



Sites ranging from

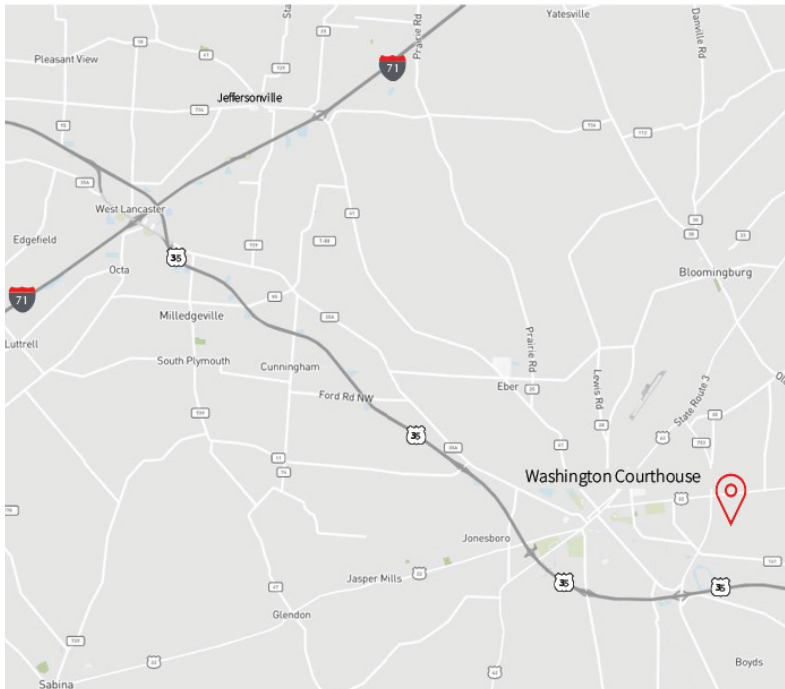
5 - 278 acres

Jobs Ohio Authenticated Sites

Potential 100% 15- year Ohio tax abatement

Shovel-Ready industrial land for sale

Washington Courthouse, Ohio 43160



Location

- Excellent highway access (12 miles to I-71)
- Conveniently located between Dayton, Columbus, and Cincinnati
- Strong workforce
- Adjacent to Honda/ LG recently announced \$3.5B battery plant

Property specifications

- Shovel ready industrial sites from 5 -278 acres
- Competitively priced
- Site Ohio authenticated site

Advantages and amenities

- Potential 100% 15- year Ohio tax abatement
- Rail served sites available
- Excellent road infrastructure

Utilities



Sites

- 1 - 55.65 acres
- 2 - 40.5 acres
- 3 - 113 acres
- 4 - 54.87 acres (rail served)
- 5 - 10 acres

Electric to park boundaries		Yes
Name of provider	AES Ohio	
Excess electric capacity	10 MW	
Distance to the electric substation	0.5 miles	
Type of feed	Dual feed – single substation	
Redundant	No	
Total sustained interruptions annually	0 (2013 - 2015)	
Total momentary interruptions annually	0 (2013), 1 (2014), 1 (2015)	
Total outage duration (hours/year)	0 hours/year (< 30 seconds)	
Natural gas to park boundaries		Yes
Name of provider	Vectren	
Excess gas capacity	10,000 MCF/month	
Available pressure	40 PSI	
Gas line size	6 inches	
Water to park boundaries		Yes
Name of provider	City of Washington Court House	
Excess water capacity	1.3 MGD	
Total capacity of system	1.77 MGD	
Water line size	12 inches	
Sewer to park boundaries		Yes
Name of provider	City of Washington Court House	
Excess sewer capacity	0.7 MGD	
Total capacity of system	0.74 MGD	
Sewer line size	8-inch and 10-inch	
Fiber/telecom to park boundaries		Yes
Name of provider	Charter Spectrum	
Rail to park boundaries		Yes
Name of provider	Genesee and Wyoming	
Existing spur	Yes	
Number of trains per week	5	
Distance to nearest rail storage yard	2 miles	



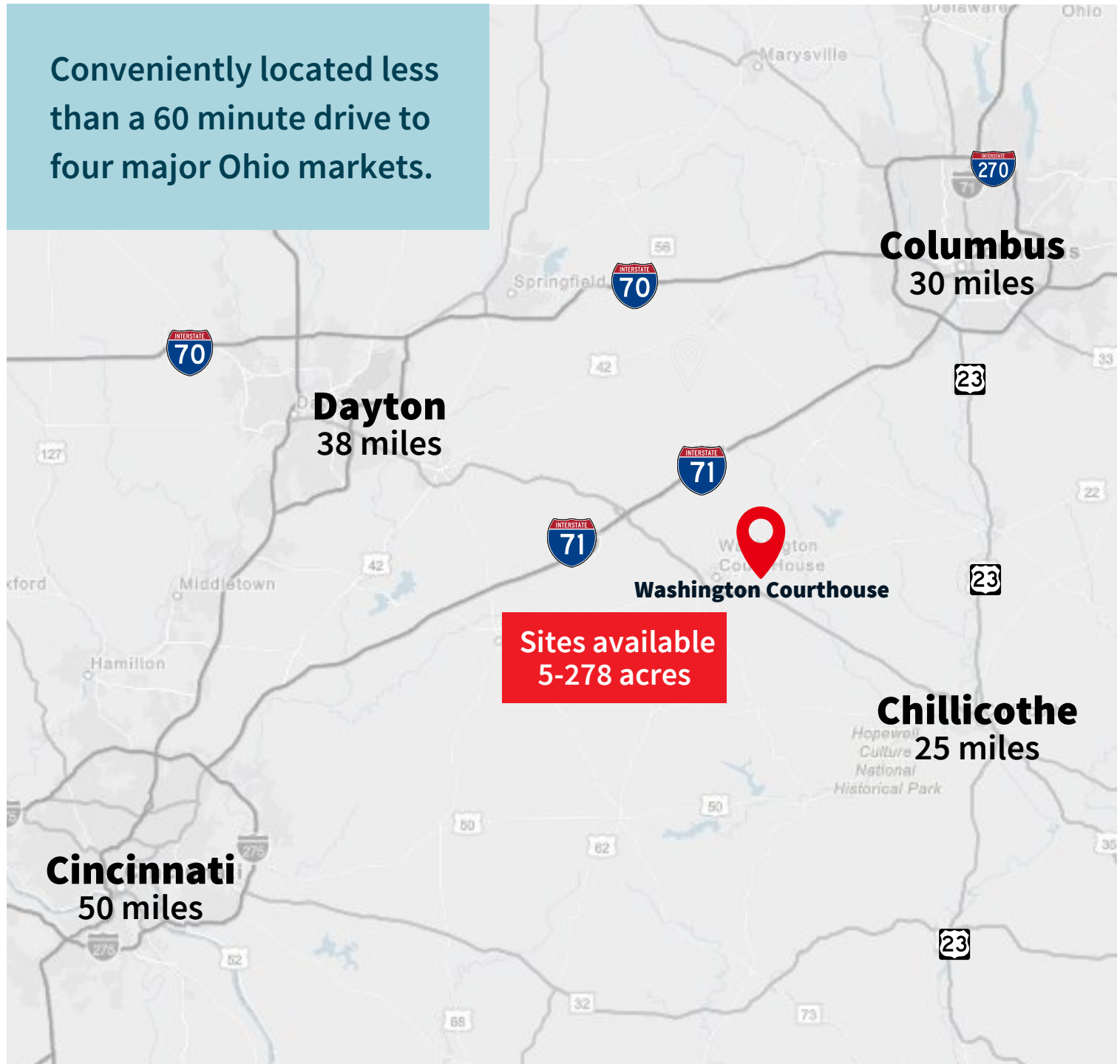
Corporate Neighbors



Location



Conveniently located less than a 60 minute drive to four major Ohio markets.



Site Amenities



SiteOhio authenticated means construction ready day one. Washington Court House Industrial Park, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. Washington Court House Economic Development and the Dayton Development Coalition collaborated to inventory the site's compelling features that make it ideal for business.



RAIL

Class II



ELECTRIC

10 MW EX-CAP



GAS

10,000 MCF
MONTH EX-CAP



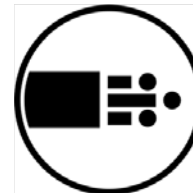
SEWER

Sanitary
.7 MGD EX-CAP



WATER

1.3 MGD
EX-CAP



FIBER

1000 MPS+

JLL

Joe Davis
Columbus, Ohio

614.460.4425
joseph.davis@jll.com

Matthew Collins
Columbus, Ohio

614.460.4483
matthew.collins@jll.com

Key Realty

Robert Rea
Washington Courthouse, Ohio

614.264.8883
robert.rea@roadrunner.com