



# PRIMEOHIO II INDUSTRIAL PARK

EXPAND YOUR FUTURE WITH A PRIME BUSINESS LOCATION



## THE HOME OF LOGISTICS AND ADVANCED MANUFACTURING & TECHNOLOGIES

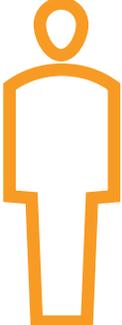
Greater Springfield is—and always has been—a hub of logistics and innovation and leadership for advanced manufacturing and the technologies that power it. Our region gives you access to the markets, resources, and opportunity your manufacturing or logistics business needs to find success today and grow tomorrow. PrimeOhio II Industrial Park provides the necessary infrastructure.

### MARKETS



- Close proximity to prime markets in the Midwest, East, and South
- Easy access to major interstate highways
- Served by leading rail lines

### WORKFORCE



- Generations of proud, hard-working families with deep roots in advanced manufacturing
- Workforce training and development resources provided by local agencies and learning institutions
- Wide base of professionals with degrees in engineering, computer science, and related fields

### NEXT DAY TRUCK DELIVERY TO

- 69% of the U.S. population
- 74% of wholesales nationwide

### DRIVE TIME TO MAJOR CITIES

Indianapolis, IN	2.5 hours
Charleston, WV	4 hours
Detroit, MI	4 hours
Louisville, KY	4 hours
Ft. Wayne, IN	4 hours
St. Louis, MO	6 hours
Chicago, IL	8 hours
Buffalo, NY	8.5 hours
Baltimore, MD	10 hours
Atlanta, GA	10 hours

### ON-SITE INFRASTRUTURE

- Municipal Water: 12" and 16"
- Municipal Sewer: 12" and 18"
- Natural Gas: 8"
- Fiber: Multiple Carriers Available
- Electric: 12.5 kv, 3 Phase up to 2.5 MVA
- I & O Shortline Railroad Frontage
- All Environmental Studies Complete and Available

### KEY SITE INFORMATION

- 182 Acres Immediately Available
- Large Lot Sizes Available
- Zoning: General Industrial
- Easy access to Interstates 70, 71, and 75
- Near three airports
- Visible to 60,000 Daily Motorists on I-70
- Employment and Tax Incentives Available
- \$42,000 Per Acre



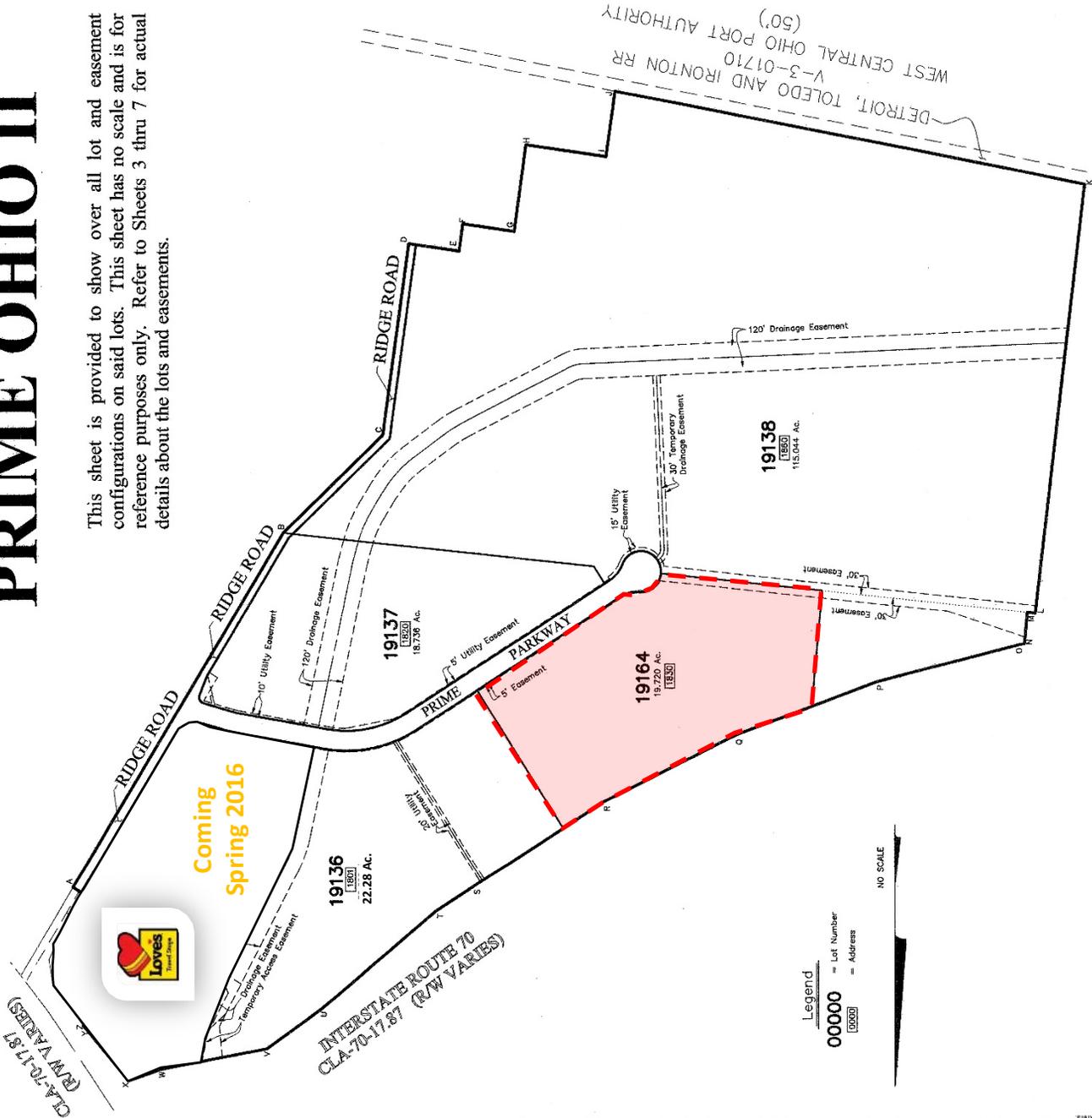
To learn more about how **Greater Springfield** can help you manufacture success, visit [GreaterSpringfield.com/business](http://GreaterSpringfield.com/business) or give us a call at **1-800-803-1553**.

# PRIME OHIO II

This sheet is provided to show over all lot and easement configurations on said lots. This sheet has no scale and is for reference purposes only. Refer to Sheets 3 thru 7 for actual details about the lots and easements.

FILED  
CLARK COUNTY AUDITOR  
JUN 18 2013  
JOHN S. FEDERER  
AUDITOR

Prepared by  
Surveyed in  
CLARK COUNTY, OH  
BY JOHN S. FEDERER  
BOOK 15-2012 PG. 258 & 260  
PLAT  
8049 BK 15 PG 221



Coming  
Spring 2016

Legend  
= Lot Number  
= Address

NO SCALE

CLA-70-17.87  
(SERIES)  
G/W VARIES

INTERSTATE ROUTE 70  
CLA-70-17.87 (R/W VARIES)

DETROIT, TOLEDO AND IRONTON RR  
V-3-01710  
(50')





FEATURED

# THE CHAMBER

Of Greater Springfield

## PrimeOhio II Industrial Park

PrimeOhio II Industrial Park  
Springfield, OH 45502



This site consists of 198 acres highly visible to I-70 with excellent access at State Route 41 interchange (Exit 59). Construction of water, sewer, gas, utilities and roadway is complete. Site features large lots and rail frontage. Ideal for light manufacturing and distribution firms.

### Broker Contact

Horton Hobbs IV  
Greater Springfield Chamber / CIC  
20 S. Limestone St., Suite 100  
Springfield, OH 45502  
Phone: (937) 521-1935  
Email: [hhobbs@greaterspringfield.com](mailto:hhobbs@greaterspringfield.com)  
Website: [www.greaterspringfield.com](http://www.greaterspringfield.com)

### ED Contact

Horton H. Hobbs IV  
Greater Springfield Chamber of Commerce/Community  
Improvement Coporation of Springfield-Clark County  
20 S. Limestone St. Ste. 100  
Springfield, OH 45502  
Phone: 937-325-7621  
Email: [hhobbs@greaterspringfield.com](mailto:hhobbs@greaterspringfield.com)

Land Information			
Property ID:	81684	Business/Industrial Park:	new industrial park
County:	Clark	Previous Use:	Agriculture
Site Size (acres):	198	Zoning:	Industrial
Total Available (acres):	198	Updated:	2/17/2015
Buildable Acres/Coverage:	182	Ownership:	CIC has options on land
Shovel Ready/Certified:	Yes	Divisible (yes/no):	Yes
Enterprise Zone:	Yes	Minimum Subdivide:	10

Pricing Terms			
For Sale:	Yes	Price Negotiable:	Yes
Sale Price:	\$42,000.00	For Lease:	No

Geographic/Transportation Information			
Latitude:	39.88815	Distance to Interstate:	24
Longitude:	-83.73103	Interstate Name 2:	I-70
Rail Access:	Yes	Distance to Interstate 2:	0.1
Topography:	Level	Interstate Name 3:	I-675
Flood Plain:	No	Distance to Interstate 3:	15
Foreign Trade Zone:	Yes	Airport Name:	Springfield-Beckley Municipal
Parcel ID:	3.05E+15	Distance to Airport:	46
Enterprise Zone:	Yes	Airport Name 2:	Port Columbus International
Airport Zone:	No	Distance to Airport 2:	29
Tax Increment Financing Area:	No	Airport Name 3:	Dayton International Airport
Revitalization Area:	No	Distance to Airport 3:	9

Phase 1 Environmental Rpt:	Yes
Highway Name:	SR 41
Distance to Highway:	0
Interstate Name:	I-71

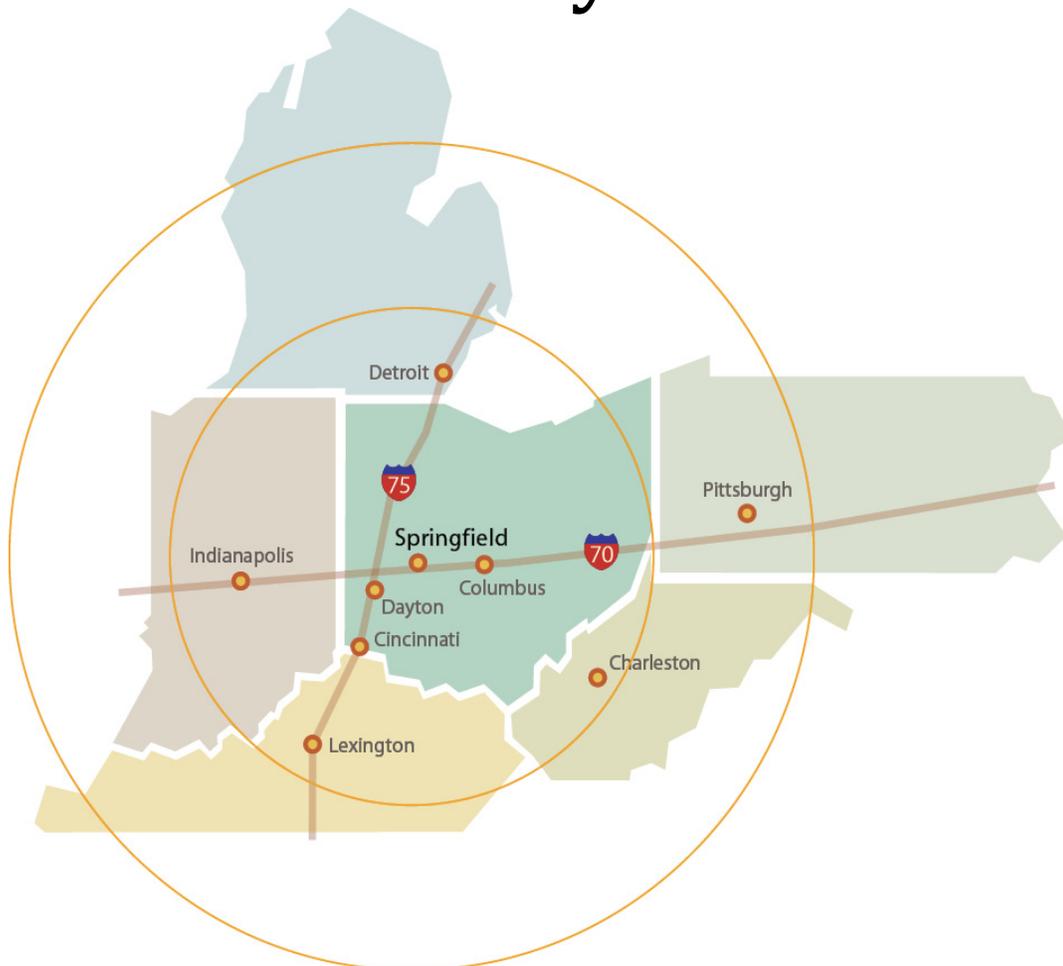
Port Name:	Port of Cincinnati
Distance to Port:	80
Rail Name:	Indiana & Ohio
Distance to Rail:	0

Utility Information			
Service to Property (Distribution):	Yes	Telecom Provider:	AT&T
Electric Provider:	FirstEnergy-Ohio Edison	Water On Site:	No
Electric Voltage:	12.5 kv, 3 Phase up to 2.5 MVA	Water Provider:	City of Springfield
Gas On Site:	Yes	Water Main Size:	12
Gas Provider:	Columbia Gas of Ohio, Inc.	Sewer On Site:	Yes
Gas MainPSI:	8	Sewer Provider:	City of Springfield
Fiber Optics:	Yes	Sewer Main Size:	18
DSL Available:	Yes	Septic:	No
Telecom on Site:	Yes		



# SPRINGFIELD, OHIO

## Community Profile



### **Horton Hobbs IV**

Greater Springfield Chamber of Commerce

20 South Limestone St., Suite 100

Springfield, Ohio 45502

PH: (937) 521-1935

hhobbs@greaterspringfield.com



**THE CHAMBER**  
Of Greater Springfield

## Population

Year	Springfield	Clark County
2015	61,526	136,437
2000	65,358	144,742
1990	70,487	147,548

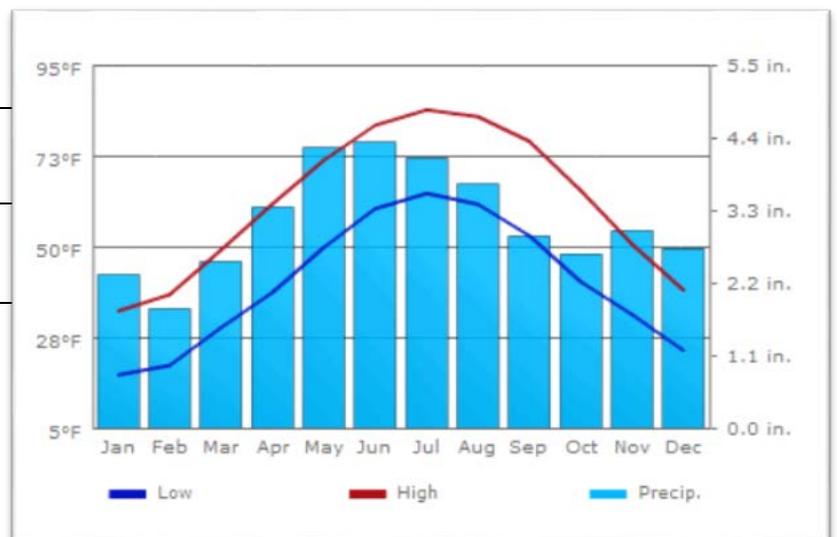
## Labor Market

	Labor Force	Employment	Unemployment Rate (%)
<b>Springfield</b>	25,800	24,500	5.2%
<b>Clark County</b>	65,000	62,000	4.7%

<i>Contiguous Counties</i>	Labor Force	Employment	Unemployment Rate (%)
Montgomery County	250,800	239,100	4.7
Greene County	79,900	76,600	4.2
Champaign County	19,900	19,100	4.2
Madison County	20,800	20,000	3.6
Miami County	52,100	49,900	4.1

## Geographic/Climate Data

<b>Avg. Annual Precipitation (in.):</b>	37.7in.
<b>Avg. Jan. Temp. (F):</b>	26.1
<b>Avg. July Temp (F):</b>	73.5
<b>Avg. Elevation (ft):</b>	978 ft (298 m)



## Utilities

### Electric

Service Provider: FirstEnergy-Ohio Edison

### Gas

Service Provider: Columbia Gas of Ohio, Inc

### Water

Service Provider: City of Springfield

<b>Source:</b>	12 wells	<b>Peak Demand (Gal.)</b>	28,000,000
<b>Rated Capacity (Gal.)</b>	36,000,000	<b>Chemical Breakdown:</b>	Lime Softening Plant
<b>Excess Capacity (GPD)</b>	15,500,000		

### Sewer

Service Provider: City of Springfield

<b>Treatment Plant Type:</b>	Advanced Secondary Treatment	<b>Excess Capacity (GPD):</b>	8,500,000	<b>Peak Demand (GPD):</b>	32,000,000
<b>Treatment Method:</b>	Trickling Filters, Complete Mix Activated Sludge	<b>Rated Capacity (Gal.):</b>	25,000,000		

### Solid Waste Disposal

Service Provider: Rumpke Consolidated Companies, Inc.

**Solid Waste Disposal Type:** Non-Hazardous Landfill      **Industrial Waste Disposal:** Yes

Service Provider: Waste Management Services

**Solid Waste Disposal Type:** Landfill      **Industrial Waste Disposal:** Yes

### Telecommunications

Service Provider: AT&T and TW Telecomm

## Transportation

### Highways

<i>Name</i>	<i>Number of Lanes</i>
SR 334	2
SR 4	4
SR 41	2
SR 72	2
US 40	4
US 68	2

### Interstates

<i>Name</i>	<i>Distance</i>	<i>Number of Lanes</i>
I-70	0	4
I-675	15 miles	4
I-75	26 miles	4
I-71	24 miles	4
I-270	34 miles	4



### Railroads

Indiana & Ohio  
Norfolk Southern

### Water Ports

<u>Ohio River- Cincinnati</u>	<b>Distance</b>	75 miles
<u>Ohio River- Reedsville</u>	<b>Distance</b>	80 miles

### Mass Transit

**City Bus:** Yes      **Inter-City Bus:** Yes      **Light Rail:** No

### Trucking

<i>Company Name</i>	<i>Motor Freight Terminals</i>
B & D Transport, Inc	1
MMS Trucking	1
US Xpress	1

Werner Enterprises	1
Woodruff Enterprises	1

### 3 Airports

#### DAYTON INTERNATIONAL AIRPORT

<b>Airport Type:</b>	General/Commercial	<b>Distance:</b>	25 miles	<b>Number of Daily Non-Stop Flights:</b>	22
<b>Runway Length:</b>	10,900 ft	<b>Surface Type:</b>	Concrete	<b>Landing Lights:</b>	Yes
<b>Aircraft Storage:</b>	Yes	<b>Aircraft Maintenance:</b>	Yes	<b>Instrument Landing System:</b>	Yes

*Major Airlines:*

AirTran Airways American Airlines American Eagle	Delta Airlines Frontier Airlines Southwest Airlines	United Airlines United Express US Airways US Airways Express
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#### PORT COLUMBUS INTERNATIONAL

<b>Airport Type:</b>	General/Commercial	<b>Distance:</b>	40 miles	<b>Number of Daily Non-Stop Flights:</b>	
<b>Runway Length:</b>	10,701 ft	<b>Surface Type:</b>	Asphalt	<b>Landing Lights:</b>	Yes
<b>Aircraft Storage:</b>	Yes	<b>Aircraft Maintenance:</b>	Yes	<b>Instrument Landing System:</b>	Yes

*Major Airlines:*

Air Canada/ Air Alliance AirTran Airlines American Airlines Continental Airlines	Southwest Airlines United Airlines US Airways Delta Airlines
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#### SPRINGFIELD-BECKLEY MUNICIPAL

<b>Airport Type:</b>	General/Commercial	<b>Distance:</b>	0 miles	<b>Number of Daily Non-Stop Flights:</b>	
<b>Runway Length:</b>	9,000 ft	<b>Surface Type:</b>		<b>Landing Lights:</b>	Yes
<b>Aircraft Storage:</b>	Yes	<b>Aircraft Maintenance:</b>	Yes	<b>Instrument Landing System:</b>	Yes

Major Airlines:            No Major Airlines Listed

## Services

### Municipal

<b>Local Government:</b>	City Commission – City Manager	<b>Police (Full-Time):</b>	124
<b>Planning Commission:</b>	Yes	<b>Firemen (Full-time):</b>	127
		<b>Fire Service Outside City:</b>	Yes
<b>City Zoning Regulated:</b>	Yes	<b>Firemen (Volunteer):</b>	
		<b>Fire Insurance Rating:</b>	2
<b>24-Hour Patrol</b>	Yes		

### Education

<b>School Districts:</b>	7	<b>Private Schools:</b>	3	<b>Avg. ACT Score:</b>	
<b>Schools:</b>	25	<b>Vocational Schools:</b>	1	<b>Avg. SAT Score:</b>	

<b>Higher Education</b>	<b>Location</b>	<b>Distance (mi.)</b>
Clark State Community College	Springfield, OH	0
Wittenberg University	Springfield, OH	0
Urbana University	Urbana, OH	15
Central State University	Wilberforce, OH	20
Wright State University	Fairborn, OH	20
Wilberforce University	Wilberforce, OH	20
University of Dayton	Dayton, OH	45
The Ohio State University	Columbus, OH	45

### Medical

<b>Medical Facility</b>	<b>Location</b>	<b>Distance (mi.)</b>
Springfield Regional Medical Center	Springfield, OH	0
Miami Valley Hospital	Dayton, OH	25
Kettering Medical Center	Dayton, OH	30
Ohio State University Hospital	Columbus, OH	45

**Major Area Employers**

<b><i>Employer</i></b>	<b>Employees</b>
CMHP- Community Mercy Health Partners	2,380
Assurant Specialty Property	2,330
Navistar	1,244
Speedway	1,047
Dole Fresh Vegetables	832
Yamada North America	636
Honda of America (Clark County Employees)	630
Gordon Food Service	450
Eby Brown	422
KCI Konecranes	311
Tech II	300

## **Tax Structure**

*(Currency Values in USD @ \$1 per \$1 USD)*

### **State Taxes**

<b>Commercial Activity Tax:</b>	Yes	<b>Corporate Franchise Tax:</b>	No
<b>Sales Tax:</b>	5.75%	<b>Gasoline Tax (cents per gallon):</b>	\$0.28
<b>State Tax Web Site:</b>	<a href="http://tax.ohio.gov/">http://tax.ohio.gov/</a>		

### **County/Entity Taxes**

<b>Sales tax:</b>	1.5%	<b>Income tax:</b>	0%
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<b>Tax</b>	<b>Rate</b>	<b>Assessment</b>	<b>Unit</b>
Real Property Tax	\$73.5456	35%	Per \$1000

### **Community Taxes**

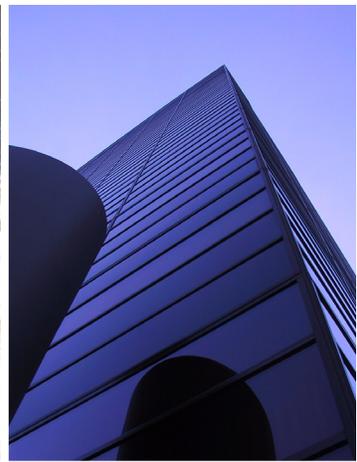
<b>Tax District:</b>	00340- Springfield City School District- Springfield Corporation		
<b>City Sales Tax:</b>	0%	<b>Municipal Income Tax:</b>	2%

## **Contact**



**Horton Hobbs IV**  
 Greater Springfield Chamber of Commerce  
 20 South Limestone St., Suite 100  
 Springfield, Ohio 45502  
 PH: (937) 521-1935  
[hhobbs@greaterspringfield.com](mailto:hhobbs@greaterspringfield.com)

*Every effort has been made to ensure correctness of this publication; however, we do not assume any liability for errors or omissions.*



# THE TOTAL PACKAGE

BUSINESS-FRIENDLY. PEOPLE-FRIENDLY.

GREATER SPRINGFIELD HAS EVERYTHING YOUR BUSINESS— AND YOUR EMPLOYEES—NEED TO THRIVE.

In Greater Springfield, you'll discover a forward-thinking business environment with a support system that knows how to help you find success in today's ultra-competitive marketplace. Beyond the bottom line, your people will fall in love with Springfield's unique mix of big-city amenities and small-town charm. Choosing Greater Springfield gives your business and your people opportunities to grow.



## LOCATION! LOCATION! LOCATION!

- Within half a day's drive of key markets in the South, East and Midwest
- Situated at the base of a 60-mile technology triangle from Cincinnati to Dayton and Columbus on Ohio's Third Frontier technology corridor
- Easy access to Interstates 70, 71, and 75
- Near three airports
- Served by two major rail lines
- Giant aquifer supplies plentiful fresh water for businesses
- Close to several universities, community colleges, and Wright Patterson Air Force Base
- Available sites in state-of-the-art technology, industrial, and business parks
- Home to a ready and well-trained workforce

## SOMETHING FOR EVERYONE

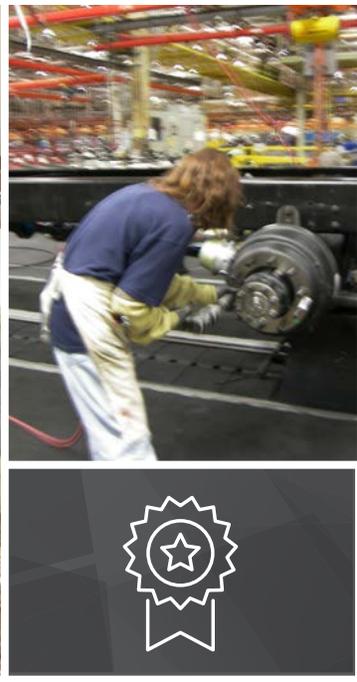
- Low cost of living with high quality of life
- Vibrant, friendly community
- Fun and enlightening arts, culture, and entertainment scene
- Year-round outdoor recreation opportunities
- Plenty of free events throughout the year
- Quick drive to nightlife of Dayton and Columbus

"After considering sites all over the eastern United States, Springfield just made the most sense for our company's future."

Tony Kenney  
President,  
Speedway



To learn more about what **Greater Springfield** can do for your business and families, visit [GreaterSpringfield.com/business](http://GreaterSpringfield.com/business) or give us a call at **1-800-803-1553**.



# AT OUR CORE

INDUSTRIES THAT THRIVE IN GREATER SPRINGFIELD



## CHAMPION OF BUSINESS & INNOVATION

Springfield is known as the Champion City because the revolutionary Champion Reaper was made here in the late 1800s. Today, that same innovative spirit drives Greater Springfield forward as we continue to attract and nurture the growing businesses that rely on our unique mix of technology, resources, human capital, ideal location, and business-friendly environment. Here's a look at some of the core industries that benefit from everything our region has to offer.

### AGRIBUSINESS, FOOD PROCESSING & TECHNOLOGY

- 28% higher concentration of segment activity than national average
- Future growth to benefit from Global Impact STEM Academy and UAS programs
- Provides jobs to over 1,000 residents

### MANUFACTURING

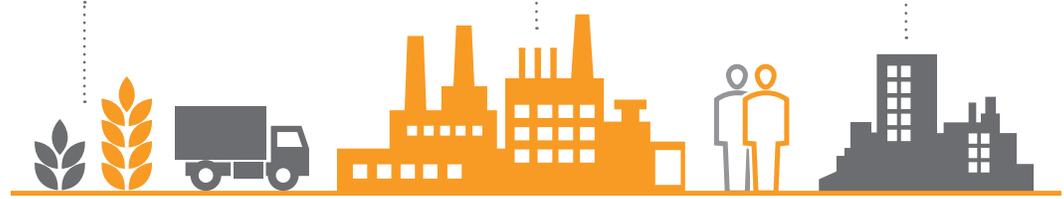
- One of our region's largest private employment sectors
  - Over 7,000 people work in our production facilities

#### TOP INDUSTRY SEGMENTS

- Aerospace Parts
- Auto Parts
- Composites
- Manufacturing Services
- Machinery

### PROFESSIONAL SERVICES

- Innovative professional, scientific, and technical services
- Segment expansion expected at national average of 12.5% by 2018
- Career choice of more than 900 local professionals



### LOGISTICS AND DISTRIBUTION

- Driven by proximity to major U.S. highways and a healthy regional manufacturing
- Segment projected to grow at rate of nearly 15% by 2018
- Employs more than 2,500 people

### INSURANCE

- Investments by major enterprises are spurring growth and prospects
- Growth potential significantly outpaces national average
- Regional workforce tops 2,000

"Our company feels right at home in Springfield. The location is a perfect fit for our operations and the business community here is extremely supportive. They truly want us to succeed."

Dan McGregor  
Chairman,  
McGregor Metalworking  
Companies



To learn more about how **Greater Springfield** can help your business thrive, visit [GreaterSpringfield.com/business](http://GreaterSpringfield.com/business) or give us a call at **1-800-803-1553**.



# PEOPLE POWER

THE RIGHT WORKFORCE IN THE RIGHT PLACE

## A STRONG FOUNDATION FOR YOUR BUSINESS

The best way to improve and grow your business is to hire the right people. People with the skills and dedication required to carry you past the competition. In Greater Springfield, you'll discover a workforce that's ready to help you take your business to the next level, plus the training and hiring resources you need to support you along the way.

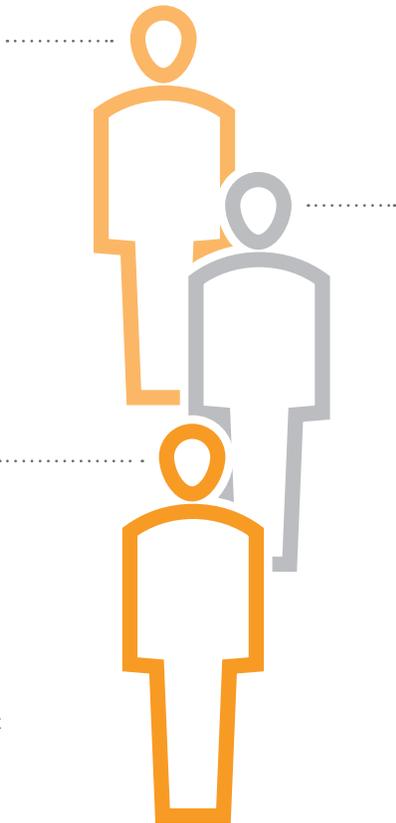
### DEVELOPING A READY AND ABLE WORKFORCE

#### OHIO MEANS JOBS OF CLARK COUNTY

- Assistance with recruitment
- Screening/testing of basic skills of applicants
- Labor market information
- Facilities for applicant interviews
- Access to computers for testing purposes
- Job fairs/hiring events

#### UNIVERSITY ADULT EDUCATION PROGRAMS

- Several institutions in the region offer undergraduate and advanced degree programs for adult learners
  - o Wittenberg University School of Community Education
  - o Urbana University
  - o Antioch University Midwest



#### EDUCATIONAL & TRAINING RESOURCES

- Clark State Community College
  - o Can create training and education programs tailored to your needs
- The Springfield-Clark Career Technology Center
- Apprenticeships, internships, and College Tech Prep programs in local high schools
- Global Impact STEM Academy
  - o Regional STEM school focused on bioscience and agriculture
- Greater Springfield Career ConnectED
  - o Single-source consortium of college and career readiness programs
  - o Internships
  - o Manufacturing collaborative

"Our workforce development partners in Clark County really listened to our company's needs and then did a great job helping us find the right people."

Marc Murray  
General Manager,  
Yamada North America





# MANUFACTURING SUCCESS

EVERYTHING YOU NEED TO MAKE YOUR BUSINESS WORK



## THE HOME OF ADVANCED MANUFACTURING & TECHNOLOGIES

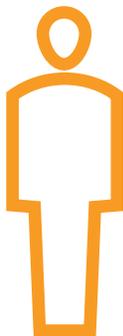
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### MARKETS



- Close proximity to prime markets in the Midwest, East, and South
- Easy access to major interstate highways
- Served by leading rail lines

### WORKFORCE



- Generations of proud, hard-working families with deep roots in advanced manufacturing
- Workforce training and development resources provided by local agencies and learning institutions
- Wide base of professionals with degrees in engineering, computer science, and related fields

### RESOURCES

THE CITY OF SPRINGFIELD HAS

**STABLE**  
WATER SUPPLY

**13** MILLION GALLONS

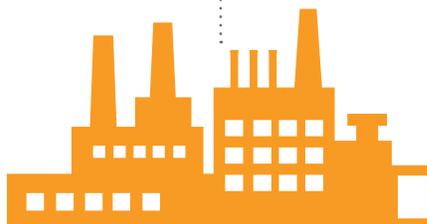
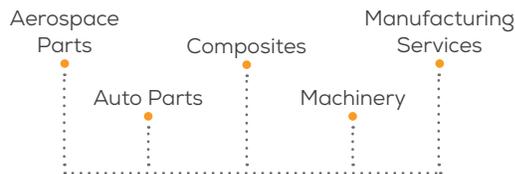
a day of excess capacity in its water supply system



**19** MILLION GALLONS

a day of excess capacity in its wastewater treatment system

### CORE INDUSTRY SEGMENTS



“From proximity to our markets and supply chain to a ready workforce, Springfield gives us exactly what we need to be to be competitive.”

Jeffrey Webb,  
Plant Manager,  
Navistar

