

Ohio

Muskingum River Industrial Park

1501 Sparling Road, Waterford, OH 45786, Waterford township, Ohio 45786 - Washington County



Property Details

Latitude/Longitude: 39.5862, -81.6847

Type of space: Industrial, Vacant Land, Build to Suit

Min Size: 5 acres

Max Size: 165 acres

Last Updated: 10/6/2021

Availability

For Sale: Yes

Sale Price: \$4,000,000

Price per acre: \$40,000

Sale Terms: Pricing and Term Negotiable

Ownership: Southeastern Ohio Port Authority

Ownership Type: Public

Number of Owners: 1

Date Property is Available: Currently Available

For Lease: Yes

Lease Rate: \$10,000.00

Lease Terms: Negotiable

Lease Type: Buildings, and land, are available for NNN leases in various sizes and terms.

Property Description: Remediated brownfield site that provides ample footprint for manufacturing, plastics, or petrochemicals development, and/or a large transloading operation for agriculture, aggregates, fertilizer, lime, liquids, lumber, sand, or woodchips. This former American Electric Power coal-fired power plant has been fully demolished, remediated, and prepped for redevelopment. It features a 96-car unit-train rail loop with aggregate unloading facility and additional rail spurs, 138kv and 345kv electrical substations, a 200-

Description

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This former American Electric Power coal-fired power plant has been fully demolished, remediated, and prepped for redevelopment. It features a 96-car unit-train rail loop with aggregate unloading facility and additional rail spurs, 138kv and 345kv electrical substations, a 200-person wastewater treatment facility, process water from the Muskingum River, and three 36" Enbridge Texas Eastern natural gas pipelines.

The site is 165 acres, with nearly 80 primarily flat acres out of the 100-year floodplain. Several parcel carveouts are open for consideration for either sale or lease. There are two warehouses, approx. 18K and 20K sf, and a 10K sf administrative building on-site. An upgraded county road leads to the site, which is located 5 miles from State Routes 60 and 339 in Waterford, Ohio, and is less than 25 miles from US Rt. 50, Interstate 77, and downtown Marietta, OH. Phase 1 and Phase 2 ESAs were conducted in Nov-Dec of 2020. This facility is owned by a public Port Authority, which creates an opportunity for creative financing and other public finance incentives.

Site Details

Industrial Park: Yes

Lot Size: 5 acres

Total Acres: 165 acres

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Contact Information

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Documents

[Morgan County Description](#)
[Washington County Description](#)
[MRIP FEMA Overview](#)
[MRIP Wetland Delineation Report](#)

Total Developable Acres: 80 acres
Maximum Contiguous Developable Acres: 60 acres
Divisible: Yes
Total Number of Buildings: 3
Current Use: Manufacturing, Logistics/Transloading
Former Use: Coal-fired Power
Zoning: No Zoning
Flood Zone: Yes
Flood Plain: Yes
Percent in Flood Plain: 0 %
Flood Plain Comments: Negligible impacts.
Attainment: Eight-Hour Ozone: Yes
Attainment: Particulate Matter (PM 2.5): Yes
Attainment: Sulfur Dioxide (1-Hour SO2): No
Attainment: Lead: Yes
Separate Mineral Rights: Yes
Business Near Site: Globe Metallurgical, Ferroalloys
Description of Buildings on Site: 2 18,000 sf warehouses and a 10,000 sf office building
Taxes: 30,000.00
Topography: Flat, Terraced
Brownfield: Yes

Utilities

Electric at Site: Yes
Electric Provider: AEP Ohio
Electric Volts: 138kV and 345kV V
Power Phases: 3
Distance to the electric substation: 0 miles
Additional Electric Details: A 138kV and a 345kV AEP substation are located in the middle of the property.
Gas at Site: Yes
Gas Provider: Dominion
Gas Line Size: 3 in
Gas Pressure: 200 psi
Schedule to Extend Gas to Site: 24 months
Cost to Extend Gas to Site: \$0.00
Additional Gas Details: Three 36" Enbridge Texas Eastern pipelines are located 1 mile east of the property. Multiple companies are available to provide the tap, interconnect, operations, maintenance, etc. with an appropriate offtake agreement. Site Owner also has connections to gas supply and marketing firms. Planning is underway to deliver 25 MMSCFD to the site by mid-2023.
Water at Site: Yes
Water Provider: Tri-County Water
Water Line Size: 2 in
Water Details: The local water provider is upgrading to a 4" line in Q4 2021. Planning is underway to increase that to a 10" service to the site, providing 430,000 GPD capacity. There is also a 1,000,000 gallon tank on-site that could be repurposed for non-potable water storage.
Sewer at Site: Yes
Sewer Provider: On-Site
Sewer Details: There is a 200-person wastewater package plant on-site that needs to be reactivated. Planning for adding sanitary sewer to the site is currently underway.
Fiber Service to Site: Yes
Distance to Fiber Line: 100 feet

Fiber Provider: Horizon Communications

Maximum Data Bandwidth: 500 Mbps

Utility Comments: Horizon Communications has fiber at an AT&T tower 1-mile NW of the site. The Southeast Ohio Broadband Cooperative will be providing 100 MBPS wireless service to the site by Q4 2021. The Cooperative can upgrade their service to 500 MBPS in 2022, with planning to deliver 10GB to the site in 2023, currently underway. Horizon also has fiber in the SR 60 right-of-way on the opposite side of the Muskingum River. This can potentially be brought overhead across the river to the site, or it can be extended from Waterford, roughly 4 miles, for \$160,000. Planning is underway for either option.

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes

Phase I ESA Date: November 2020

Phase II ESA Completed: Yes

Phase II ESA Date: December 2020

Environmental Study Comments: Cleared for development.

Wetlands Delineation Completed: Yes

Wetlands Delineation Study Date: September 30, 2021

Transportation

Nearest Highway: SR 339

Distance to Nearest Highway: 4 miles

Highway 2: Rt 60

Distance to Highway 2: 5 miles

Nearest Interstate: I-77

Distance to Nearest Interstate: 20 miles

Nearest Airport: Mid Ohio Valley Regional Airport

Distance to Nearest Airport: 32 miles

Airport 2: John Glenn Columbus International (CMH)

Distance to Airport 2: 97 miles

Rail at Property: Yes

Rail Provider(s): Belpre Industrial Parkersburg Railroad

Rail Type: Shortline

Rail Spur at Property: Yes