

# Site #5

## OVCH - South Property

November 2011



### Location:

**Total Acres Involved:** 163.552 acres

**Price:** \$25,000 per acre (Negotiable)

**Zoning:** Industrial 2, City of Xenia

**Soil Boring Information:** Available

**Environmental Audit:** Available

**Highway Access:** Access to the U.S. 35 and U.S. 68 interchange is approximately 1/2 mile via Union Rd. and U.S. 68.

I-675 is approximately 8 miles west via 4-lane U.S. Route 35 and I-70, I-71, and I-75 are all within 15 miles via U.S. Routes 35, 42 or 68.

**Rail Availability:** None

**Airports:** Greene County Airport - 2 miles west - 4,500 ft. runway. Springfield Municipal Airport - 12 miles north - 5,500 ft. & 10,000 ft. runways. Dayton International Airport - 28 miles northwest.

**Utilities: Water** - City of Xenia

A 12" water line is located at U.S. 68 and Union Rd. with pressure in the 60-70 psi range and serviced by a 1 million gallon water tower that is located in the Xenia Industrial Park. This 12" water line will service the site.

**Storm Water** - on-site detention/retention

**Sanitary Sewer** - City of Xenia

A 15" sanitary sewer line is located at U.S. 68 and Union Rd. An 8" sanitary force main and 15" gravity sanitary sewer will service this site.

**Electricity** - [Dayton Power & Light Co.](#)

12,470 volt primary service is available, along with 3 phase secondary service as required.

**Natural Gas** - [Vectren Energy Delivery of Ohio](#)

A 4" M.P.S. (20-30 PSI) is located at U.S. 68 and Union Rd.

**Telecommunications** - ATT

The Xenia switching station is digital with fiber optic lines.

**Construction Permits:** City of Xenia/Greene County

**Utility Permits:** City of Xenia (Water & Sewer)

[Dayton Power & Light](#) (Electricity)

[Vectren Energy Delivery of Ohio](#) (Natural Gas)

For site information and pricing contact **David Kell, Greene County Department of Development**, 61 Greene St., Xenia, OH, 45385. Phone (937) 562-5007, Fax (937) 562-5645, E-mail: [dkell@co.greene.oh.us](mailto:dkell@co.greene.oh.us)

For community information contact **Steve Brodsky, City of Xenia Development Department**, 101 N. Detroit St., Xenia, OH 45385. Phone (937) 372-6389, Fax (937) 372-8151, E-Mail: [sbrodsky@ci.xenia.oh.us](mailto:sbrodsky@ci.xenia.oh.us) or visit our web site [www.ci.xenia.oh.us](http://www.ci.xenia.oh.us)

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