

Site #1

XENIA INDUSTRIAL PARK II (ARNOVITZ SECTION)

Approximately 90 acres remains available in this 120-acre expansion of the Xenia Industrial Park, price \$30,000 per acre (negotiable depending on site size). Phase III has recently been platted and sizes are available in 3- to 5-acre sizes, which can be combined for any size required, up to a maximum of 50 acres.



Location: Northeast quadrant of US 35/68 interchange - entrance to park 1/4 mile north on US 68.

Total Acres Involved: 120 acres

Price: Negotiable in \$25,000 - \$30,000 per acre range (depending on site size).

Zoning: Industrial-2, City of Xenia

Soil Boring Information: Not currently available on this site.

Environmental Audit: Not currently available. *(Note: A formal Phase I Environmental Assessment has not been completed on the entire property as yet. However, prior to development as an expansion of the Xenia Industrial Park, the area was used entirely for farming, with the primary crops being corn, soybeans, and/or alfalfa. Environmental Questionnaires for project financing indicate no evidence of any potential problems and recommended the requirement for Phase I and Phase II Environmental Studies be waived.)*

Highway Access: Access to the US 68 and US 35 interchange is via Burnett Drive and Patton Street in the Xenia Industrial Park. Vehicular traffic is also available from Birch

Road. I-675 is approximately 8 miles west via 4-lane US Route 35 and I-70, I-71, and I-75 are all within 12-15 miles via US Routes 35, 42, or 68.

Rail Availability: None to site.

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

Utilities:

Water: City of Xenia

A 12" line is located along the entire west side of the site adjacent to Patton Street. A 12" line and a 750,000 gallon water tower is at the southeast corner of the property, and an 8" water line loops the entire Industrial Park. Water main pressure is in the 70-80 PSI range.

Storm Water: on-site detention/retention

Sanitary Sewer: City of Xenia

8" lines are available on Patton Street at the southwest corner of the property, on Burnett Drive at the southeast corner; and at Birch Road on the north.

Electricity: Dayton Power and 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) line is located along the west side of the site adjacent to Patton Street. A 2" I.P.S. (5 PSI) line is located on Burnett Drive at the southeast corner of the property.

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 and Light (Electricity)

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

For site information and pricing contact **Matthew Arnovitz, Arnovitz & Associates Inc.**, 1440 Passport Lane, Dayton, Ohio 45414. Phone (937) 264-9200, Fax (937) 264-9213, E-mail: matt@arnovitz.net Web Site: www.arnovitz.net

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

Disclaimer:

Although obtained from reliable sources, the City of Xenia cannot guarantee accuracy.