

GROWING ACRES

MERCER COUNTY



Growing Acres:

- Has 122 contiguous developable acres that can accommodate 1.2M SF facility
- Has excess water capacity of 1.5 MGD
- Is visible from State Route 29

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	State Route 29
City	Celina
County	Mercer County
Zip code	45822
Type of space	Industrial
Ownership	Growing Acres, LLC
Min size	10 acres
Max size	122 acres
Price per acre	\$40,000
Industrial park	Yes
Enterprise zone	Yes
Foreign tradezone	No
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

- Matt Shimp at mshimp@daytonregion.com
- Jared Ebbing at jared.ebbing@econddev.mercercountyohio.gov
- jobsOhio.com/sites

Growing Acres 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	178.8
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Transportation, logistics, distribution, and manufacturing
Number of years park has been in existence	3
Number of companies in the park	6
Distance from residential	0.5 miles
Distance from schools	2 miles
Distance from public parks	4 miles
Distance from retirement centers	5 miles
Distance from correctional facilities	8 miles
Distance from cemeteries	8 miles
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	Less than 1%
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	County Road ROW along northern edge
Is site easily accessible?	Yes
Number of roads accessing the site	1
Access controlled by traffic light?	No
Are road improvements necessary?	None/new roadway was paved in 2017
Distance to major 4-lane highway and/or interstate	Adjacent to SR 29
Can site be viewed from the highway or interstate?	Yes

Regional attainment status	
Eight-hour ozone	Non-Attainment
Particulate matter (PM 2.5)	Non-Attainment
Sulfur dioxide (1-Hour SO2)	Non-Attainment
Lead	Non-Attainment
Nitrogen Oxides	Attainment
Carbon Monoxides	Attainment

UTILITIES

Utility information as of 4/01/2022. Utility capacities are subject to change over time.

Electric to park boundaries	
Yes	
Name of provider	Midwest Electric, Inc
Excess electric capacity	2 MW
Distance to the electric substation	4 miles
Type of feed	Single feed - single substation
Redundant	No

Natural gas to park boundaries	
Yes	
Name of provider	Dominion East Ohio Gas Company
Excess gas capacity	1,000 – 10,000 MCF/month
Available pressure	60 MAOP
Gas line size	4 inches

Water to park boundaries	
Yes	
Name of provider	Celina Municipal Utilities
Excess water capacity	1.5 MGD
Total capacity of system	3 MGD
Water line size	8 inches

Sewer to park boundaries	
Yes	
Name of provider	City of Celina
Excess sewer capacity	200,000 GPD
Total capacity of system	3 MGD
Sewer line size	12 inches

Fiber/telecom to park boundaries	
Yes	
Name of provider	NK Telco

Rail to park boundaries	
Yes	
Name of provider	R.J. Corman Railroad Co.
Connections to Class 1 Providers	RJC has direct access to the site and interchanges with both NS and CSX
Existing spur	No
Distance to nearest rail storage yard	< 1 mile

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

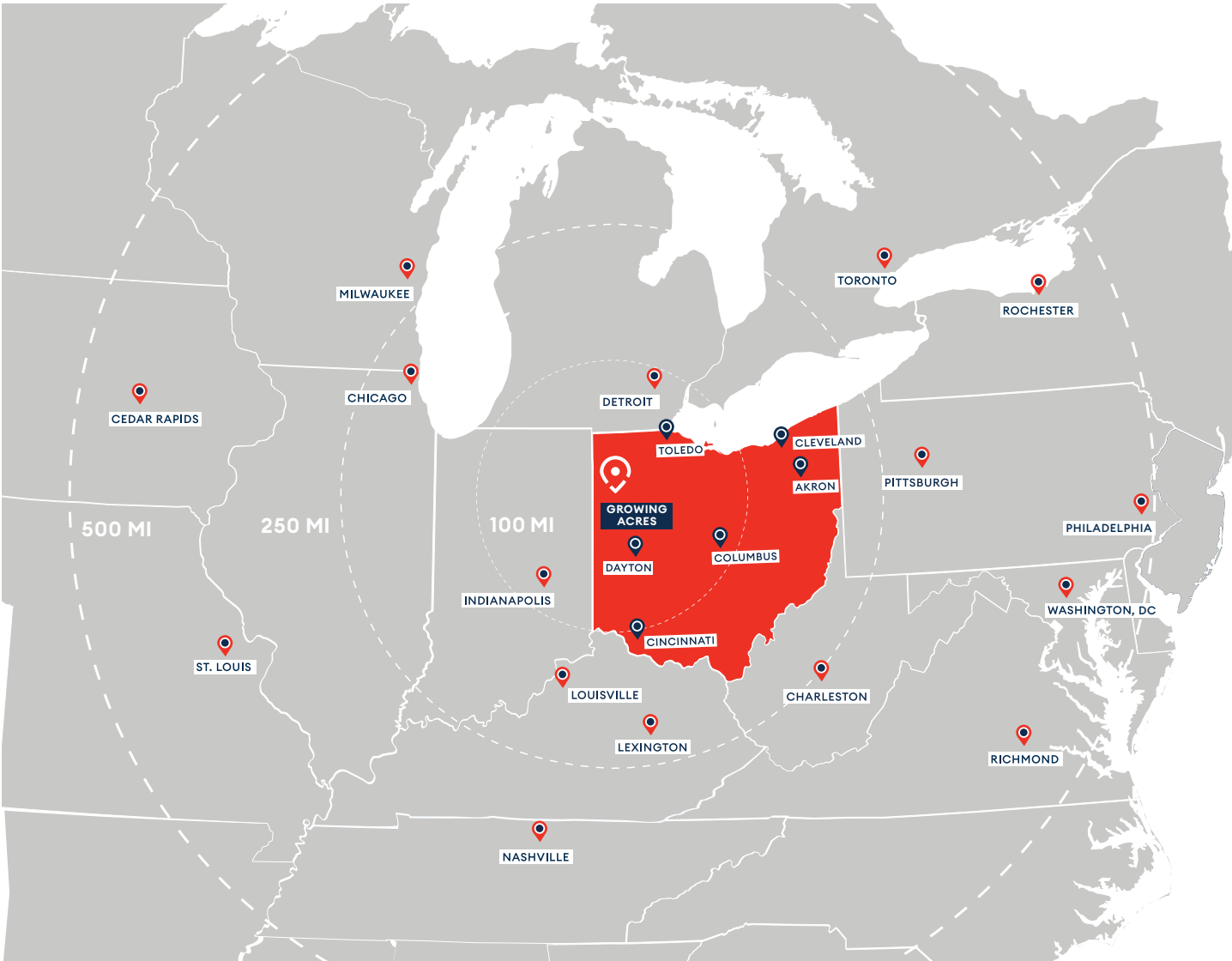
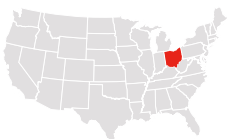
400,000

Regional workforce/talent within 45 miles

200,000

REGIONAL MAP

Growing Acres



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