

Ohio

Property Report (Mt. Orab Megasite)



Property Details

Site/Building Name: Mt. Orab Megasite
Street Address: Tri-County Highway
City: Mount Orab (View Community)
County: Brown County (View Community)
Zip Code: 45154
Type of space: Industrial, Vacant Land
Min Size: 1,043 acres
Max Size: 1,043 acres
Last Updated: 6/4/2018

Contact Information

Contact Name: Kelly Cole
Address: 800 Mt. Orab Oike
City: Georgetown
State: Ohio
Phone: (937) 378-3536
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Contact Information

Company: JobsOhio
Contact Name: Tyler Lash
Title: Project Coordinator
Address: 41 S High St
City: Columbus
State: Ohio
Phone: 614.448.1016
Email: lash@jobsOhio.com

Attachments

Duke Energy letter
 Mega Site Map Utility.pdf
 Mega Site Map Aerial.pdf

Availability

For Sale: Yes
Price per SF: 20000
Ownership: Private
Number of Owners: 4 - Village of Mt. Orab Port Authority has options on entire site
Date Property is Available: Immediately

Property Description:

*rate per acre is based on purchase of entire tract. Site may be divisible for projects that create significant jobs. Site can be expanded to approximately 2000 Ac. if required. Non-Union Area. Phase One ER & Soil reports completed 2010. Possible incentives: ARC-Appalachian Regional Commission—SOCADF Grants—Southern Ohio Agricultural and Community Development Foundation—Ohio Development Services Agency—Enterprise Zone 183C—Potential for tax abatement agreements- real property OEPA "In Attainment" The western and north central portion of the site is ideal for large projects and offers the most feasible access for rail. Labor Surplus area for 2012 as designated by the State of Ohio. Covered by FTZ 490.

Site Details

Current Use: Agriculture
Total Acres: 1,043 acres
Developable Acres: 1,038 acres
Divisible: Yes
Zoning: ind
Topography: Flat
Attainment: Eight-Hour Ozone: Yes
Attainment: Particulate Matter (PM 2.5): Yes
Attainment: Sulfur Dioxide (1-Hour SO2): Yes
Attainment: Lead: Yes
Flood Plain: No

Incentives

Enterprise Zone: Yes
Foreign Trade Zone: Yes
TIF District: Yes

Transportation

Nearest Highway: SR 68
Distance to Nearest Highway: 1 miles
Highway 2: SR 32
Distance to Highway 2: 0.5 miles
Nearest Interstate: I-75
Distance to Nearest Interstate: 43 miles
Interstate 2: I-71
Distance to Interstate 2: 36 miles
Nearest Airport: Clermont County Airport
Distance to Nearest Airport: 15 miles
Airport 2: Cincinnati/Northern Kentucky International Airport

Distance to Airport 2: 45 miles

Airport 3: Brown County

Distance to Airport 3: 12 miles

Distance to Port: 45 miles

Rail: Yes

Rail Provider: Norfolk Southern

Utilities

Electric: Yes

Electric Provider: Duke Energy

Electric KVA: 34.5 kV

Power Phases: 3

Distance to the electric substation: 6.5 miles

Gas: Yes

Gas Provider: Duke Energy

Gas Line Size: 3 in

Gas Pressure: 25 psi

Water at Site: Yes

Water Provider: Mt. Orab Utilities

Water Line Size: 6 in

Excess Water Capacity at Site: 700000 GPD

Water Excess Capacity As of Date: 5/23/2016

Sewer: Yes

Sewer Provider: Village of Mt. Orab

Excess Sewer Capacity at Site: 300000 GPD

Sewer Excess Capacity As of Date: 5/23/2016

Sewer Line Size: 8 in

Schedule to Extend Sewer to Site: 36 months

Cost to Extend Sewer to Site: \$3,000,000

Fiber Service to Site: Yes

Fiber Provider: S. Bryer Cable

Maximum Data Bandwidth: 200 MB download; 160 MB upload

Telecom: Yes

Telecom Provider: Both

Site Due Diligence

Archeological Study Completed: Yes

Geotechnical Study Completed: Yes

Phase I Environmental Report Completed: Yes

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