

AIRPARK OHIO

CLARK COUNTY



Airpark Ohio:

- Is adjacent to two runways: a 5,500 foot runway and a 9,000 foot runway
- Is a community-owned industrial park
- Has a regional labor force of 1.6 million

SITE UTILITY MAP

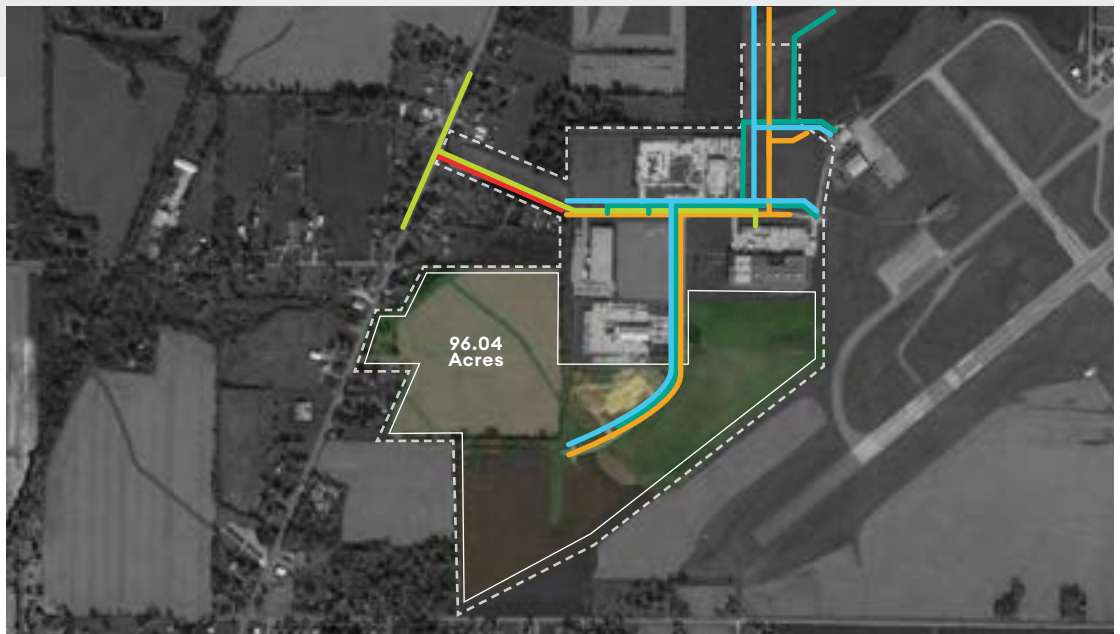
Electric

Water

Fiber

Gas

Sewer



PROPERTY DETAILS

Physical address	Airpark Drive & Greenfield Drive
City	Springfield
County	Clark
Zip code	45502
Type of space	Industrial
Ownership	City of Springfield
Min size	5 acres
Max size	61 acres
Price per acre	\$24,750/acre
Industrial park	Yes
Enterprise zone	Yes
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
- Horton H. Hobbs IV at hhobbs@greaterspringfield.com
- jobsOhio.com/sites



Airpark Ohio 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	96.04
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Springfield-Beckley Municipal Airport, Agriculture
Number of years park has been in existence	18
Number of companies in the park	5
Distance from residential	3.1 miles
Distance from schools	4.5 miles
Distance from public parks	4 miles
Distance from retirement centers	5 miles
Distance from correctional facilities	7.5 miles
Distance from cemeteries	2.5 miles
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	1% or less
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	10-foot utility easements (reserved for park build out); 65-foot drainage and right-of-way for street and storm drainage (city of Springfield)
Is site easily accessible?	Yes
Number of roads accessing the site	1
Access controlled by traffic light?	No
Are road improvements necessary?	The master plan for Airpark Ohio incorporates a second access from Greenfield Drive to US Rt. 68
Distance to major 4-lane highway and/or interstate	4 miles to I-70
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 SO2)	Attainment
Lead	Attainment
Nitrogen Oxides	Attainment
Carbon Monoxide	Attainment

UTILITIES

Utility information as of 11/18/2021. 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	Ohio Edison/First Energy
Excess electric capacity	3.05 MW
Distance to the electric substation	3.8 miles
Type of feed	Single Feed- Single Substation
Redundant	No

Natural gas to park boundaries	Yes
Name of provider	Columbia Gas of Ohio
Excess gas capacity	18 MCFH
Available pressure	12 PSIG
Gas line size	3 inches

Water to park boundaries	Yes
Name of provider	City of Springfield
Excess water capacity	520,000 GPD
Total capacity of system	550,000 GPD

Sewer to park boundaries	Yes
Name of provider	City of Springfield
Excess sewer capacity	216,000 GPD
Total capacity of system	374,400 GPD
Sewer line size	8 inches

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

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

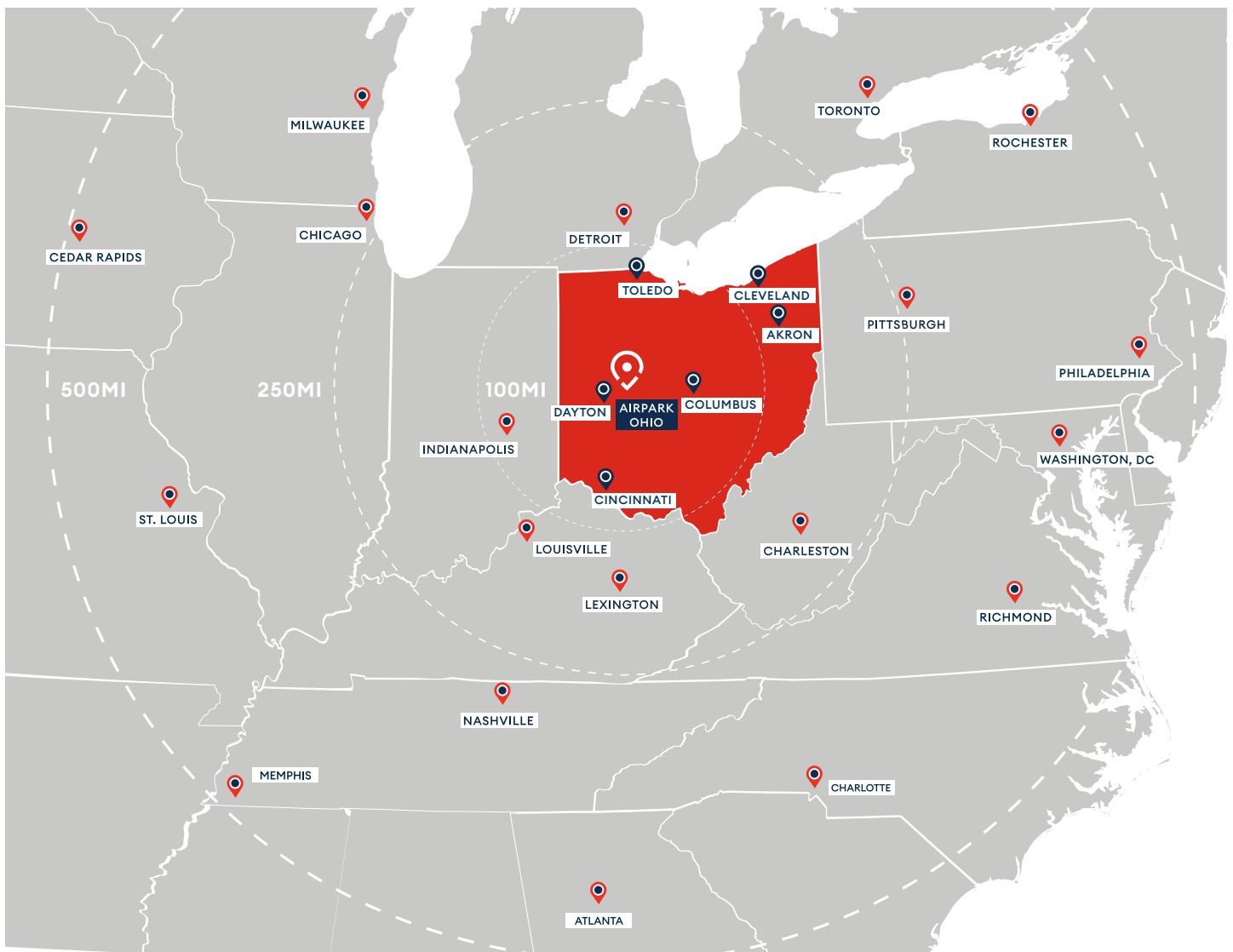
2,533,486

Regional workforce/talent within 45 miles

1,656,561

REGIONAL MAP

Airpark Ohio



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REGIONAL MAP

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