

A Premier Industrial Property in Southern Ohio

DAN EVANS INDUSTRIAL PARK II

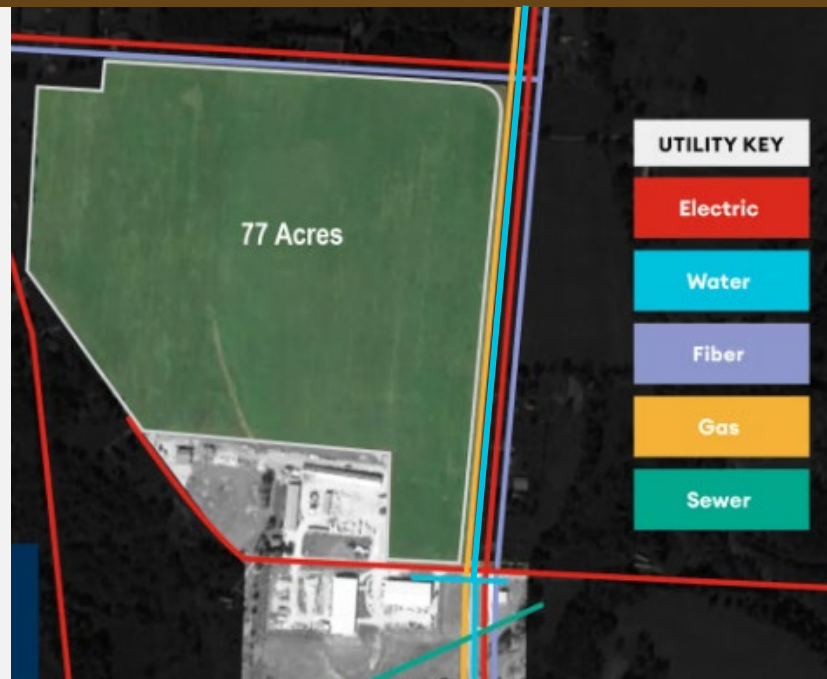
Situated one mile from four-lane US-35 in Gallia County, Dan Evans Industrial Park II is one of Southern Ohio's premier industrial properties.

With all due diligence studies complete and utilities with excess capacity, this 77-acre site has been authenticated by JobsOhio as "shovel ready." In less than an hour's drive, businesses can connect into three interstates and three four-lane highways to reach 60% of the U.S. population within a day's drive.

The site is community-owned by the Community Improvement Corporation of Gallia County and has access rail and river transload facilities within an hour.

LOCATION ADVANTAGES

- **Low cost** of living & low cost of business
- **Labor surplus region**, with 1 in 4 workers commuting outside the region to metro areas
- **No state tax** on corporate profits, inventory, tangible personal property, R&D investments, or products sold to customers outside Ohio
- **Mature industrial park**, with eight companies located in the park's first phase
- **Training and upskilling** for new and incumbent workers at University of Rio Grande & Rio Grande Community College and Buckeye Hills Career Technical Center
- **Business tax incentive** programs for job creation at state and local levels



Due Diligence Completed:

- ✓ Phase 1 Environmental
- ✓ Geotechnical
- ✓ Wetlands Delineation
- ✓ Archeological
- ✓ Endangered Species

- Priced at \$45K/acre
- Primarily flat with gentle slope
- Outside 100 & 500-year floodplain
- Divisible, minimum three acres



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