

# For lease or sale

**Washington Court House Industrial Park** sizes ranging from 25,000 - 1.5 MSF available



This master planned state of the art park, developed by Geis- offers multiple buildings or pad ready sites for lease, sale, or build-to-suit. This premier location is rail – served and is strategically located within an hour drive of Columbus, Cincinnati and Dayton, and has large excess water, sewer, and electric capacities.

### **Property specifications**

- Shovel ready industrial sites from 5 -278 acres
- SiteOhio authenticated site
- Fully served with all utilities to site

### **Advantages and amenities**

- Potential 100% 15- year
   Ohio tax abatement
- Located near the \$3.5B Honda / LG battery plant
- Rail served sites available
- Centrally located amongst a robust manufacturing base
- Excellent road infrastructure
- Strong workforce

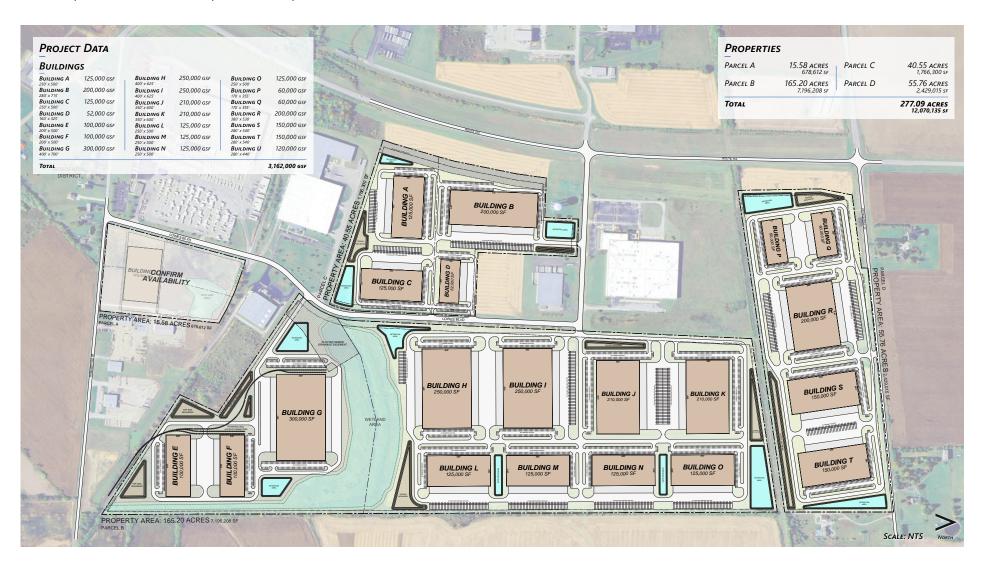


SiteOhio authenticated means construction ready day one. Washington Court House Industrial Park, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings,

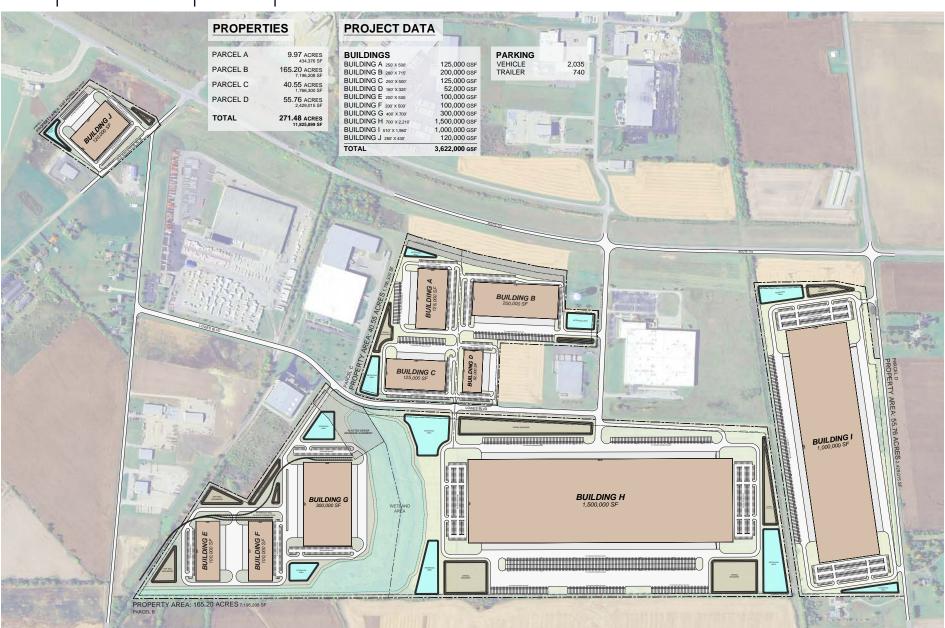
and access to a large regional labor force. Washington Court House Economic Development and the Dayton Development Coalition collaborated to inventory the site's compelling features that make it ideal for business.



### Proposed site plan option A



## Proposed site plan option B



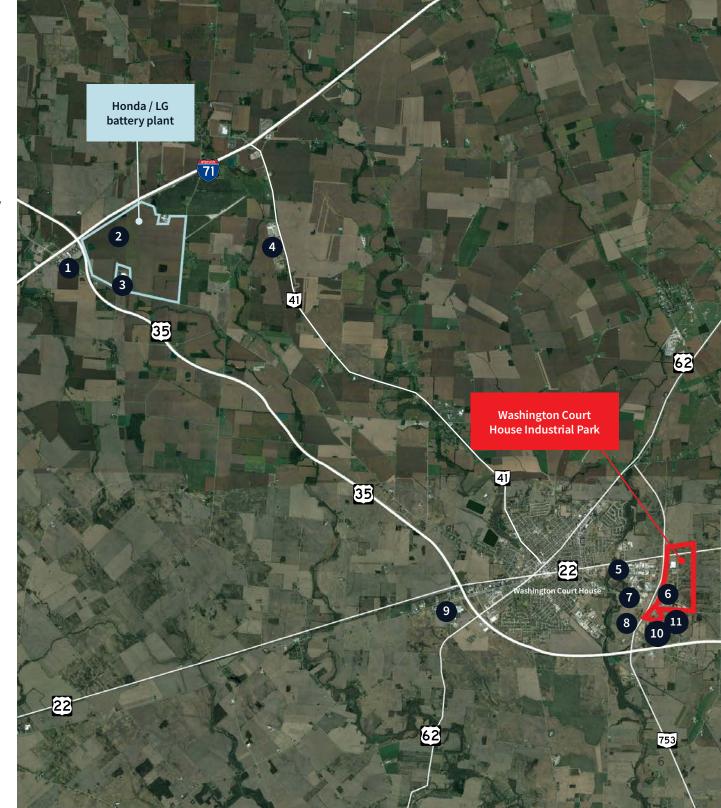
# Utilities to park boundaries

Electric		Water	
Name of provider	AES Ohio	Name of provider	City of Washington Court House
Excess electric capacity	10 MW	Excess water capacity	11.3 MGD
Distance to the electric substation	0.5 miles	Total capacity of system	1.77 MGD
Type of feed	Dual feed - single substation	Water line size	12 inches
Redundant	No		
Total sustained interruptions annually	0 (2013-2015)	Sewer	
Total momentary interruptions annually	0 (2013)   (2014),   (2015)	Name of provider	City of Washington Court House
Total outage duration (hours/year)	0 hours/year (< 30 seconds)	Excess sewer capacity	0.7 MGD
		Total capacity of system	0.74 MGD
Natural gas		Sewer line size	8-inch and 10-inch
Name of provider	Vectren		
Excess gas capacity	10.000 MCF/month	Rail	
Available pressure	40 PSI	Name of provider	Genessee and Wyoming
Gas line size	6 inches	Existing spur	Yes
		Number of trains per week	5
Fiber/telecom		Distance to nearest rail storage yard	2 miles
Name of provider	Charter Spectrum		

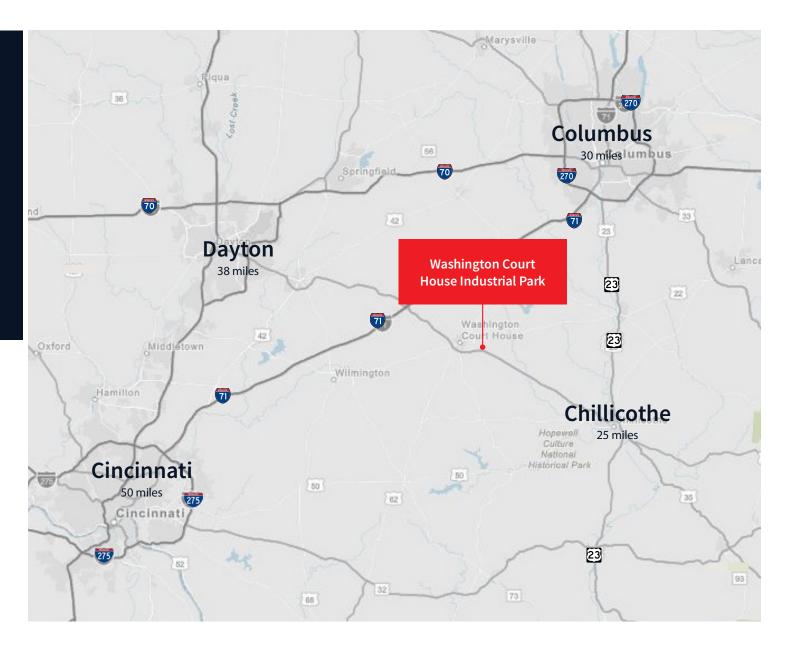
### Corporate neighbors

Washington Court House Industrial Park is near the recently announced \$3.5B Honda / LG battery plant.

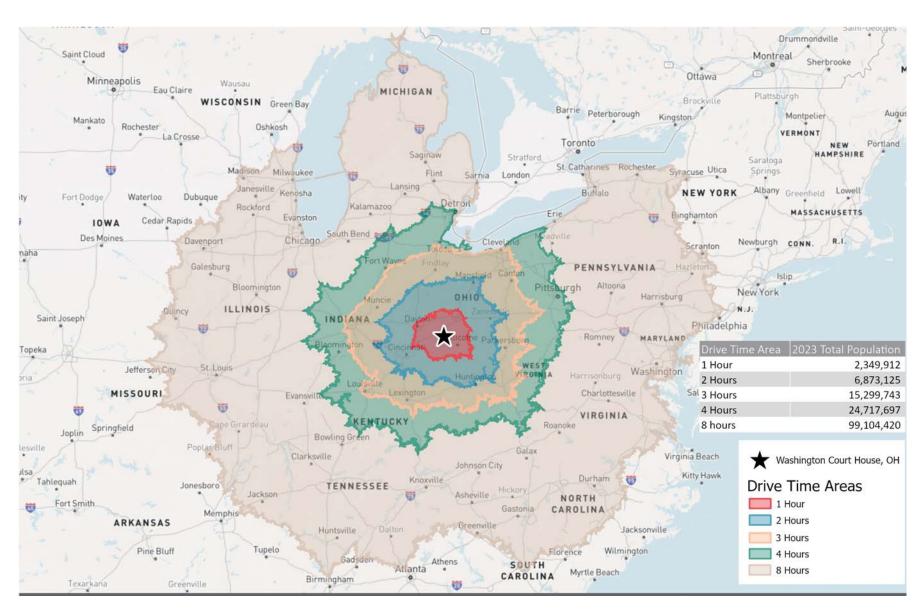
- **1** Destination Outlets
- 2 Honda / LG battery plant
- **3** McKesson
- **4** Menards Distribution Center
- 5 Hill Pet Nutrition
- 6 Domtar Paper
- 7 Lowes Distribution Center
- **8** Wingate Packaging
- **9** YUSA Corporation
- **10** Walmart Distribution Center
- **11** G K Packing Inc.



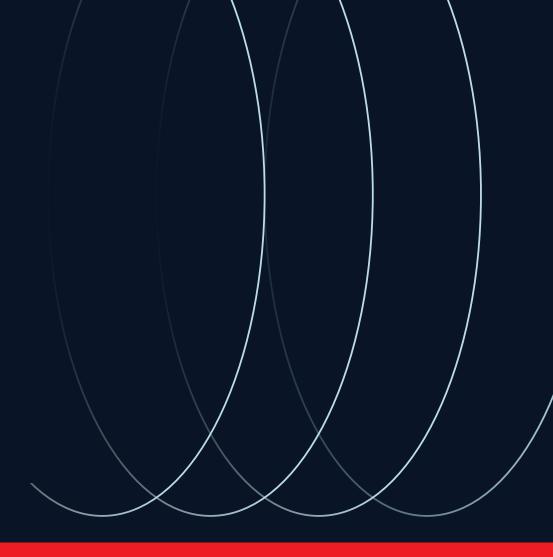
Conveniently located less than a 60 minute drive to four major Ohio markets.



### Drive time analysis







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