

MIDWEST MEGA COMMERCE CENTER

1,500+ industrial acres with rail service ready for growth

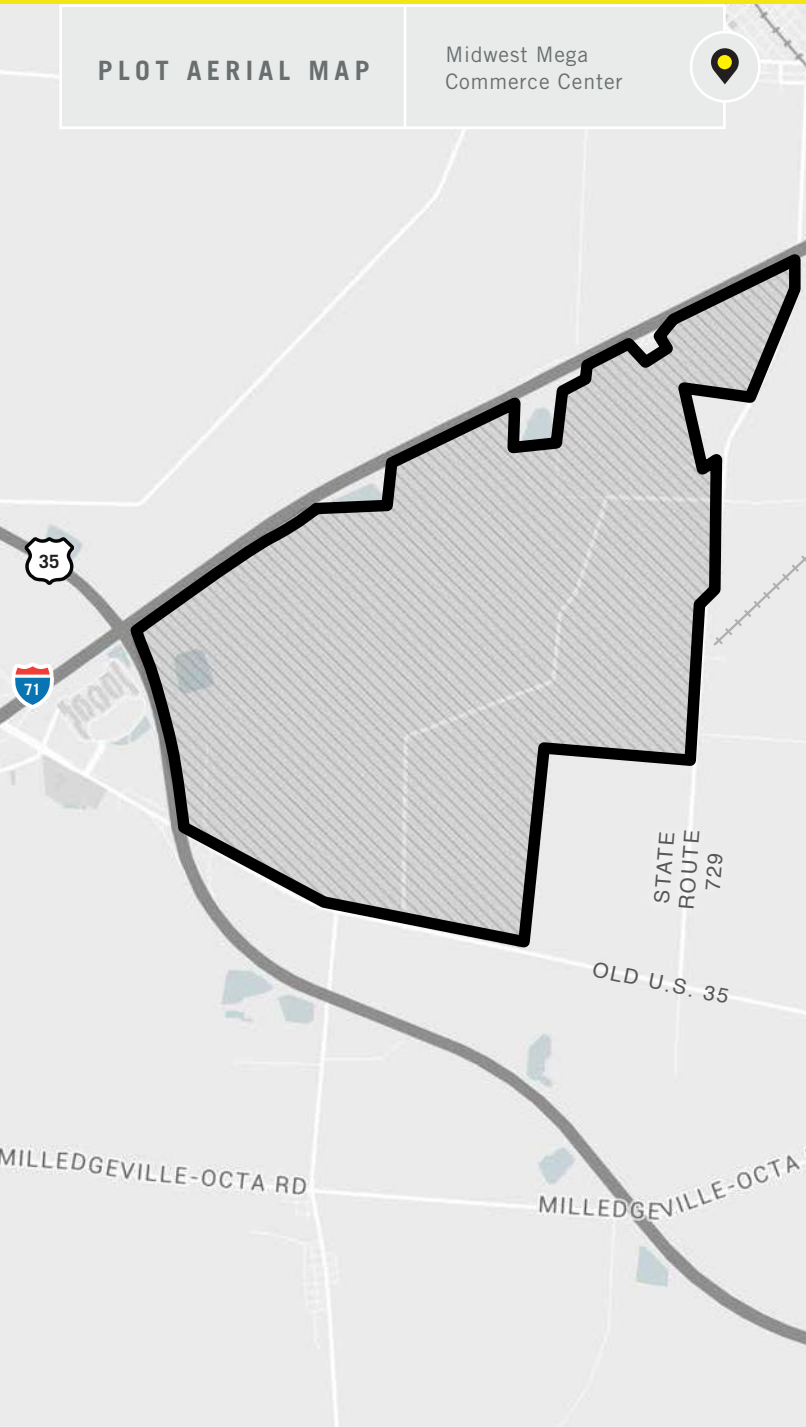
KEY BENEFITS:

- ✓ More than 1,500 acres ideal for industrial use
- ✓ Bordered by US-35 and I-71
- ✓ Short line rail service bordering the property
- ✓ Excess distribution electric capacity: 7.65 MW
- ✓ Excess transmission electric capacity: 12.75 MW
- ✓ 26-inch high pressure natural gas line on site

Midwest Mega Commerce Center has more than 1,500 developable acreage available with rail access bordering of the property. Located in Jeffersonville, Ohio, this certified industrial site is convenient and accessible to major highways. US-35 and I-71 border the property, making it an ideal site for logistics and industrial developments.

PLOT AERIAL MAP

Midwest Mega
Commerce Center



OHIO IS READY FOR YOU.

Top industrial sites available now, certified and ready for development in West Central Ohio.



Dayton Power & Light, West Central Ohio's electric utility, has partnered with internationally-recognized site selection firm McCallum Sweeney Consulting to charge forward with Ohio economic development.

We've lowered your risk and ensured the premier industrial development sites in the region have everything you need to kick start your growth.

Our rigid site certification process takes the legwork out of due diligence and speeds up your timeline.



Shovel-ready sites are utility ready for development. Certified industrial property reduces risk, lowers upfront costs and minimizes the time it takes to get your business up and running.



CONTACT INFORMATION

- ✓ Jamie Gentry
- ✓ Fayette County Economic Development
- ✓ 614-499-7066
- ✓ jgentry@eagohio.com



Learn more about site certification at OhioCertifiedSites.com

SITE OVERVIEW

Site	Midwest Mega Commerce Center
Site Address	Milledgeville-Jeffersonville Rd. Jeffersonville, Ohio
County	Fayette County
Latitude, Longitude	39.622398, -83.571355
Ownership	Private
Site Acreage	1,561
Developable Acreage	1,499
In an Industrial Park	Yes
Covenants	Yes
Sale Price	\$35,000-\$40,500/acre
Current/Prior Land Use	Agriculture
Topography	Flat
Max Elevation	1,070 feet
Minimum Elevation	1,040 feet
Zoning	Industrial
Surrounding Zoning	Agriculture, Suburban Residential, Regional Commerce

TRANSPORTATION

Distance to 4-Lane Highway	Borders property (US-35)
Distance to North-South Interstate	Borders property (I-71)
Distance to East-West Interstate	40 miles (I-70)
Distance to Commercial Airport	50 miles (Port Columbus International)
Distance to Regional Airport	11 miles (Fayette County)
Distance to Port	66 miles (Cincinnati Bulk Terminals)
Rail Service	Yes, Genesee & Wyoming short line at property border
Foreign Trade Zone	Yes , #101

ELECTRIC

Provider	Dayton Power & Light
Distribution Service and Distance	12.47 kV 3-phase, on site
Distribution Excess Capacity	7.65 MW
Transmission Service and Distance	69 kV on site
Transmission Excess Capacity	12.75 MW
Distance to Substation	2 miles
Redundant/Dual Feed	Not available for distribution or transmission
Electric Choice	Yes (customer selects generation provider)

NATURAL GAS

Provider	Dominion
Size and Distance to Site	26 inch/~600psi, on site
Schedule to Extend to Site	Cost involved to stepdown the psi

WATER

Provider	Fayette County
Size and Distance to Site	12 inch, on site
Excess Capacity	1.5 million gpd
Cost and Schedule to Increase Capacity	Plant capacity 100,000 gpd. Cost involved to increase; 12-18 months.

WASTEWATER

Provider	Fayette County
Size and Distance to Line	12 inch, on site
Excess Capacity	3 million gpd
Cost and Schedule to Increase Capacity	Plant max capacity 850,000 gpd. Cost involved to increase; 9 months.

TELECOMMUNICATIONS

Provider	AT&T
Fiber Availability	Fiber on site

DUE DILIGENCE STUDIES AND REPORTS

Phase I Environmental Site Assessment	Nov. 2015
Wetlands Delineation	Jan. 2016
Threatened and Endangered Species Report	Jul. 2008
Archaeological and Historical Investigation	Nov. 2015
Geotechnical Assessment	Dec. 2015
100 Year Flood Plain	Zone X, 100% outside of flood plain
Air Quality	100% Attainment Zone



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Please note: All utility capacities, 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.

MIDWEST MEGA COMMERCE CENTER

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Midwest Mega Commerce Center is a McCallum Sweeney Certified Site

Every site in the DP&L/McCallum Sweeney certification program meets strict criteria for size, amenities and utility-readiness. All industrial development sites in the program are shovel-ready and prepped for development.

Learn more at ohiocertifiedsites.com

REGIONAL MAP

Midwest Mega
Commerce Center



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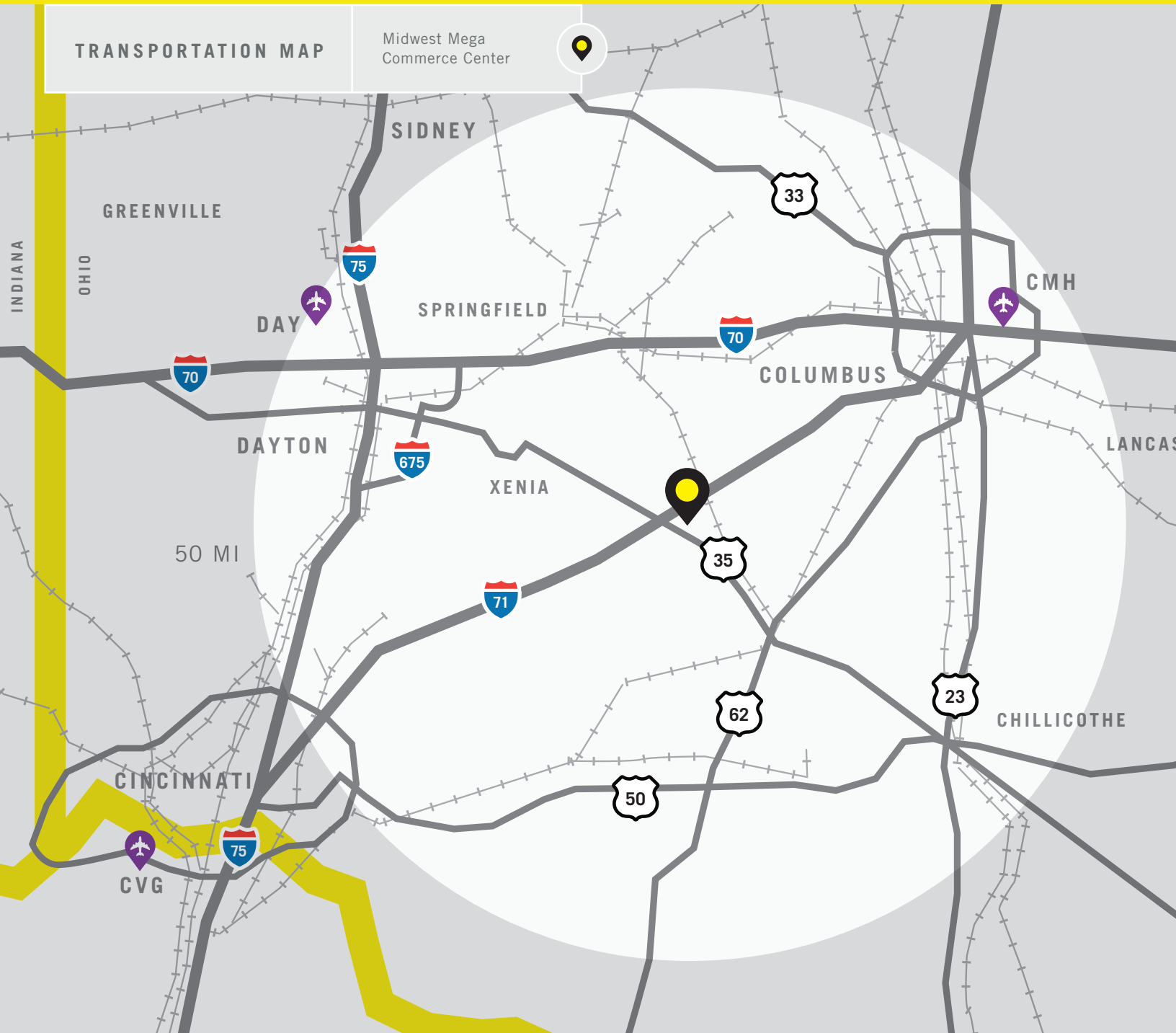
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