



# For lease or sale

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



## Washington Court House Industrial Park

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

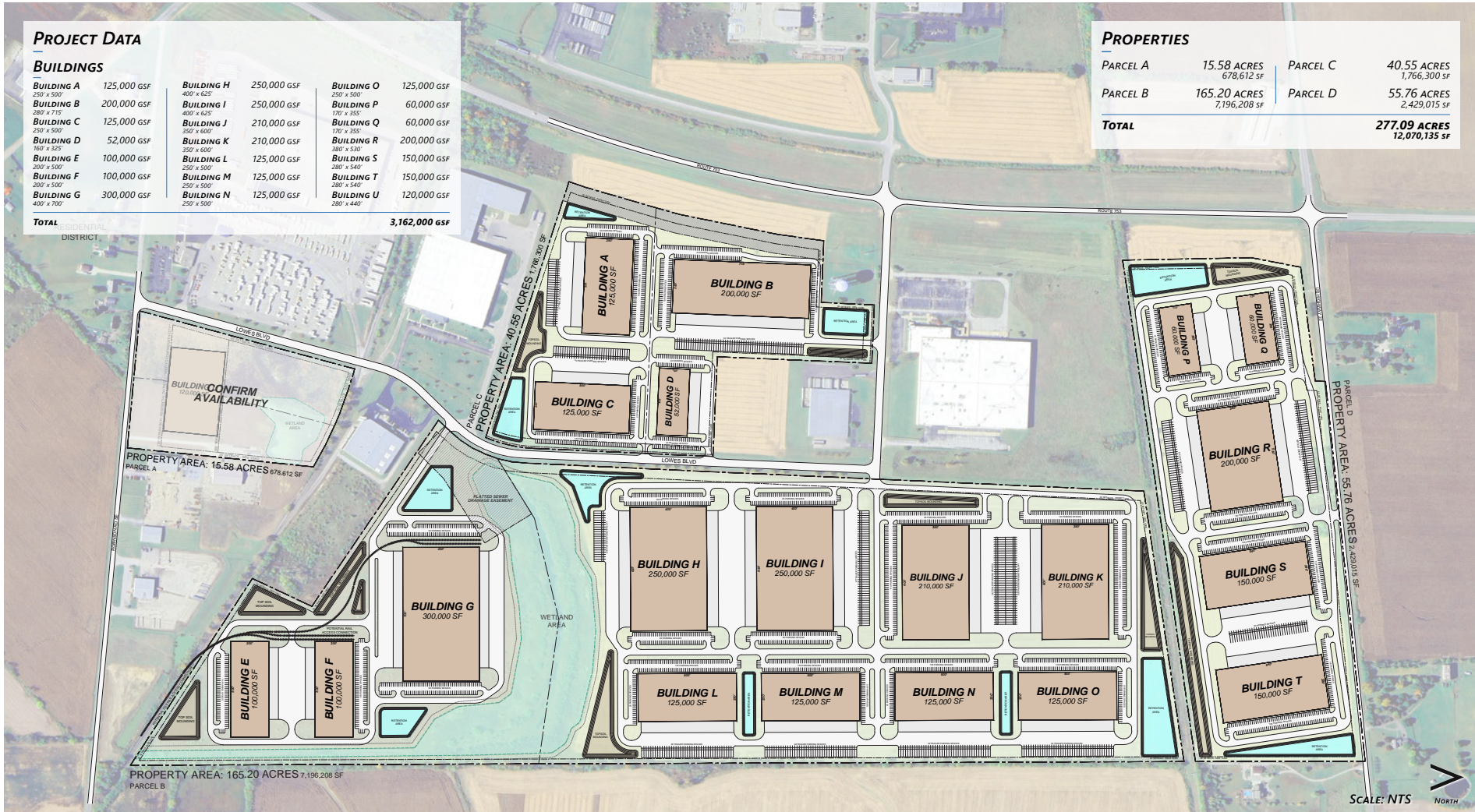


SiteOhio authenticated means construction ready day one. Washington Court House Industrial Park, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings,

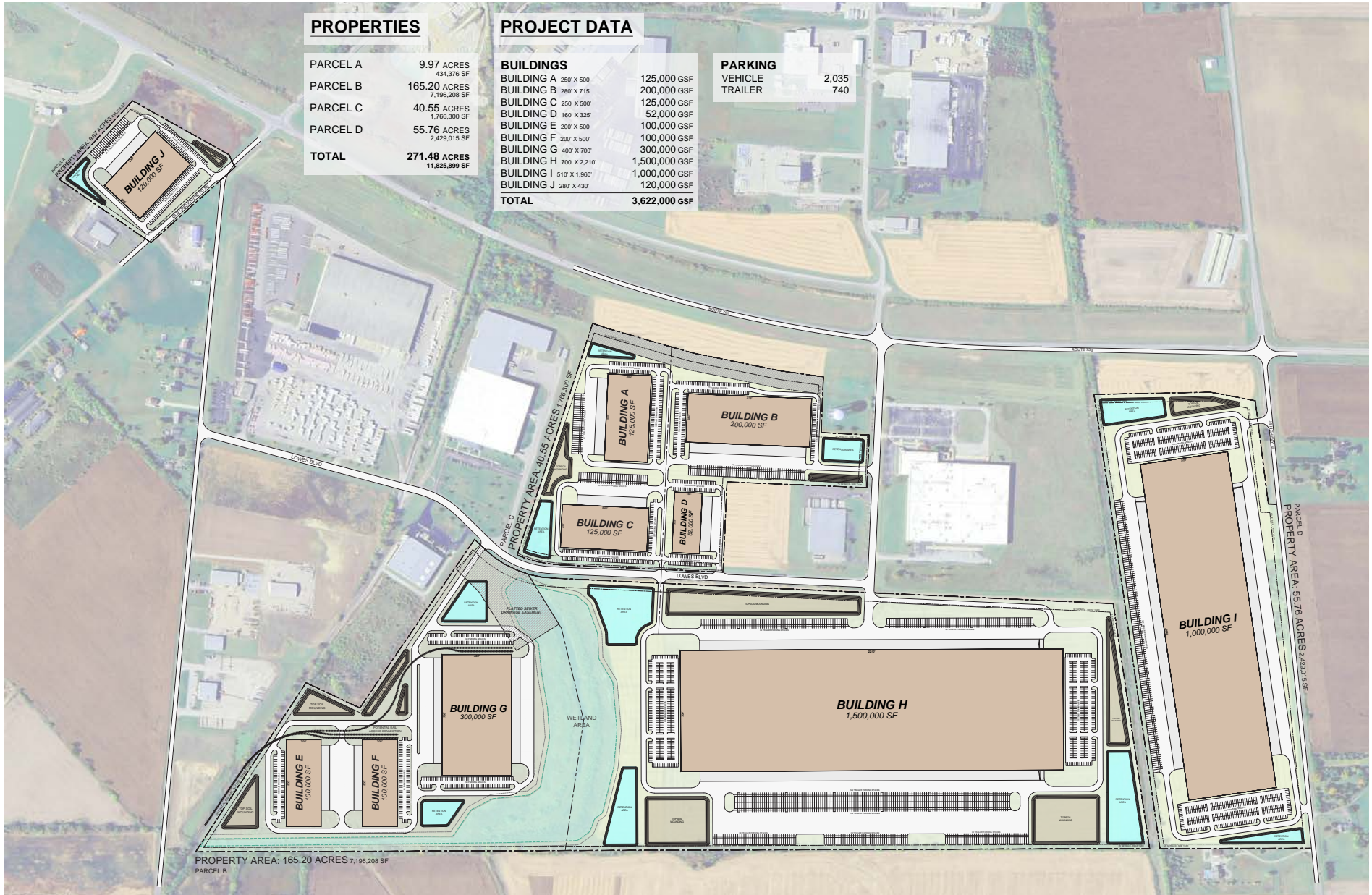
and access to a large regional labor force. Washington Court House Economic Development and the Dayton Development Coalition collaborated to inventory the site's compelling features that make it ideal for business.



# Proposed site plan option A



# Proposed site plan option B



# Utilities to park boundaries

## Electric

<i>Name of provider</i>	AES Ohio
<i>Excess electric capacity</i>	10 MW
<i>Distance to the electric substation</i>	0.5 miles
<i>Type of feed</i>	Dual feed - single substation
<i>Redundant</i>	No
<i>Total sustained interruptions annually</i>	0 (2013-2015)
<i>Total momentary interruptions annually</i>	0 (2013)   (2014),   (2015)
<i>Total outage duration (hours/year)</i>	0 hours/year (< 30 seconds)

## Natural gas

<i>Name of provider</i>	Vectren
<i>Excess gas capacity</i>	10,000 MCF/month
<i>Available pressure</i>	40 PSI
<i>Gas line size</i>	6 inches

## Fiber/telecom

<i>Name of provider</i>	Charter Spectrum
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## Water

<i>Name of provider</i>	City of Washington Court House
<i>Excess water capacity</i>	11.3 MGD
<i>Total capacity of system</i>	1.77 MGD
<i>Water line size</i>	12 inches

## Sewer

<i>Name of provider</i>	City of Washington Court House
<i>Excess sewer capacity</i>	0.7 MGD
<i>Total capacity of system</i>	0.74 MGD
<i>Sewer line size</i>	8-inch and 10-inch

## Rail

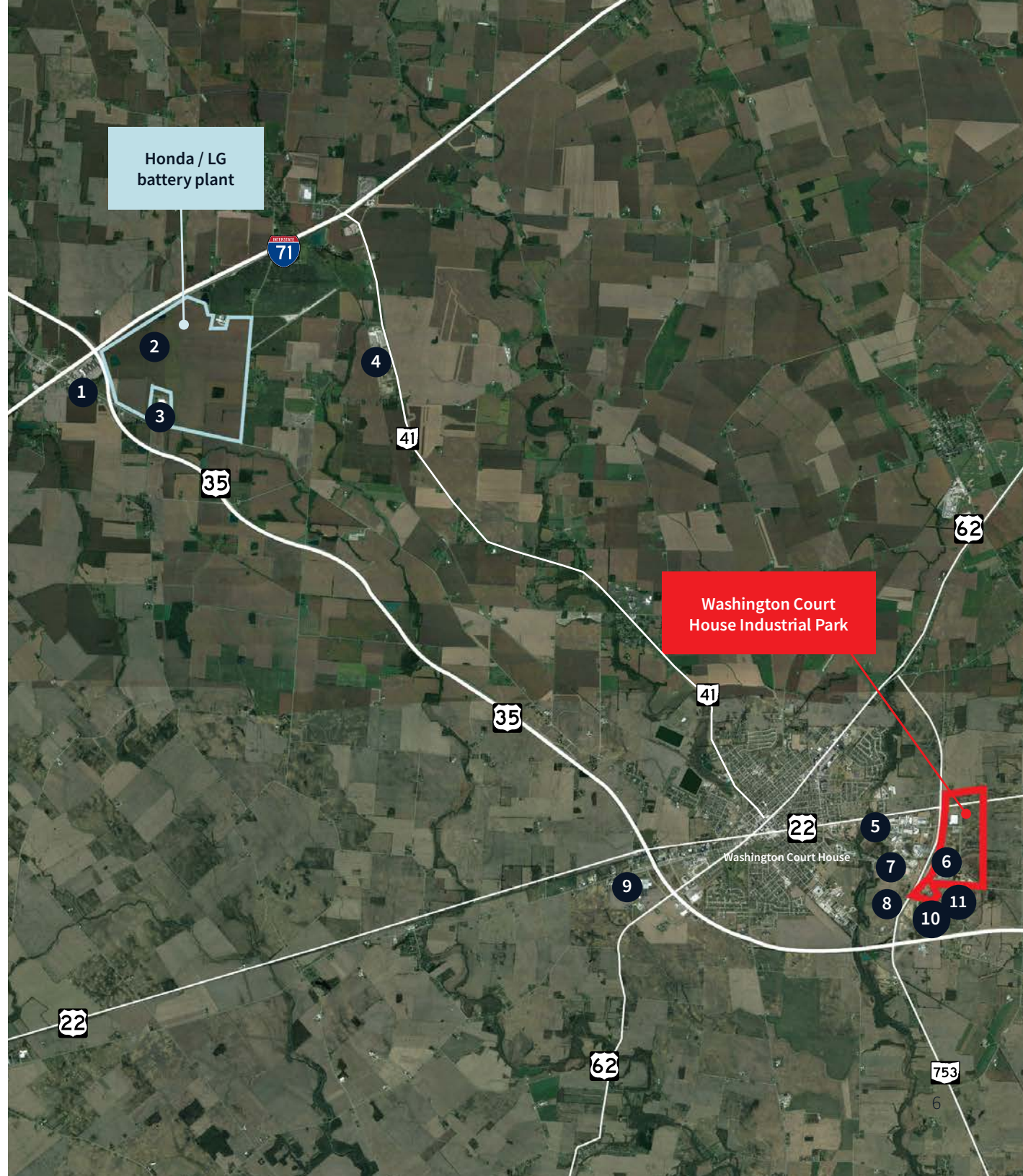
<i>Name of provider</i>	Genessee and Wyoming
<i>Existing spur</i>	Yes
<i>Number of trains per week</i>	5
<i>Distance to nearest rail storage yard</i>	2 miles

## Washington Court House Industrial Park

# Corporate neighbors

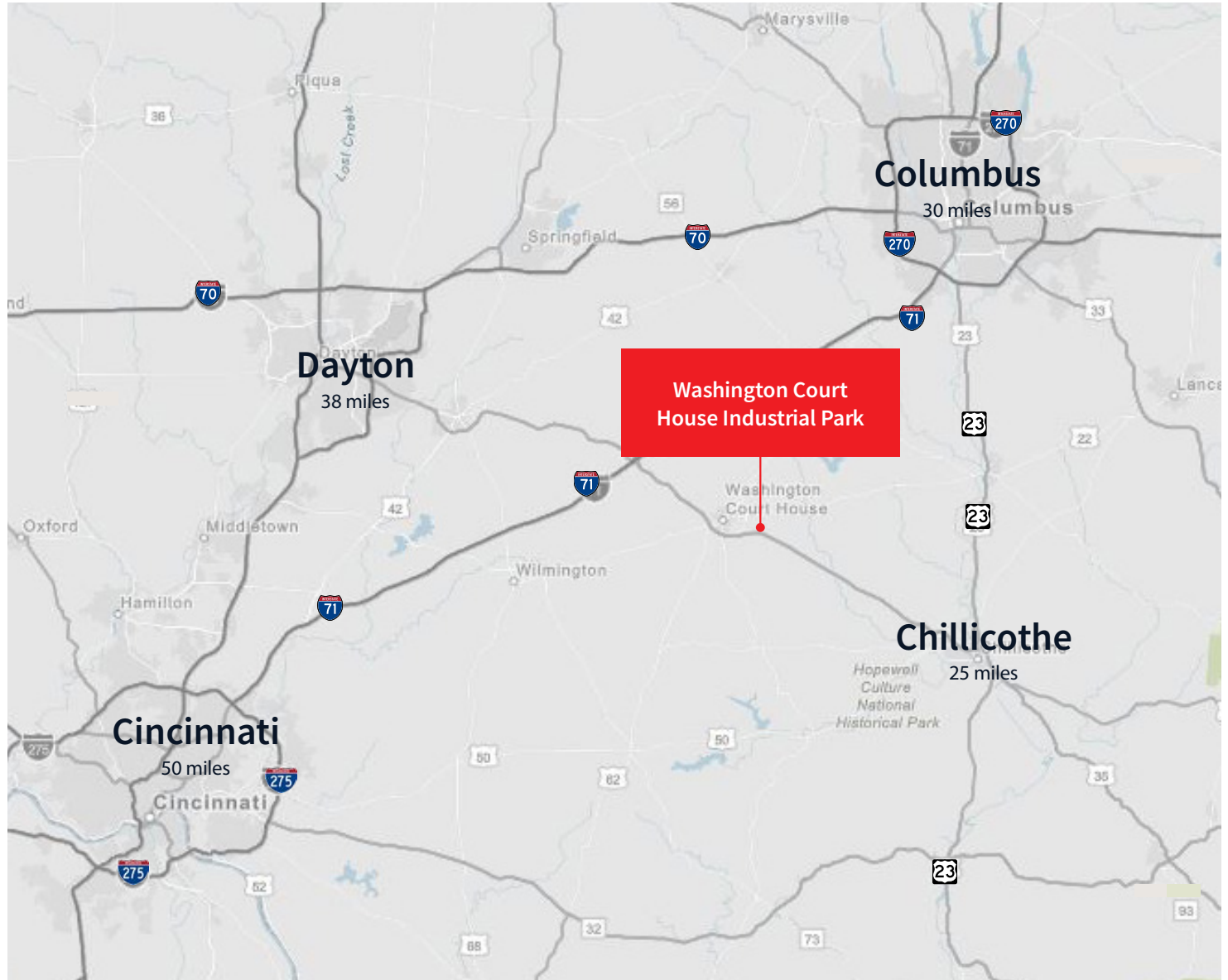
Washington Court House Industrial Park is near the recently announced \$3.5B Honda / LG battery plant.

- 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.



**Washington Court House Industrial Park**

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



# Drive time analysis







## JLL

### Joe Davis

joseph.davis@jll.com

+1 614 460 4425

### Matthew Collins

matthew.collins@jll.com

+1 614 460 4483

## Heart State Realty

### Bob Rea

robert.rea@roadrunner.com

+1 614 264 8883

## Geis Companies

### Clint Rounsfull

clint@geisco.net

+1 412 287 5391