



PRIMEOHIO II INDUSTRIAL PARK

EXPAND YOUR FUTURE WITH A PRIME BUSINESS LOCATION

THE HOME OF LOGISTICS AND ADVANCED MANUFACTURING & TECHNOLOGIES

Greater Springfield is—and always has been—a hub of logistics and innovation and leadership for advanced manufacturing and the technologies that power it. Our region gives you access to the markets, resources, and opportunity your manufacturing or logistics business needs to find success today and grow tomorrow. PrimeOhio II Industrial Park provides the necessary infrastructure.

MARKETS



- Close proximity to prime markets in the Midwest, East, and South
- Easy access to major interstate highways
- Served by leading rail lines

WORKFORCE



- Generations of proud, hard-working families with deep roots in advanced manufacturing
- Workforce training and development resources provided by local agencies and learning institutions
- Wide base of professionals with degrees in engineering, computer science, and related fields

ON-SITE INFRASTRUCTURE

- Municipal Water: 12" and 16"
- Municipal Sewer: 12" and 18"
- Natural Gas: 8"
- Fiber: Multiple Carriers Available
- Electric: 12.5 kv, 3 Phase up to 2.5 MVA
- I & O Shortline Railroad Frontage
- All Environmental Studies Complete and Available

KEY SITE INFORMATION

- 182 Acres Immediately Available
- Large Lot Sizes Available
- Zoning: General Industrial
- Easy access to Interstates 70, 71, and 75
- Near three airports
- Visible to 60,000 Daily Motorists on I-70
- Employment and Tax Incentives Available
- \$42,000 Per Acre



NEXT DAY TRUCK DELIVERY TO

- 69% of the U.S. population
- 74% of wholesales nation-wide

DRIVE TIME TO MAJOR CITIES

Indianapolis, IN	2.5 hours
Charleston, WV	4 hours
Detroit, MI	4 hours
Louisville, KY	4 hours
Ft. Wayne, IN	4 hours
St. Louis, MO	6 hours
Chicago, IL	8 hours
Buffalo, NY	8.5 hours
Baltimore, MD	10 hours
Atlanta, GA	10 hours



PRIME OHIO II

This sheet is provided to show over all lot and easement configurations on said lots. This sheet has no scale and is for reference purposes only. Refer to Sheets 3 thru 7 for actual details about the lots and easements.

FILED
CLARK COUNTY AUDITOR
JUN 18 2013
JOHN S. FEDERER
AUDITOR

PREPARED BY
PRIME OHIO II
CLARK COUNTY, OH
CLARK COUNTY RECORDER
BOOK 15-2002, PAGE 158, 200
30/19 8/19/13

DETROIT, TOLEDO AND IRONTON RR
V-3-01710
(50')
WEST CENTRAL OHIO PORT AUTHORITY

Coming
Spring 2016



INTERSTATE ROUTE 70
CLA-70-17.87 (R/W VARIES)

19136
18,720 AC.
22.28 AC.

19137
18,720 AC.

19164
18,720 AC.
18,720 AC.

19138
18,720 AC.
115,044 AC.

Legend
= Lot Number
= Address
00000
00000

NO SCALE





FEATURED

PrimeOhio II Industrial Park

PrimeOhio II Industrial Park
Springfield, OH 45502



This site consists of 198 acres highly visible to I-70 with excellent access at State Route 41 interchange (Exit 59). Construction of water, sewer, gas, utilities and roadway is complete. Site features large lots and rail frontage. Ideal for light manufacturing and distribution firms.

Broker Contact

Horton Hobbs IV
Greater Springfield Chamber / CIC
20 S. Limestone St., Suite 100
Springfield, OH 45502
Phone: (937) 521-1935
Email: hhobbs@greaterspringfield.com
Website: www.greaterspringfield.com

ED Contact

Horton H. Hobbs IV
Greater Springfield Chamber of Commerce/Community
Improvement Corporation of Springfield-Clark County
20 S. Limestone St. Ste. 100
Springfield, OH 45502
Phone: 937-325-7621
Email: hhobbs@greaterspringfield.com

Land Information			
Property ID:	81684	Business/Industrial Park:	new industrial park
County:	Clark	Previous Use:	Agriculture
Site Size (acres):	198	Zoning:	Industrial
Total Available (acres):	198	Updated:	2/17/2015
Buildable Acres/Coverage:	182	Ownership:	CIC has options on land
Shovel Ready/Certified:	Yes	Divisible (yes/no):	Yes
Enterprise Zone:	Yes	Minimum Subdivide:	10

Pricing Terms			
For Sale:	Yes	Price Negotiable:	Yes
Sale Price:	\$42,000.00	For Lease:	No

Geographic/Transportation Information			
Latitude:	39.88815	Distance to Interstate:	24
Longitude:	-83.73103	Interstate Name 2:	I-70
Rail Access:	Yes	Distance to Interstate 2:	0.1
Topography:	Level	Interstate Name 3:	I-675
Flood Plain:	No	Distance to Interstate 3:	15
Foreign Trade Zone:	Yes	Airport Name:	Springfield-Beckley Municipal
Parcel ID:	3.05E+15	Distance to Airport:	46
Enterprise Zone:	Yes	Airport Name 2:	Port Columbus International
Airport Zone:	No	Distance to Airport 2:	29
Tax Increment Financing Area:	No	Airport Name 3:	Dayton International Airport
Revitalization Area:	No	Distance to Airport 3:	9

Phase 1 Environmental Rpt:	Yes
Highway Name:	SR 41
Distance to Highway:	0
Interstate Name:	I-71

Port Name:	Port of Cincinnati
Distance to Port:	80
Rail Name:	Indiana & Ohio
Distance to Rail:	0

Utility Information			
Service to Property (Distribution):	Yes	Telecom Provider:	AT&T
Electric Provider:	FirstEnergy-Ohio Edison	Water On Site:	No
Electric Voltage:	12.5 kv, 3 Phase up to 2.5 MVA	Water Provider:	City of Springfield
Gas On Site:	Yes	Water Main Size:	12
Gas Provider:	Columbia Gas of Ohio, Inc.	Sewer On Site:	Yes
Gas Main PSI:	8	Sewer Provider:	City of Springfield
Fiber Optics:	Yes	Sewer Main Size:	18
DSL Available:	Yes	Septic:	No
Telecom on Site:	Yes		



SPRINGFIELD, OHIO

Community Profile



Horton Hobbs IV

Greater Springfield Chamber of Commerce

20 South Limestone St., Suite 100

Springfield, Ohio 45502

PH: (937) 521-1935

hhobbs@greaterspringfield.com



THE CHAMBER
Of Greater Springfield

Population

Year	Springfield	Clark County
2015	61,526	136,437
2000	65,358	144,742
1990	70,487	147,548

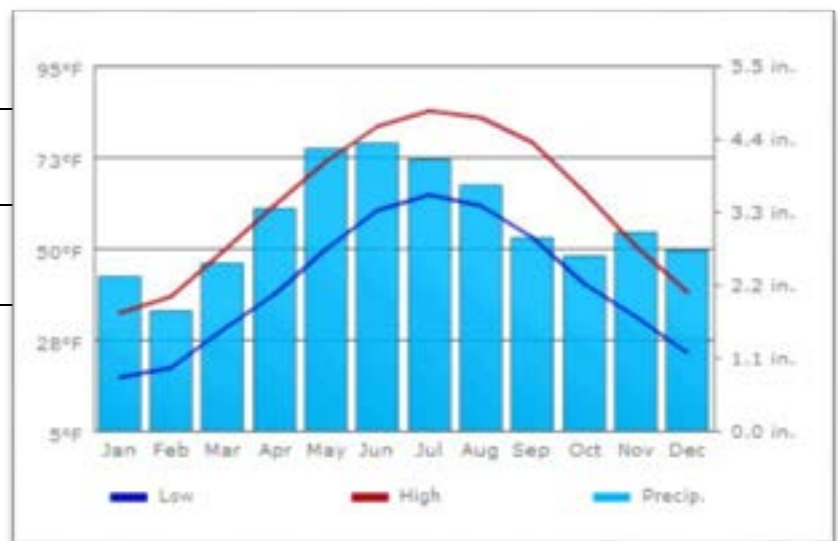
Labor Market

	Labor Force	Employment	Unemployment Rate (%)
Springfield	25,800	24,500	5.2%
Clark County	65,000	62,000	4.7%

<i>Contiguous Counties</i>	Labor Force	Employment	Unemployment Rate (%)
Montgomery County	250,800	239,100	4.7
Greene County	79,900	76,600	4.2
Champaign County	19,900	19,100	4.2
Madison County	20,800	20,000	3.6
Miami County	52,100	49,900	4.1

Geographic/Climate Data

Avg. Annual Precipitation (in.):	37.7in.
Avg. Jan. Temp. (F):	26.1
Avg. July Temp (F):	73.5
Avg. Elevation (ft):	978 ft (298 m)



Utilities

Electric

Service Provider: FirstEnergy-Ohio Edison

Gas

Service Provider: Columbia Gas of Ohio, Inc

Water

Service Provider: City of Springfield

Source:	12 wells	Peak Demand (Gal.)	28,000,000
Rated Capacity (Gal.)	36,000,000	Chemical Breakdown:	Lime Softening Plant
Excess Capacity (GPD)	15,500,000		

Sewer

Service Provider: City of Springfield

Treatment Plant Type:	Advanced Secondary Treatment	Excess Capacity (GPD):	8,500,000	Peak Demand (GPD):	32,000,000
Treatment Method:	Trickling Filters, Complete Mix Activated Sludge	Rated Capacity (Gal.)	25,000,000		

Solid Waste Disposal

Service Provider: Rumpke Consolidated Companies, Inc.

Solid Waste Disposal Type:	Non-Hazardous Landfill	Industrial Waste Disposal:	Yes
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Service Provider: Waste Management Services

Solid Waste Disposal Type:	Landfill	Industrial Waste Disposal:	Yes
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Telecommunications

Service Provider: AT&T and TW Telecomm

Transportation

Highways

<i>Name</i>	<i>Number of Lanes</i>
SR 334	2
SR 4	4
SR 41	2
SR 72	2
US 40	4
US 68	2

Interstates

<i>Name</i>	<i>Distance</i>	<i>Number of Lanes</i>
I-70	0	4
I-675	15 miles	4
I-75	26 miles	4
I-71	24 miles	4
I-270	34 miles	4



Railroads

Indiana & Ohio
Norfolk Southern

Water Ports

Ohio River- Cincinnati **Distance** 75 miles

Ohio River- Reedsville **Distance** 80 miles

Mass Transit

City Bus: Yes **Inter-City Bus:** Yes **Light Rail:** No

Trucking

<i>Company Name</i>	<i>Motor Freight Terminals</i>
B & D Transport, Inc	1
MMS Trucking	1
US Xpress	1

Werner Enterprises	1
Woodruff Enterprises	1

3 Airports

DAYTON INTERNATIONAL AIRPORT

Airport Type:	General/Commercial	Distance:	25 miles	Number of Daily Non-Stop Flights:	22
Runway Length:	10,900 ft	Surface Type:	Concrete	Landing Lights:	Yes
Aircraft Storage:	Yes	Aircraft Maintenance:	Yes	Instrument Landing System:	Yes

Major Airlines:

AirTran Airways
American Airlines
American Eagle

Delta Airlines
Frontier Airlines
Southwest Airlines

United Airlines
United Express
US Airways
US Airways Express

PORT COLUMBUS INTERNATIONAL

Airport Type:	General/Commercial	Distance:	40 miles	Number of Daily Non-Stop Flights:	
Runway Length:	10,701 ft	Surface Type:	Asphalt	Landing Lights:	Yes
Aircraft Storage:	Yes	Aircraft Maintenance:	Yes	Instrument Landing System:	Yes

Major Airlines:

Air Canada/ Air Alliance
AirTran Airlines
American Airlines
Continental Airlines

Southwest Airlines
United Airlines
US Airways
Delta Airlines

SPRINGFIELD-BECKLEY MUNICIPAL

Airport Type:	General/Commercial	Distance:	0 miles	Number of Daily Non-Stop Flights:	
Runway Length:	9,000 ft	Surface Type:		Landing Lights:	Yes
Aircraft Storage:	Yes	Aircraft Maintenance:	Yes	Instrument Landing System:	Yes

Major Airlines: No Major Airlines Listed

Services

Municipal

Local Government:	City Commission – City Manager	Police (Full-Time):	124
Planning Commission:	Yes	Firemen (Full-time):	127
City Zoning Regulated:	Yes	Firemen (Volunteer):	
24-Hour Patrol	Yes	Fire Service Outside City:	Yes
		Fire Insurance Rating:	2

Education

School Districts:	7	Private Schools:	3	Avg. ACT Score:
Schools:	25	Vocational Schools:	1	Avg. SAT Score:

Higher Education	Location	Distance (mi.)
Clark State Community College	Springfield, OH	0
Wittenberg University	Springfield, OH	0
Urbana University	Urbana, OH	15
Central State University	Wilberforce, OH	20
Wright State University	Fairborn, OH	20
Wilberforce University	Wilberforce, OH	20
University of Dayton	Dayton, OH	45
The Ohio State University	Columbus, OH	45

Medical

Medical Facility	Location	Distance (mi.)
Springfield Regional Medical Center	Springfield, OH	0
Miami Valley Hospital	Dayton, OH	25
Kettering Medical Center	Dayton, OH	30
Ohio State University Hospital	Columbus, OH	45

Major Area Employers

<i>Employer</i>	Employees
CMHP- Community Mercy Health Partners	2,380
Assurant Specialty Property	2,330
Navistar	1,244
Speedway	1,047
Dole Fresh Vegetables	832
Yamada North America	636
Honda of America (Clark County Employees)	630
Gordon Food Service	450
Eby Brown	422
KCI Konecranes	311
Tech II	300

Tax Structure*(Currency Values in USD @ \$1 per \$1 USD)***State Taxes**

Commercial Activity Tax:	Yes	Corporate Franchise Tax:	No
Sales Tax:	5.75%	Gasoline Tax (cents per gallon):	\$0.28
State Tax Web Site:	http://tax.ohio.gov/		

County/Entity Taxes

Sales tax:	1.5%	Income tax:	0%
Tax	Rate	Assessment	Unit
Real Property Tax	\$73.5456	35%	Per \$1000

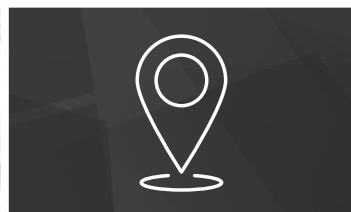
Community Taxes

Tax District:	00340- Springfield City School District- Springfield Corporation		
City Sales Tax:	0%	Municipal Income Tax:	2%

Contact**Horton Hobbs IV**

Greater Springfield Chamber of Commerce
 20 South Limestone St., Suite 100
 Springfield, Ohio 45502
 PH: (937) 521-1935
hhobbs@greaterspringfield.com

Every effort has been made to ensure correctness of this publication; however, we do not assume any liability for errors or omissions.



THE TOTAL PACKAGE

BUSINESS-FRIENDLY. PEOPLE-FRIENDLY.

GREATER SPRINGFIELD HAS EVERYTHING YOUR BUSINESS—AND YOUR EMPLOYEES—NEED TO THRIVE.

In Greater Springfield, you'll discover a forward-thinking business environment with a support system that knows how to help you find success in today's ultra-competitive marketplace. Beyond the bottom line, your people will fall in love with Springfield's unique mix of big-city amenities and small-town charm. Choosing Greater Springfield gives your business and your people opportunities to grow.

LOCATION! LOCATION! LOCATION!

- Within half a day's drive of key markets in the South, East and Midwest
- Situated at the base of a 60-mile technology triangle from Cincinnati to Dayton and Columbus on Ohio's Third Frontier technology corridor
- Easy access to Interstates 70, 71, and 75
- Near three airports
- Served by two major rail lines
- Giant aquifer supplies plentiful fresh water for businesses
- Close to several universities, community colleges, and Wright Patterson Air Force Base
- Available sites in state-of-the-art technology, industrial, and business parks
- Home to a ready and well-trained workforce



SOMETHING FOR EVERYONE

- Low cost of living with high quality of life
- Vibrant, friendly community
- Fun and enlightening arts, culture, and entertainment scene
- Year-round outdoor recreation opportunities
- Plenty of free events throughout the year
- Quick drive to nightlife of Dayton and Columbus

"After considering sites all over the eastern United States, Springfield just made the most sense for our company's future."

Tony Kenney
President,
Speedway





AT OUR CORE

INDUSTRIES THAT THRIVE IN GREATER SPRINGFIELD

CHAMPION OF BUSINESS & INNOVATION

Springfield is known as the Champion City because the revolutionary Champion Reaper was made here in the late 1800s. Today, that same innovative spirit drives Greater Springfield forward as we continue to attract and nurture the growing businesses that rely on our unique mix of technology, resources, human capital, ideal location, and business-friendly environment. Here's a look at some of the core industries that benefit from everything our region has to offer.

AGRIBUSINESS, FOOD PROCESSING & TECHNOLOGY

- 28% higher concentration of segment activity than national average
- Future growth to benefit from Global Impact STEM Academy and UAS programs
- Provides jobs to over 1,000 residents

MANUFACTURING

- One of our region's largest private employment sectors
 - Over 7,000 people work in our production facilities

TOP INDUSTRY SEGMENTS

- Aerospace Parts
- Auto Parts
- Composites
- Manufacturing Services
- Machinery

PROFESSIONAL SERVICES

- Innovative professional, scientific, and technical services
- Segment expansion expected at national average of 12.5% by 2018
- Career choice of more than 900 local professionals



LOGISTICS AND DISTRIBUTION

- Driven by proximity to major U.S. highways and a healthy regional manufacturing
- Segment projected to grow at rate of nearly 15% by 2018
- Employs more than 2,500 people

INSURANCE

- Investments by major enterprises are spurring growth and prospects
- Growth potential significantly outpaces national average
- Regional workforce tops 2,000

"Our company feels right at home in Springfield. The location is a perfect fit for our operations and the business community here is extremely supportive. They truly want us to succeed."

Dan McGregor
Chairman,
McGregor Metalworking
Companies





PEOPLE POWER

THE RIGHT WORKFORCE IN THE RIGHT PLACE

A STRONG FOUNDATION FOR YOUR BUSINESS

The best way to improve and grow your business is to hire the right people. People with the skills and dedication required to carry you past the competition. In Greater Springfield, you'll discover a workforce that's ready to help you take your business to the next level, plus the training and hiring resources you need to support you along the way.

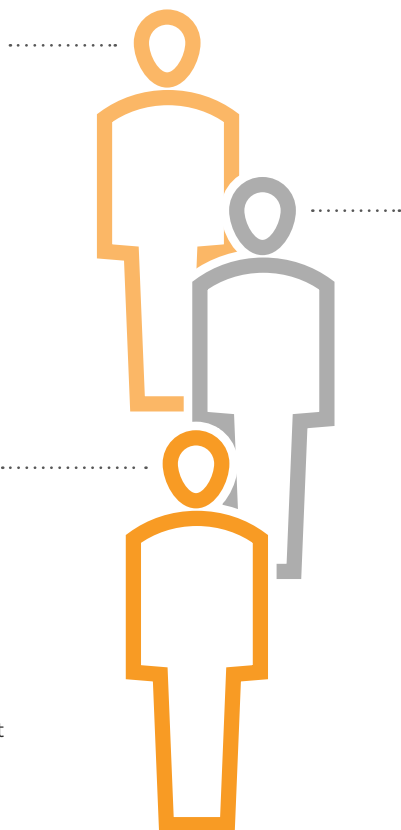
DEVELOPING A READY AND ABLE WORKFORCE

OHIO MEANS JOBS OF CLARK COUNTY

- Assistance with recruitment
- Screening/testing of basic skills of applicants
- Labor market information
- Facilities for applicant interviews
- Access to computers for testing purposes
- Job fairs/hiring events

UNIVERSITY ADULT EDUCATION PROGRAMS

- Several institutions in the region offer undergraduate and advanced degree programs for adult learners
 - Wittenberg University School of Community Education
 - Urbana University
 - Antioch University Midwest



EDUCATIONAL & TRAINING RESOURCES

- Clark State Community College
 - Can create training and education programs tailored to your needs
- The Springfield-Clark Career Technology Center
- Apprenticeships, internships, and College Tech Prep programs in local high schools
- Global Impact STEM Academy
 - Regional STEM school focused on bioscience and agriculture
- Greater Springfield Career Connected
 - Single-source consortium of college and career readiness programs
 - Internships
 - Manufacturing collaborative

"Our workforce development partners in Clark County really listened to our company's needs and then did a great job helping us find the right people."

Marc Murray
General Manager,
Yamada North America





MANUFACTURING SUCCESS

EVERYTHING YOU NEED TO MAKE YOUR BUSINESS WORK



THE HOME OF ADVANCED MANUFACTURING & TECHNOLOGIES

Greater Springfield is—and always has been—a hub of innovation and leadership for advanced manufacturing and the technologies that power it. Our region gives you access to the markets, resources, and opportunity your manufacturing business needs to find success today and grow tomorrow.

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WORKFORCE



- Generations of proud, hard-working families with deep roots in advanced manufacturing
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- Wide base of professionals with degrees in engineering, computer science, and related fields

RESOURCES

THE CITY OF SPRINGFIELD HAS

STABLE
WATER SUPPLY



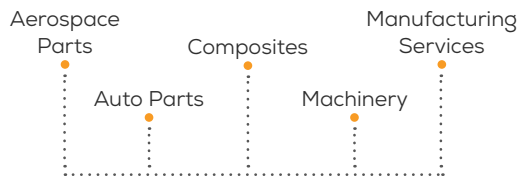
13 MILLION
GALLONS

a day of excess capacity in its water supply system

19 MILLION
GALLONS

a day of excess capacity in its wastewater treatment system

CORE INDUSTRY SEGMENTS



"From proximity to our markets and supply chain to a ready workforce, Springfield gives us exactly what we need to be to be competitive."

Jeffrey Webb,
Plant Manager,
Navistar

