

WASHINGTON COURT HOUSE INDUSTRIAL PARK

FAYETTE COUNTY



Washington Court House Industrial Park:

- Rail served
- Within an hour drive of Columbus and Dayton
- Large excess water, sewer, and electric capacities

SITE UTILITY MAP

- Electric
- Water
- Fiber
- Gas
- Sewer



PROPERTY DETAILS

Physical address	Lowes Blvd/ Rt 753 and Rt 22
City	Washington Court House
County	Fayette
Zip Code	43160
Type of space	Industrial
Ownership	KDT Farms
Min Size	10 acres
Max size	112 acres
Price per acre	\$65,000/acre
Industrial park	Yes
Enterprise zone	Yes
Foreign tradezone	No
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

- Matt Shimp at mshimp@daytonregion.com
- Jamie Gentry at jgentry@eagohio.com
- jobsohio.com/sites



Washington Court House 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 to park boundaries with excess capacity and accessible for doing business.

SITE DETAILS

Former use	Agriculture
Total acres	262 acres
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, Commercial, Agricultural, Rural Residential
Number of years park has been in existence	54 years
Number of companies in the park	21
Distance from residential	1 mile
Distance from schools	2.4 miles
Distance from public parks	2 miles
Distance from retirement centers	2.6 miles
Distance from correctional facilities	27.8 miles
Distance from cemeteries	1.9 miles
General site configuration	Rectangular
Typography/terrain	Flat
Percent slope of site	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 the site that will impact constructibility?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	Water, electric, and rail
Is site easily accessible?	Yes
Number of roads accessing the site	3
Access controlled by traffic light?	Yes
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	1 mile
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 9/6/2023. 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	AES Ohio
Excess electric capacity	10 MW
Distance to the electric substation	1.2 miles
Type of feed	Dual feed - single substation
Redundant	No

Natural gas to park boundaries	Yes
Name of provider	CenterPoint Energy
Excess gas capacity	25,000 MCF/month
Available pressure	40 PSI
Gas line size	6 inches

Water to park boundaries	Yes
Name of provider	City of Washington Courthouse
Excess water capacity	1.3 MGD
Total capacity of system	3 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Washington Courthouse
Excess sewer capacity	3 MGD
Total capacity of system	6 MGD
Sewer line size	10 inches

Fiber/telecom to park boundaries	Yes
Name of provider	AT&T

Rail to park boundaries	Yes
Name of provider	Genessee and Wyoming
Connections to Class I providers	Yes
Existing spur	Yes
Distance to nearest rail storage yard	15 miles

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

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Regional population within 45 miles

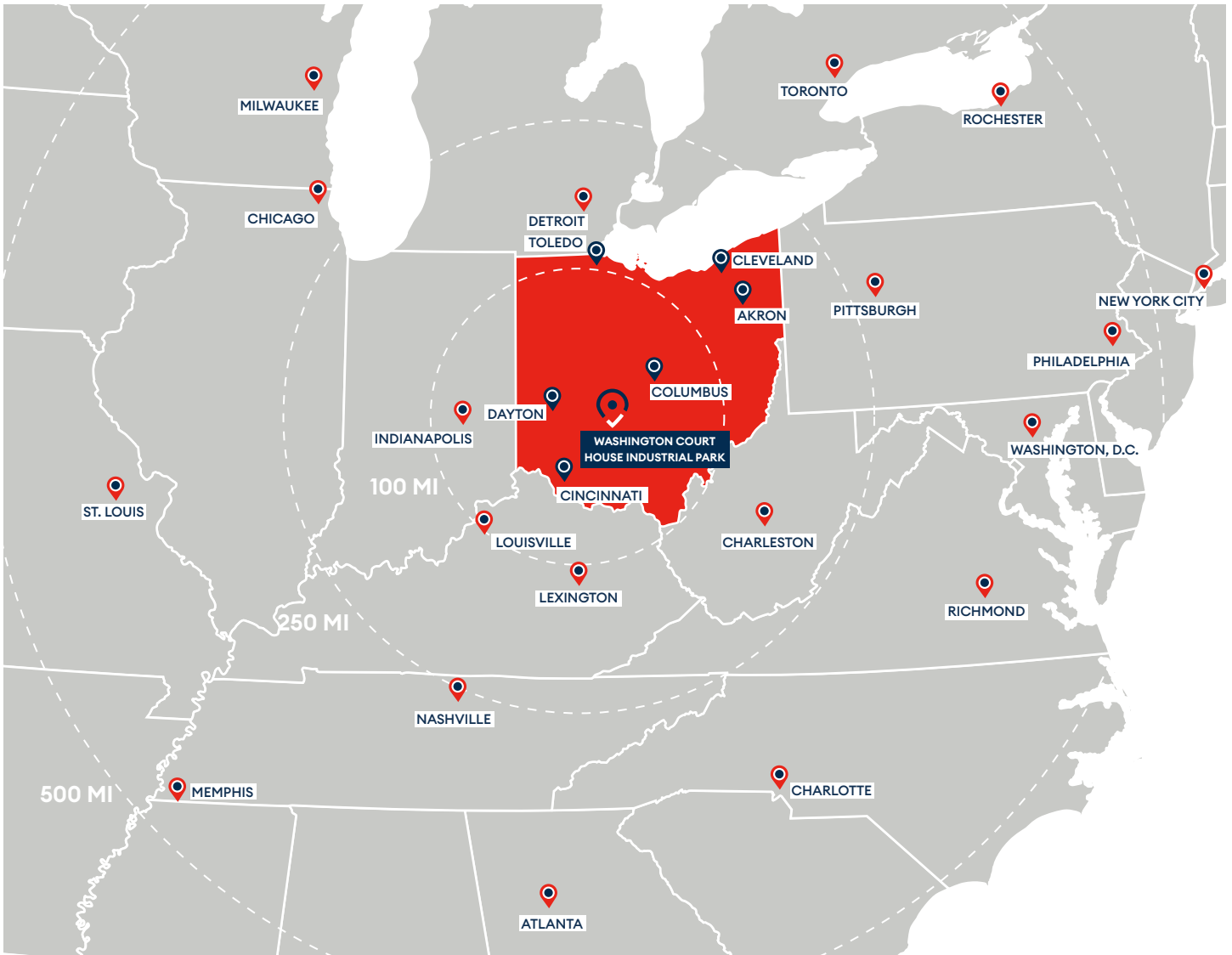
2,224,918

Regional workforce/talent within 45 miles

1,207,475

REGIONAL MAP

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