



Fayette County Mega-Site

Interstate 71 and U.S. Route 35, Jeffersonville, Ohio

Ohio

John R. Kasich, Governor

**Development
Services Agency**

Christiane Schmenk, Director



THE AUSTIN COMPANY



Located at the intersection of Interstate 71 and U.S. Route 35, the Fayette County Mega-Site is the premier industrial mega-development site in the State of Ohio. Fayette County is strategically located between the cities of Dayton, Columbus, and Cincinnati. The Mega-Site's location along multiple highways allows for convenient transportation throughout Ohio and the Midwest.

The centralized location allows for ease of access from all directions and draws available workforce from both rural and metropolitan communities to Fayette County. The 1,500-acre plus shovel ready site has water, sewer, natural gas, and electricity available at the site and has the ability to extend rail service to the site from an adjacent property. The due diligence on this site is complete and includes sample soil borings, wetland delineation, environmental assessments, archaeological review, and endangered species review. The site is located in a foreign trade zone and has both state and local incentives available for new development. The site is relatively flat, less than 2 percent slope, and is currently used for agricultural purposes.

Following the completion of nearly \$4 million in site and infrastructure improvements, Austin Consulting completed the certification review and confirmed that the Fayette County Mega-Site meets the requirements of a JRS Mega Manufacturing site in February 2012. The Fayette County Mega-Site is strategically located and ready for development of a large manufacturing facility.

Transportation Access to the Fayette County Mega-Site

Highway

- At the Site: Interstate 71, U.S. Route 35, State Route 729
 - No weight limits on routes

Distance to Regional Locations

Location	Distance
Columbus, Ohio	43 miles
Cincinnati, Ohio	59 miles
Indianapolis, Indiana	157 miles
Louisville, Kentucky	169 miles
Cleveland, Ohio	183 miles

Airports

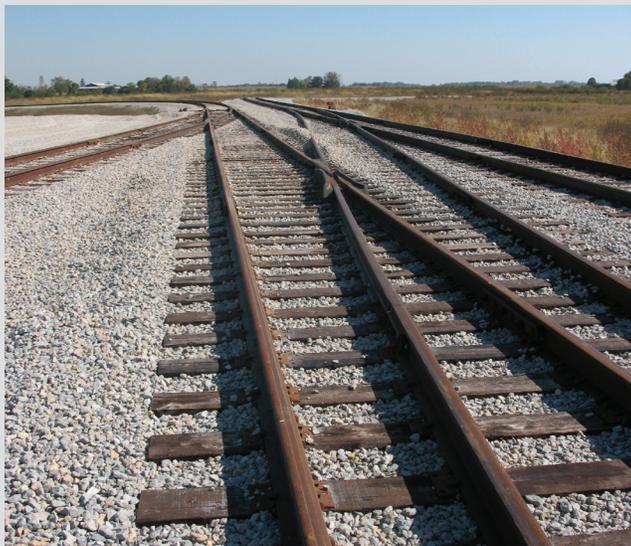
- Dayton International Airport, 52 miles
- Port of Columbus, 51 miles

Inter-modal Facilities

- Rickenbacker Intermodal Terminal, 50 miles
- Central Ohio Logistics Center
 - Located between the Indiana and Ohio Central Railway mainline and the Mega-site

Railroad

- Track owned by West Central Ohio Port Authority
- Track operated by Indiana and Ohio Central Railway (IORY)
 - Rail America is the contract operator for IORY
 - Ability to connect to Norfolk-Southern in Cincinnati, Columbus, Springfield, and Monroe
 - Ability to connect to CSX in Cincinnati, Columbus, Hamler, Lima, and Middletown



Central Ohio Logistics Center





Utilities at the Site

	Provider	Size	Capacity
Electric	Dayton Power & Light	12,470-volt distribution line	12 MW
Gas	Dominion Transmission, Inc.	26-inch transmission line	850 psi
Water	Fayette County	12-inch line	1 MGD
Sewer	Fayette County	12-inch force main line	0.9 MGD
Telecommunications	AT&T	Fiber Optic	

All utilities are in place and provide the necessary capacity to meet the needs of a mega-manufacturing facility. The electricity is provided by Dayton Power & Light from the Jeffersonville Substation located northeast of Interstate 71 and State Route 729 and approximately 2,000 feet from the Mega-Site. The 12,470-volt distribution line runs diagonally across the site, from Northwest to Southeast. According to DP&L, the substation can be easily upgraded if needed to meet increased electric load. The Dominion natural gas line runs through the Mega-Site but does not currently have a tap and a metering and regulation station (M&R station). Following a customer contract, the tap and M&R station take approximately twelve months to install.

Fayette County provides water and sewer service to the Mega-site. The 12-inch water line is part of a loop that runs along the Southwest property border for approximately 4,000 linear feet. The water is drawn from a well field located west of the property along U.S. 35. Sewer and wastewater is treated at the Rattlesnake Wastewater Treatment Plant. Sewer lines have been installed along the southern property boundary. A lift station will be built in the future with the location and size depending on future customer needs.



Fayette County

Located in the center of Southwestern Ohio, Fayette County combines the benefits of rural communities with easy access to major metropolitan areas. Fayette County offers excellent quality of life for businesses and residents alike with quality, affordable housing for every need, budget, and lifestyle in a low-cost of living rural community. Many amenities provide an array of family entertainment including a newer YMCA, scenic biking and walking trails, golf course, tennis courts, swimming pools, and shopping.

Fayette County is also committed to creating top educational facilities in both local schools and higher educational facilities. The Five-Star Job Centers of Southwest Ohio provides assistance and coordination of workforce development needs for local companies including outreach programs, screening, training, and recruitment.

Due Diligence Completed/Technical Reports Completed

- Property options for purchase expire February 19, 2019
- ALTA Survey, 1,514.37 acres, Completed March 2011
- Current Zoning: I-1/I-2 Industrial District
- Flood Insurance Rate Map, approximately 1 acre within 100-year flood plain
- Phase I Environmental Site Assessment (ASTM 1527-05), July 2006
- Habitat Database Review, July 2008
- Ohio Department of Natural Resources, No record of rare or endangered species
- Preliminary Geotechnical Report, February 2010
- Wetland Delineation and Surface Water Study Report, November 2010
 - U.S. Army Corps of Engineers, Concur with Report, January 2011
- Phase I Archeological Study, September 2011
 - Ohio Historic Preservation Office, Concur with Report, October 2011

Contact Information

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