



## Transportation

|                                |                                 |
|--------------------------------|---------------------------------|
| Distance to 4-Lane Hwy         | 3.1 miles (I-75)                |
| Distance to N-S Interstate     | 3.1 miles (I-75)                |
| Distance to E-W Interstate     | 5.5 miles (I-70)                |
| Distance to Commercial Airport | 11 miles (Dayton International) |
| Distance to Regional Airport   | 11 miles (Dayton International) |
| Distance to Port               | 60 miles (Port of Cincinnati)   |
| Rail Service                   | No                              |
| Foreign Trade Zone             | No                              |



## Due Diligence Studies & Reports

|  |                                     |
|--|-------------------------------------|
| Phase I Environmental Site Assessment    | May 2016                            |
| Wetlands Delineation                     | June 2016                           |
| Threatened & Endangered Species Report   | June 2016                           |
| Archeological & Historical Investigation | April 2016                          |
| Geotechnical Assessment                  | November 2004                       |
| 100 Year Flood Plain                     | Zone X, 100% outside of flood plain |
| Air Quality                              | 100% Attainment Zone                |



## Telecommunications

|                    |               |
|--------------------|---------------|
| Provider           | AT&T          |
| Fiber Availability | Fiber on site |



## Electric

|  |  |
|--|--|
| Provider                               | Dayton Power & Light (DP&L)  |
| Distribution Service and Distance      | 12.47 kV3-Phase, on site   |
| Distribution Excess Capacity           | 0.5 MW   |
| Cost and Schedule to Increase Capacity | Est. \$150,000; wire upgrade to 2.5 MW within 6 months of an agreement |
| Transmission Service and Distance      | 138kV, 2 miles to site   |
| Distance to Substation                 | 2.75 miles   |
| Redundant/Dual Feed                    | Not available for distribution or transmission                         |
| Electric Choice                        | Yes (customer selects generation provider)                             |



## Natural Gas

|                            |  |
|----------------------------|--|
| Provider                   | Vectren                                      |
| Size and Distance to Site  | 8 inch/medium pressure, 1,400 feet from site |
| Schedule to Extend to Site | Within 4 months of an agreement              |



## Water

|                            |  |
|----------------------------|--|
| Provider                   | City of Dayton                         |
| Size and Distance to Site  | 8 and 16 inch lines, 60 feet from site |
| Excess Capacity            | 2.5 million gpd                        |
| Schedule to Extend to Site | Within 2 weeks of an agreement         |



## Wastewater

|                                     |   |
|-------------------------------------|---|
| Provider                            | City of Dayton                                    |
| Size and Distance to Line           | 12 and 24 inch lines, 320 feet from site          |
| Excess Capacity                     | 450,000 gpd                                       |
| Cost and Schedule to Extend to Site | Approx. \$48,000; within 2 months of an agreement |

Please note: All utility capabilities, schedules and costs for extension are as of a point in time. Due to the fluctuating nature of capacities and the unique nature of all projects, these figures will be verified again prior to development.



Colliers International  
10 West 2nd Street | Suite 200  
Dayton, Ohio 45402  
P: +1 937 449 0097

NORM KHOURY, SIOR, CCIM  
TEL: 513 562 2271  
norm.khoury@colliers.com

TODD COCHRAN  
TEL: 937 723 2913  
todd.cochran@colliers.com