

Ohio

West Champaign Ohio Commerce Park

Property Report (West Champaign Ohio Commerce Park)



Property Details

Site/Building Name	West Champaign Ohio Commerce Park
Street Address	St Rt 235 & US Rt 36
City	St. Paris
County	Champaign County
Zip Code	43072
Type of space	Industrial, Vacant Land
Min Size	5 acres
Max Size	39.5 acres
Last Updated	10/2/2017

Availability

Property Description	31-39 acres located in an Enterprise Zone in Southwest Champaign County.
For Sale	Yes
Sale Price	\$ 28,000.00
Price per acre	\$ 28,000.00 /acre
Ownership	Private
Ownership Type	Private
Number of Owners	2
Date Property is Available	Immediately

Site Details

Parcel ID #(s)	F20-24-11-24-02-017-00, F20-24-11-24-02-016-00, F20-24-11-24-02-015-00
Industrial Park Name	West Champaign Ohio Commerce Park
Total Number of Buildings	0
Build to Suit Opportunity	Yes
Current Use	Agriculture/Vacant
Business Near Site	Troy Mill Pallet Company with same industrial park, St. Paris Truck Center across from industrial park on St. Rt. 235 and KTH Honda Tier 1 within 5 miles of site.
Taxes	Currently CAUV
Former Use	Agriculture
Lot Size	Minimum 5 acres acres
Total Acres	39 acres
Developable Acres	31-35 acres
Divisible	Yes
Zoning	M-1
Topography	Slightly rolling with overall gradient to the north/northwest for these parcels, no significant surface features.
Industrial Park Platted	Yes
Land Use	M-2 Manufacturing
Attainment: Eight-Hour Ozone	yes
Attainment: Particulate Matter (PM 2.5)	yes
Attainment: Sulfur Dioxide (1-Hour SO2)	Yes
Attainment: Lead	yes
Flood Plain	no
Percent in Flood Plain	0
Mineral Rights	Private ownership of land. Mineral rights are with this individual that developed the industrial park.

Incentives

Enterprise Zone	Yes
Local Incentive Comments	The Village of St. Paris manages the Enterprise Zone.

Transportation

Nearest Highway	US HWY 36
Distance to Nearest Highway	0.5 miles

4 Lane	Yes
Highway 2	ST RT 235
Distance to Highway 2	0 miles
Nearest Interstate	I-75
Distance to Nearest Interstate	13 miles
Interstate 2	I-70
Distance to Interstate 2	17 miles
Nearest Airport	Grimes Field
Distance to Nearest Airport	13 miles
Airport 2	Dayton International Airport
Distance to Airport 2	33 miles
Airport 3	Port Columbus Airport
Distance to Airport 3	55 miles
Port	Yes
Port Name	Port of Greater Cincinnati
Distance to Port	90 miles
Transportation Description	Truck or Rail to Port
Rail	Yes
Rail Provider	IORY
Distance to Rail	3 miles

Utilities	
Electric	Yes
Electric Provider	DP&L
Electric Volts	2 MW
Power Phases	3
Distance to the electric substation	1.2 miles miles
Redundant Power	Yes
Distance to Electric Service	on site miles
Gas	Yes
Gas Provider	Vectren
Gas Line Size	6" in
Distance to natural gas	on site ft
Additional Gas Details	MAOP Line, and the main has ability to serve the site under Tier I requirement.
Water at Site	Yes
Water Provider	Village of St. Paris
Water Line Size	8" in
Excess Water Capacity at Site	600,000 GPD; (25,000 GPH) GPD
Water Excess Capacity As of Date	Oct. 23, 2017
Water Details	Water services for the West Champaign Ohio Commerce Park located at St. Rt. 235 and US Highway 36 are provided by the Village of St. Paris, OH.
Municipal Water Connection	Yes
Distance to water	on site
Sewer	Yes
Sewer Provider	Village of St. Paris
Excess Sewer Capacity at Site	600,000 GPD; (25,000 GPH) GPD
Sewer Excess Capacity As of Date	Oct. 23, 2017
Sewer Line Size	8" in
Distance to Sewer Line	on site
Waste Water Treatment Provider	Village of St. Paris, OH
Municipal Sewer Connection	Yes

Sewer Details	Sewerage services for the West Champaign Commerce Park located at St. Rt. 235 and US Highway 36 are provided by the Village of St. Paris, OH
Fiber Service to Site	Yes
Fiber Provider	Windstream
Telecom	Yes
Telecom Provider	Windstream

Environmental

Phase I Environmental Report Completed	Yes
Phase I Date	July 20, 2016
Environmental Study Comments	This assessment has revealed the evidence of no recognized environmental conditions in connection with the subject property.
Geotechnical Study Completed	Yes
Wetlands Delineation Completed	Yes
Wetlands Percentage of Site	0
Archeological Study Completed	Yes
Endangered Species Analysis Completed	Yes
Wetlands	0

Description

31-39 acres located in an Enterprise Zone in Southwest Champaign County, OH. The property is in an industrial park and zoned M-1 (Manufacturing) with utilities on site. This property has road frontage on State Route 235 and within .5 miles of US Highway 36. A Phase I assessment was completed in July 2016. This assessment has revealed the evidence of no recognized environmental conditions in connection with the subject property.

Attachments

- [Industrial Park layout](#)
- [Plat map](#)
- [West Champaign Ohio Commerce Park map.pub](#)

