

TROY EXPERIMENT FARM ROAD

MIAMI COUNTY



Troy Experiment Farm Road:

- Has I-75 frontage with good visibility
- Is community owned
- Has robust excess electric, natural gas, water, and sewer capacity

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	1401 Experiment Farm Road
City	Troy
County	Miami
Zip code	45373
Type of space	Industrial
Ownership	Troy Development Council
Min size	10 acres
Max size	59.3 acres
Price per acre	\$45,000
Industrial park	No
Enterprise zone	No
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
- Joseph A. Graves at jgraves@troyohiochamber.com
- jobsOhio.com/sites

Troy Experiment Farm Road 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	66.277
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial and commercial
Number of years park has been in existence	N/A
Number of companies in the park	N/A
Distance from residential	0.25 miles
Distance from schools	3.5 miles
Distance from public parks	1.5 miles
Distance from retirement centers	0.25 miles
Distance from correctional facilities	5 miles
Distance from cemeteries	4 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	Right of way – Interstate 75 (state owned)
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	0.25 miles to Ohio Hwy 41, and 1 mile to Interstate 75
Can site be viewed from the highway or interstate?	Yes

Regional attainment status	
Eight-hour ozone	Attainment
Particulate matter (PM 2.5)	Attainment
Sulfur dioxide (1-Hour SO ₂)	Attainment
Lead	Attainment
Nitrogen Oxides	Attainment
Carbon Monoxides	Attainment

UTILITIES

Utility information as of 3/22/2022. Utility capacities are subject to change over time.

Electric to park boundaries	
Yes	
Name of provider	AES Ohio
Excess electric capacity	5 MW, 30 MW by 2023
Distance to the electric substation	1.5 miles
Type of feed	Single Feed – Single Substation
Redundant	No

Natural gas to park boundaries	
Yes	
Name of provider	CenterPoint Energy
Excess gas capacity	50,000+ MCF/month
Available pressure	10 PSIG
Gas line size	6 inches

Water to park boundaries	
Yes	
Name of provider	City of Troy
Excess water capacity	500,000 GPD
Total capacity of system	3 MGD
Water line size	12 inches

Sewer to park boundaries	
Yes	
Name of provider	City of Troy
Excess sewer capacity	500,000 GPD
Total capacity of system	5 MGD
Sewer line size	12 inches

Fiber/telecom to park boundaries	
Yes	
Name of provider	Metronet and Spectrum

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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MIAMI COUNTY



Regional population within 45 miles

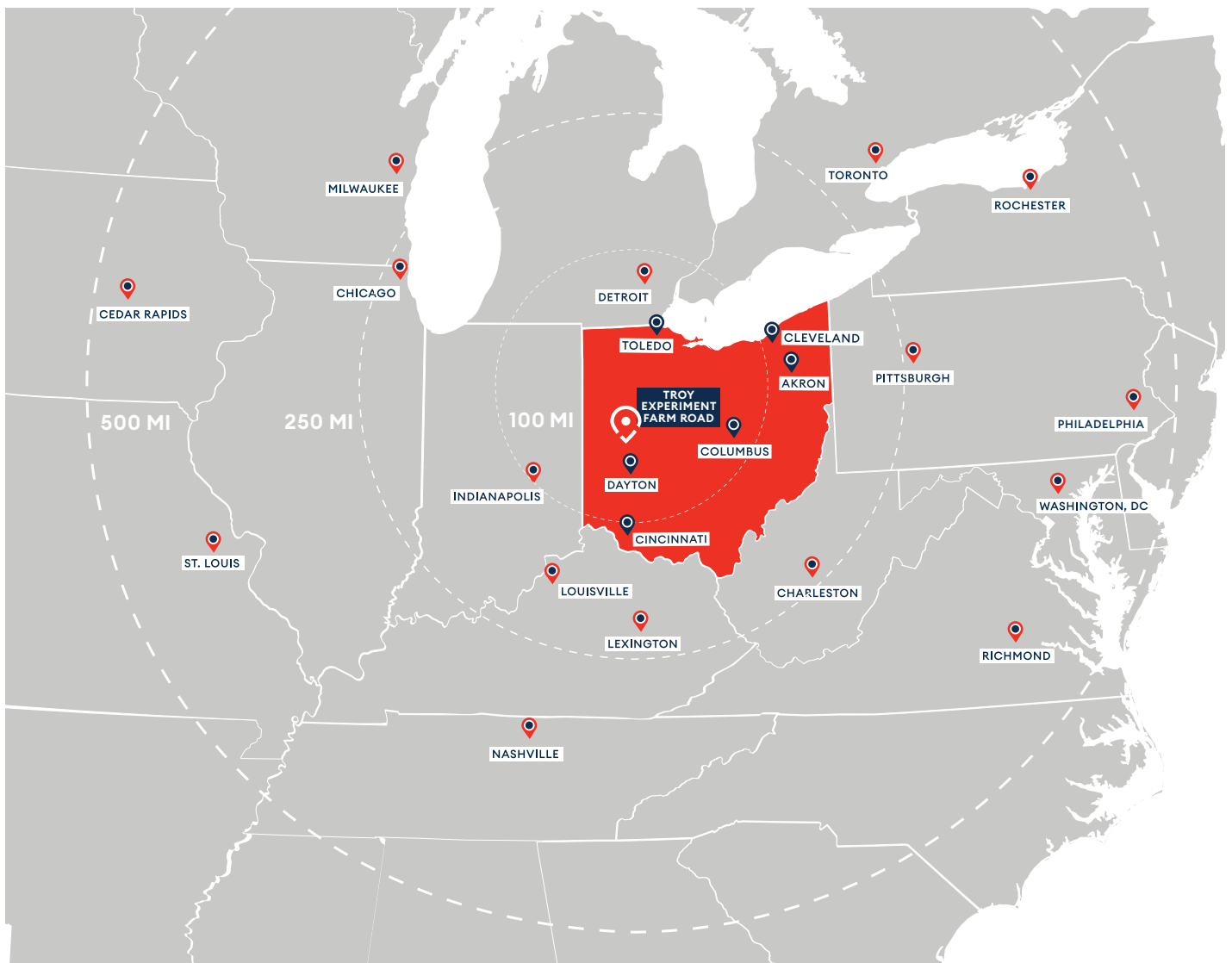
1,403,745

Regional workforce/talent within 45 miles

709,039

REGIONAL MAP

Troy Experiment Farm Road



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