

BRYAN NORTH INDUSTRIAL PARK

WILLIAMS COUNTY



Bryan North Industrial Park:

- Has dual feed fully redundant electric service
- Has large excess water and sewer capacities
- Is community owned

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	205 Brunicardi Way
City	Bryan
County	Williams
Zip code	43506
Type of space	Vacant Land
Ownership	City of Bryan
Min size	20 acres
Max size	76 acres
Price per acre	\$10,000
Industrial park	Yes
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

- Matt Davis at davis@rgp.org
- Ashley Epling at economic@wedco.info
- jobsOhio.com/sites

Bryan North 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	80 (76 developable)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, Manufacturing
Number of years park has been in existence	3
Number of companies in the park	1
Distance from residential	0.1 mile (small mobile home park)
Distance from schools	1.0 mile
Distance from public parks	0.5 mile
Distance from retirement centers	0.5 mile
Distance from correctional facilities	10 miles
Distance from cemeteries	2.0 miles
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	<2%
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	City owned utility easements and ROWs
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	9 miles
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 SO ₂)	Attainment
Lead	Attainment

* The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

UTILITIES

Utility information as of 6/3/2022. 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	Bryan Municipal Utilities
Excess electric capacity	4.3 MW
Distance to the electric substation	6,330 feet
Type of feed	Dual Feed - Fully Redundant
Redundant	Yes

Natural gas to park boundaries	Yes
Name of provider	The Ohio Natural Gas Company
Excess gas capacity	3,300 MCF/Month
Available pressure	20 PSI
Gas line size	4 inches

Water to park boundaries	Yes
Name of provider	Bryan Municipal Utilities
Excess water capacity	1.7 MGD
Total capacity of system	5 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Bryan
Excess sewer capacity	550,000 GPD
Total capacity of system	1.1 MGD
Sewer line size	12 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Bryan Municipal Utilities

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

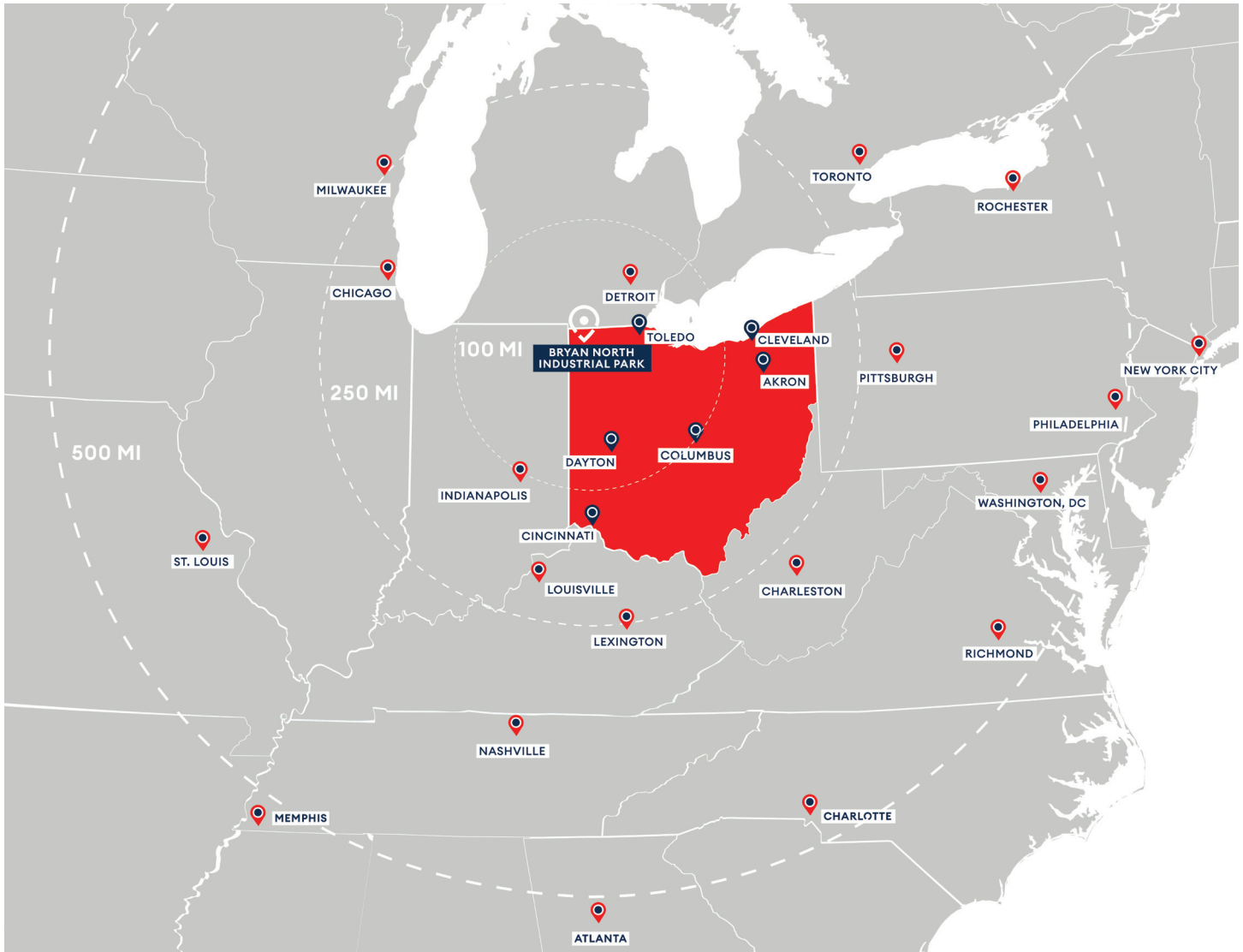
920,809

Regional workforce/talent within 45 miles

580,109

REGIONAL MAP

Bryan North Industrial Park



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TRANSPORTATION MAP

Bryan North Industrial Park

