

# SIDNEY OHIO INDUSTRIAL PARK

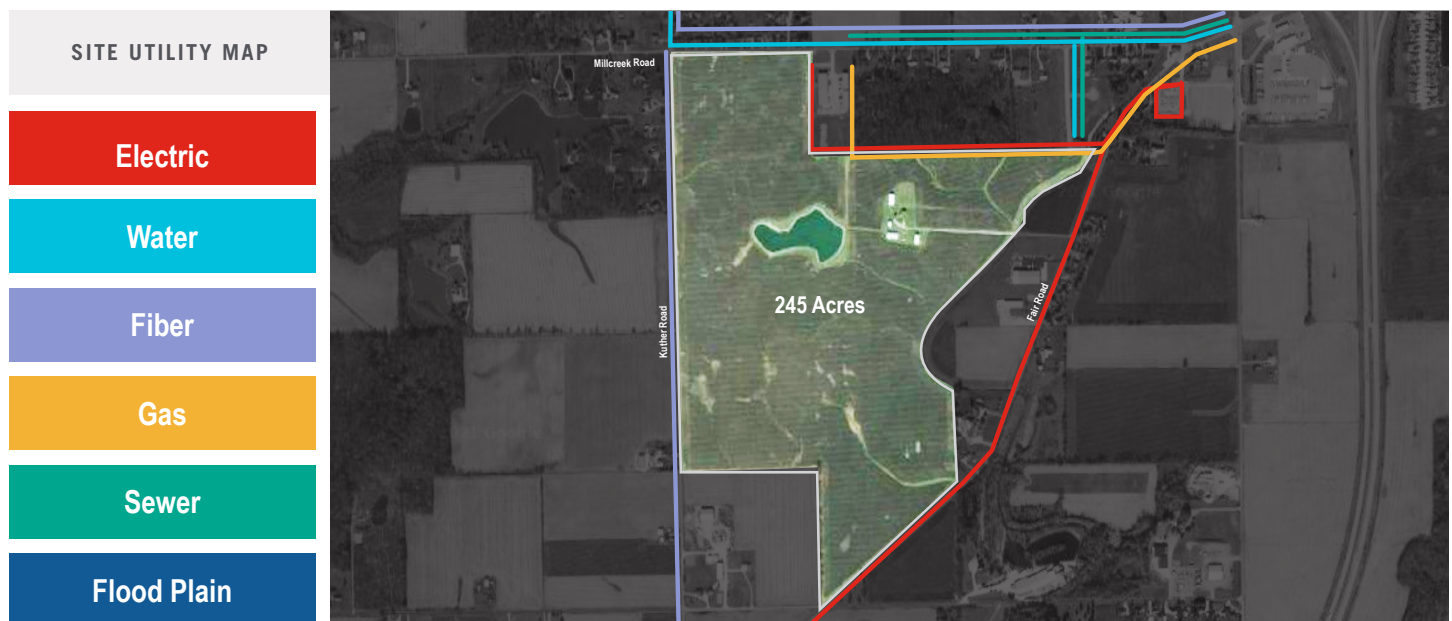
Shelby County



**SiteOhio authenticated** means construction ready day one. Sidney Ohio Industrial Park, which has been deemed among Ohio's top sites, is visible and accessible from I-75, has robust sewer and water, and all due diligence studies have been completed with clear findings. Sidney-Shelby Economic Partnership and Dayton Development Coalition collaborated to inventory the site's compelling features that make it ideal for business.

## The industrial park:

all due diligence studies have been completed with clear findings | is visible and accessible from I-75 | has robust water and sewer



PROPERTY DETAILS	
Physical address	Kuther & Millcreek Roads
City	Sidney
County	Shelby
Zip code	45365
Type of space	Industrial
Ownership	C.M. Cole and Associates, Inc.
Min size	10 acres
Max size	245 contiguous (250 total)
Price per acre	\$30,000/acre
Industrial park	Yes
Enterprise zone	Yes
Foreign trade zone	No
Date available	Immediate

### 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

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- James Hill at [jhill@choosesidneyshelby.com](mailto:jhill@choosesidneyshelby.com)
- [jobsohio.com/sites](http://jobsohio.com/sites)



**Sidney Ohio 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.

## SITEOHIO DETAILS

Former use	Agricultural
Total acres	245 contig (250 total)
Divisible	Yes
Zoning	Industrial
Protective industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Commercial/Agricultural
Number of years park has been in existence	3 years
Number of companies in the park	2
Distance from residential	1.2 mile
Distance from schools	3.5 miles
Distance from public parks	4.2 miles
Distance from retirement centers	1 mile
Distance from correctional facilities	4.6 miles
Distance from cemeteries	3.5 miles
General site configuration	Mostly L-Shaped
Topography/terrain	Flat to gently sloping
Percent slope of site	2%-6%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Yes, 5 ac retention & recreational pond could be removed or relocated for development purposes
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on site that will impact constructability?	Yes, several old farm buildings that can be demolished
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWS	Vectren Gas, Centurylink Phone
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	0.5 miles to I-75
Can site be viewed from the highway or interstate?	Yes

<b>Regional attainment status</b>	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO2)	Yes
Lead	Yes

\* The entire state of Ohio is attainment for Nitrogen Oxides and Carbon Monoxides

## UTILITIES

Utility information as of 04.25.2017

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	AES Ohio
Excess electric capacity	5 MW
Distance to the electric substation	3,300 ft
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	0
Total momentary interruptions annually	1
Total outage duration (hours/year)	0.92 hours/year

<b>Natural gas to park boundaries</b>	Yes
Name of provider	CenterPoint Energy
Excess gas capacity	25,001 - 50,000 MCF/Month
Available pressure	1 PSIG to 60 PSIG
Gas line size	6 inches

<b>Water to park boundaries</b>	Yes
Name of provider	City of Sidney
Excess water capacity	2.15 MGD
Total capacity of system	2.15 MGD
Water line size	16 inches

<b>Sewer to park boundaries</b>	Yes
Name of provider	City of Sidney
Excess sewer capacity	1.4 MGD
Total capacity of system	1.4 MGD
Sewer line size	12 inches

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

## 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

# SIDNEY OHIO INDUSTRIAL PARK

Shelby County



- Regional population within 45 miles: **1,404,594**
- Regional workforce/Talent within 45 miles: **707,119**

REGIONAL MAP

Sidney Ohio Industrial Park





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For more information on Sidney Ohio Industrial Park, please contact **Matt Shimp** at [mshimp@daytonregion.com](mailto:mshimp@daytonregion.com) or **James Hill** at [jhill@choosesidneyshelby.com](mailto:jhill@choosesidneyshelby.com)

TRANSPORTATION MAP

Sidney Ohio Industrial Park

