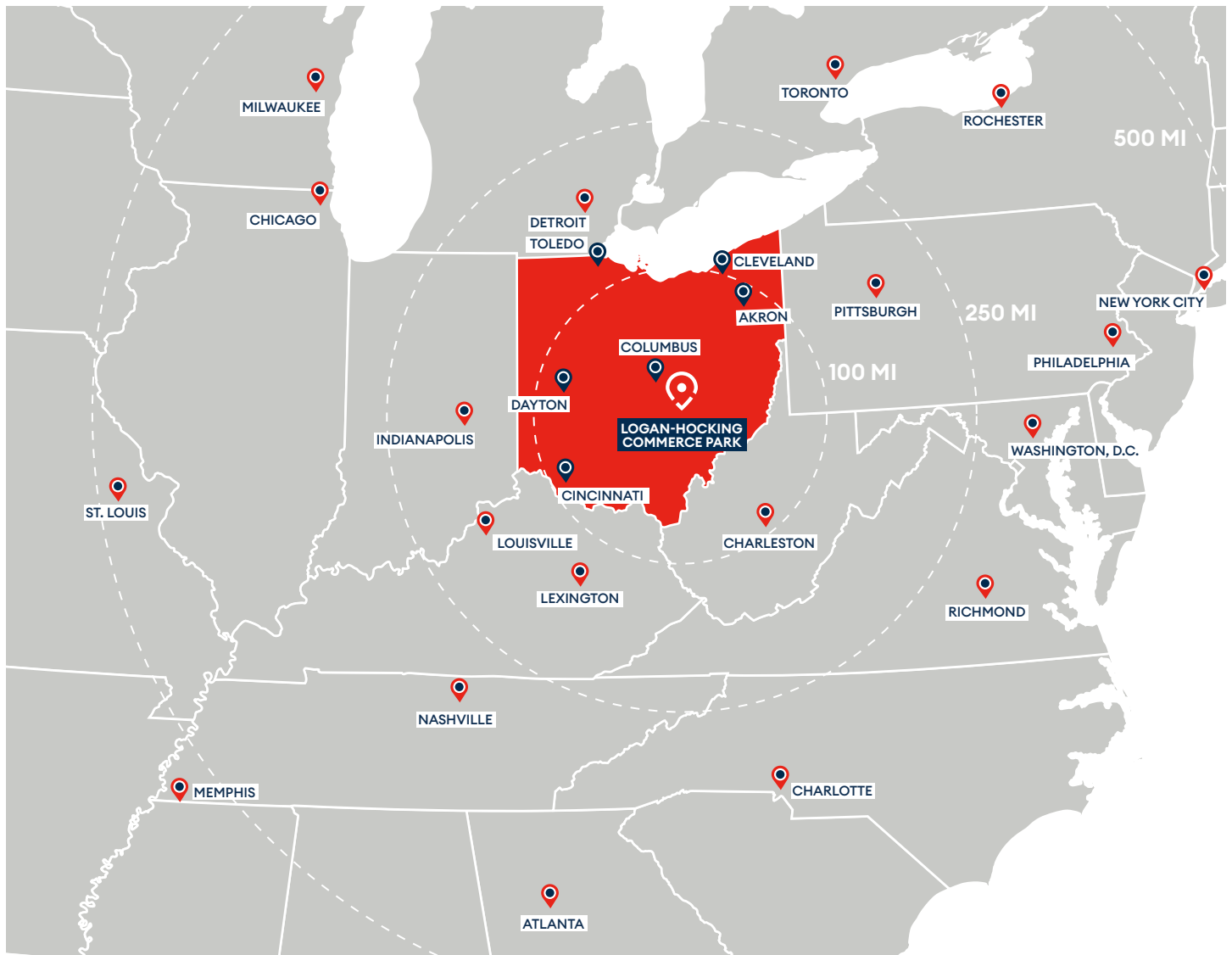
**713,081**

Regional workforce/talent within 45 miles

**425,924**

REGIONAL MAP

Logan Hocking Commerce Park



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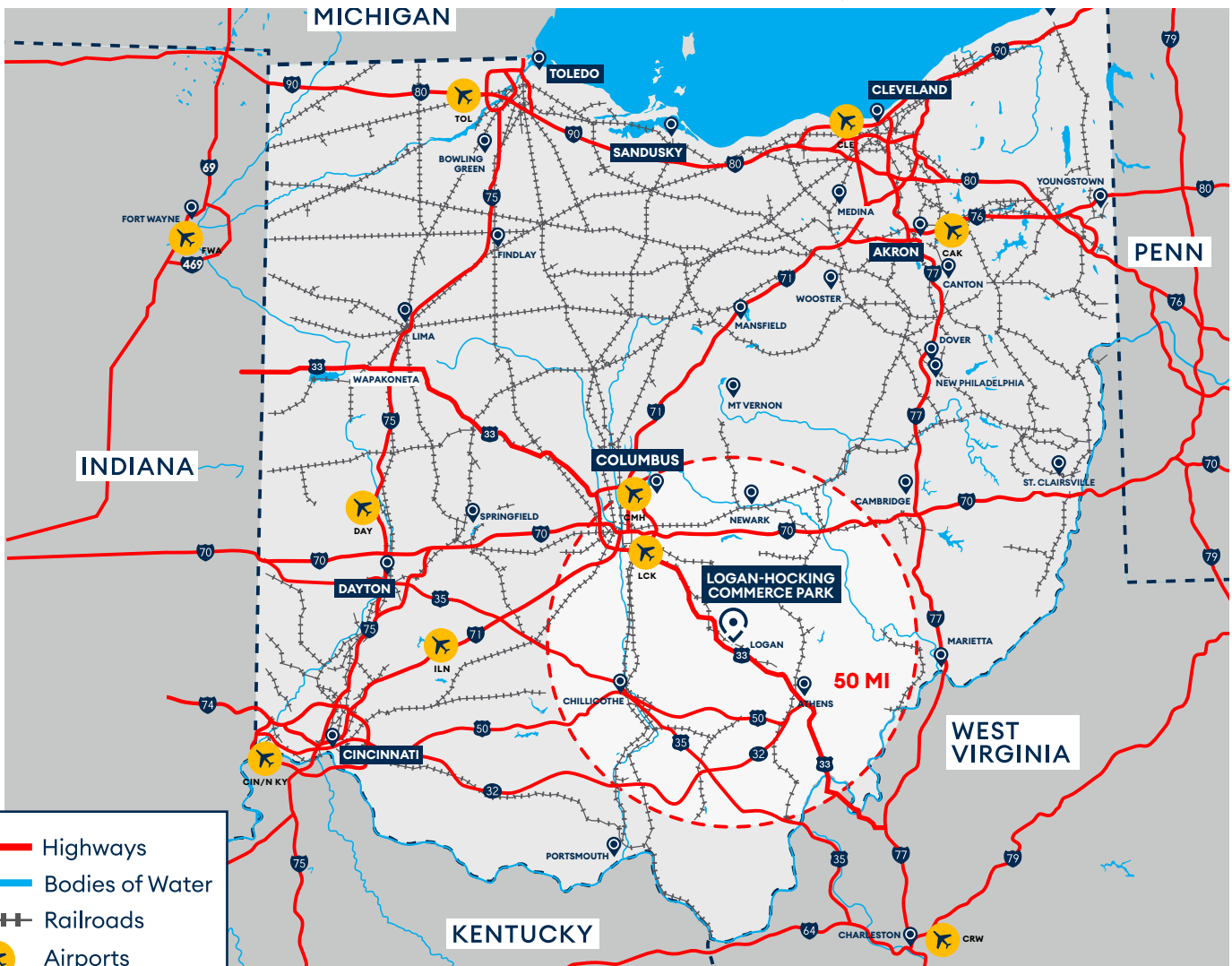


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REGIONAL MAP

Logan Hocking Commerce Park



	Highways
	Bodies of Water
	Railroads
	Airports

