

SOUTH CENTRAL OHIO INDUSTRIAL PARK

Greenfield, Highland County



SiteOhio authenticated means construction ready day one. South Central Ohio Industrial Park, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. Highland County Economic Development and OhioSE collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

is in close proximity to Cincinnati, Columbus and Dayton. | is community owned. | has access to a large labor force.



PROPERTY DETAILS	
Physical address	Industrial Park Dr. & Martinsburg Rd.
City	Greenfield
County	Highland
Zip code	45123
Type of space	Industrial, Vacant Land
Ownership	Village of Greenfield
Min size	2.5 acres
Max size	115 acres
Price per acre	\$20,000/acre
Industrial park	Yes
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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- jobsohio.com/sites



South Central 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 to park boundaries with excess capacity and accessible for doing business.

SITEOHIO DETAIL

Former use	Agricultural
Total acres	187 (115 developable)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agricultural, manufacturing, residential
Number of years park has been in existence	30 years
Number of companies in the park	Five
Distance from residential	0.3 miles
Distance from schools	1 mile
Distance from public parks	1 mile
Distance from retirement centers	15 miles
Distance from correctional facilities	30 miles
Distance from cemeteries	0.5 miles
General site configuration	Irregular
Topography/terrain	Gently rolling
Percent slope of site	0%-2% (56 acres), 2%-6% (73 acres), 6%-12% (48 acres), 12%-25% (10 acres)
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	A fringe wetland (0.869 acres) surrounds an isolated pond (1.096 acres) located between the two authenticated sites.
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	Storm water retention
Is site easily accessible?	Yes
Number of roads accessing the site	Three
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	12 miles to US-35 (4-lane); 24 miles to I-71 (interstate)
Can site be viewed from the highway or interstate?	No

Regional attainment status	
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 05.10.2017

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	Dayton Power & Light
Excess electric capacity	20 MW Transmission, 2.1 MW Distribution
Distance to the electric substation	150 feet
Type of feed	Dual feed – Single substation
Redundant	Yes
Total sustained interruptions annually	0.3
Total momentary interruptions annually	3.6
Total outage duration (hours/year)	0.25 hours/year

Natural gas to park boundaries	
Yes	
Name of provider	Vectren
Excess gas capacity	50,000+ MCF/Month
Available pressure	10 PSI
Gas line size	6 inches

Water to park boundaries	
Yes	
Name of provider	Village of Greenfield
Excess water capacity	1.145 MGD
Total capacity of system	1.6 MGD
Water line size	10 inches

Sewer to park boundaries	
Yes	
Name of provider	Village of Greenfield
Excess sewer capacity	0.755 MGD
Total capacity of system	1.64 MGD
Sewer line size	8 inches

Fiber/telecom to park boundaries	
Yes	
Name of provider	Horizon

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: **974,640**
- Regional workforce within 45 miles: **455,595**

REGIONAL MAP

South Central Ohio Industrial Park



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TRANSPORTATION MAP South Central Ohio Industrial Park

