

SITE #4 SUPERVALU PROPERTY

February 2004



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Location: US 42 and Industrial Boulevard - 1/2 mile North of US 35 / US 42 interchange.

Total Acres Involved: 26.6 acres

Price: \$405,000 total (Negotiable)

Zoning: Industrial-1 & 2, City of Xenia

Soil Boring Information: Not currently available on this site.

Environmental Audit: Not currently available.

Highway Access: Access to the U.S. 42 and U.S. 35 interchange is approximately 1/4 mile via Industrial Blvd. and Cincinnati Avenue (U.S. 42).

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

An 8" water line is located in Industrial Blvd. pressure in the 70-80 PSI range.

Storm Water - on-site detention/retention, and Glady Run drainage area

Sanitary Sewer - City of Xenia

A 10" sanitary sewer line is located in Industrial Blvd.

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 in Industrial Blvd. and Cincinnati Ave. (U.S. 42).

Telecommunications - SBC

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 **Norman Khoury, Colliers International**, 7925 Washington Woods Dr., Dayton, OH 45459. Phone (937) 438-5854, Fax (937) 438-5852, E-mail: nkhoury@cincycolliers.com

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Disclaimer:

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