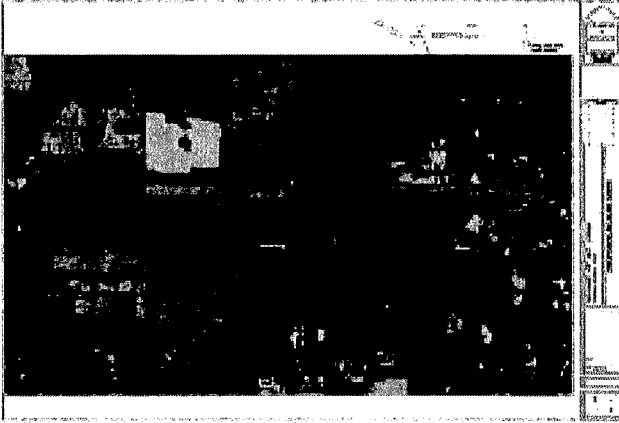


Ohio

Property Report (Tract 416)



Property Details

Site/Building Name: Tract 416
Street Address: West Main/Tri-County Highway
City: Mount Orab (View Community)
County: Brown County (View Community)
Zip Code: 45154
Type of space: Industrial
Min Size: 15 acres
Max Size: 111 acres
Last Updated: 6/6/2018

Contact Information

Contact Name: Kelly Cole
Address: 800 Mt. Orab Oike
City: Georgetown
State: Ohio
Phone: (937) 378-3536
Fax: (937) 378-6324
Email: kcole@browncountyohio.gov

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

OH_BROWN_TRACT 416_Photo..JPG
 OH_BROWN_TRACT 416_Phase 1 Environmental Study.jpg
 OH_BROWN_TRACT 416_Geotechnical Report.pdf
 OH_BROWN_TRACT 416_Aerial.jpg
 OH_BROWN_TRACT 416_Utility Maps.jpg
 OH_Brown_Tract 416_Real Estate Flyer back.docx
 OH_BROWN_TRACT 416_Topographical Map.jpg
 OH_Brown_Tract 416_Real Estate Flyer front.pdf
 OH_Brown_Tract 416_Wastewater Fee Chart.pdf
 OH_BROWN_TRACT 416_Neighbors.jpg
 OH_BROWN_TRACT 416_Fire Hydrant Flow Test.jpg
 OH_BROWN_TRACT 416_map of Site.jpg
 Tract 416 Aerial with 15 acre breakouts 4-24-18.jpg
 Ohio_Mt. Orab_Tri-County Highway.pdf
 Tract 416 with 15 acre breakout

Availability

For Sale: Yes
Sale Price: \$ 30,000.00
Ownership: Controlled by Mt. Orab Port Auth.
Lease Rate: \$.00 /sf

Property Description:
 Foreign Trade Zone & Enterprise Zone. All utilities at site. NS rail forms the northern border of site making a rail spur feasible. Non union area. In Attainment OEPA. No obstacles to development have been identified. SOACDF Ec. Dev. grant available to this area.

Site Details

Parcel ID #(s): 44-072104.0000
Current Use: Agriculture
Noise Restrictions: No
Lot Size: 110 acres
Divisible: Yes
Zoning: Industrial
Topography: Flat
Land Use: Agricultural
Description of Buildings on Site: None
Attainment: Eight-Hour Ozone: Yes
Attainment: Particulate Matter (PM 2.5): Yes
Attainment: Sulfur Dioxide (1-Hour SO2): 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 68
Distance to Highway 2: 1 miles
Nearest Interstate: I-75
Distance to Nearest Interstate: 43 miles
Interstate 2: I-71
Distance to Interstate 2: 36 miles
Nearest Airport: Lunken Airport
Distance to Nearest Airport: 25 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: 50 miles
Rail: Yes
Rail Provider: Norfolk Southern

Utilities

Electric: Yes
Electric Provider: Duke Energy
Electric Volts: 34.5
Distance to the electric substation: 3.75 Miles miles
Gas: Yes
Gas Provider: Duke Energy
Gas Line Size: 4 in
Gas Pressure: 60 psi
Distance to natural gas: 0 ft
Water at Site: Yes
Water Provider: Mt. Orab Utilities
Water Line Size: 8 in
Water Main Pressure: 50 psi
Excess Water Capacity at Site: 700000 GPD
Water Excess Capacity As of Date: 04/27/2018
Sewer: Yes
Sewer Provider: Mt. Orab Utilities
Excess Sewer Capacity at Site: 250K gpd GPD
Sewer Excess Capacity As of Date: 4/27/2018
Sewer Line Size: 8 in
Sewer Type: gravity
Distance to Sewer Line: 300 ft
Fiber Service to Site: Yes
Telecom: Yes
Telecom Provider: Time Warner & S. Bryer Cable

Other

Custom 1: Opportunity Zone

Site Due Diligence

Phase I Date: 2016
Environmental Study Comments: 0.5
Geotechnical Study Completed: Yes
Wetlands: No

Broker Contact

Contact Name: Bruce Lunsford
Contact Company: Mt. Orab Port Auth

Contact Address: 211 South Main

Contact City: Mt. Orab

Description

Opportunity Zone , Foreign Trade Zone, & Enterprise Zone. Attached Maps show potential breakouts for smaller acreage requirements. All utilities at site. NS rail forms the northern border of site making a rail spur feasible. Non union area. In Attainment OEPA. No obstacles to development have been identified. SOACDF Ec. Dev. grant available to this area.