

BRYAN NORTH INDUSTRIAL PARK

Bryan, Williams County



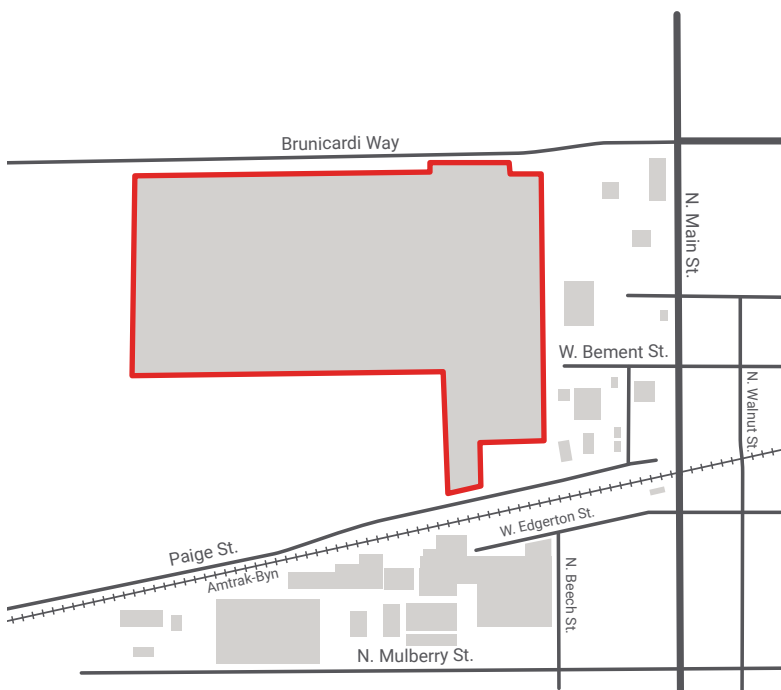
SiteOhio authenticated means construction ready day one. Bryan North Industrial Park, which has been deemed among Ohio's top sites, has robust utility infrastructure, including availability of transmission-level electric service. Williams County Economic Development Corporation and the Regional Growth Partnership collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

has dual feed fully redundant electric service. | has large excess water and sewer capacities. | is community owned.

SITE AERIAL MAP

Bryan North Industrial Park



PROPERTY DETAILS

Physical address	205 Bruncardi Way
City	Bryan
County	Williams
Zip code	43506
Type of space	Vacant Land
Ownership	City of Bryan
Min size	20 acres
Max size	76 acres
Price per acre	\$10,000/acre
Industrial park	Yes
Foreign trade zone	Yes
Date available	Immediate

WHAT DOES "DAY ONE" MEAN TO COMPANIES?

"Day one" is the promise that all sites authenticated by SiteOhio are construction ready the very first day. When you see the SiteOhio seal, you know:

- All utilities are to park boundaries with adequate capacities.
- All due diligence studies are complete and clear of issues.
- The site has compatible uses, with no limitations or insurance liability based on surrounding property.

CONTACT INFORMATION

- Andy Lorenz at lorenz@rgp.org
- Matt Davis at economic@wedco.info
- jobsohio.com/site-selection



Bryan North Industrial Park underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are to park boundaries with excess capacity and accessible for doing business.

SITEOHIO DETAIL

Former use	Agricultural
Total acres	80 acres (76 developable)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, Manufacturing
Number of years park has been in existence	3 years
Number of companies in the park	1
Distance from residential	0.1 miles (small mobile home park)
Distance from schools	1 mile
Distance from public parks	.5 miles
Distance from retirement centers	.5 miles
Distance from correctional facilities	10 miles
Distance from cemeteries	2 miles
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	<2%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	No
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on site that will impact constructability?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWS	City owned utility easements and ROWs
Is site easily accessible?	Yes
Number of roads accessing the site	One
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	9 miles
Can site be viewed from the highway or interstate?	No

Regional attainment status	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO ₂)	Yes
Lead	Yes

* The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

UTILITIES

Utility information as of 10.12.2017

Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries	
Yes	
Name of provider	Bryan Municipal Utilities
Excess electric capacity	40 MW (Transmission) and 4.3 MW (Distribution)
Distance to the electric substation	6,330 feet
Type of feed	Dual Feed - Fully Redundant
Redundant	Yes
Total sustained interruptions annually	2
Total momentary interruptions annually	7
Total outage duration (hours/year)	1.8 hours /year (2016)

Natural gas to park boundaries	
Yes	
Name of provider	The Ohio Natural Gas Company
Excess gas capacity	10 MCF/hour
Available pressure	20 PSI
Gas line size	4 inches

Water to park boundaries	
Yes	
Name of provider	Bryan Municipal Utilities
Excess water capacity	1.7 MGD
Total capacity of system	5 MGD
Water line size	12 inches

Sewer to park boundaries	
Yes	
Name of provider	City of Bryan
Excess sewer capacity	1.1 MGD
Total capacity of system	3.14 MGD
Sewer line size	12 inches

Fiber/telecom to park boundaries	
Yes	
Name of provider	Bryan Municipal Utilities

DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geotechnical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

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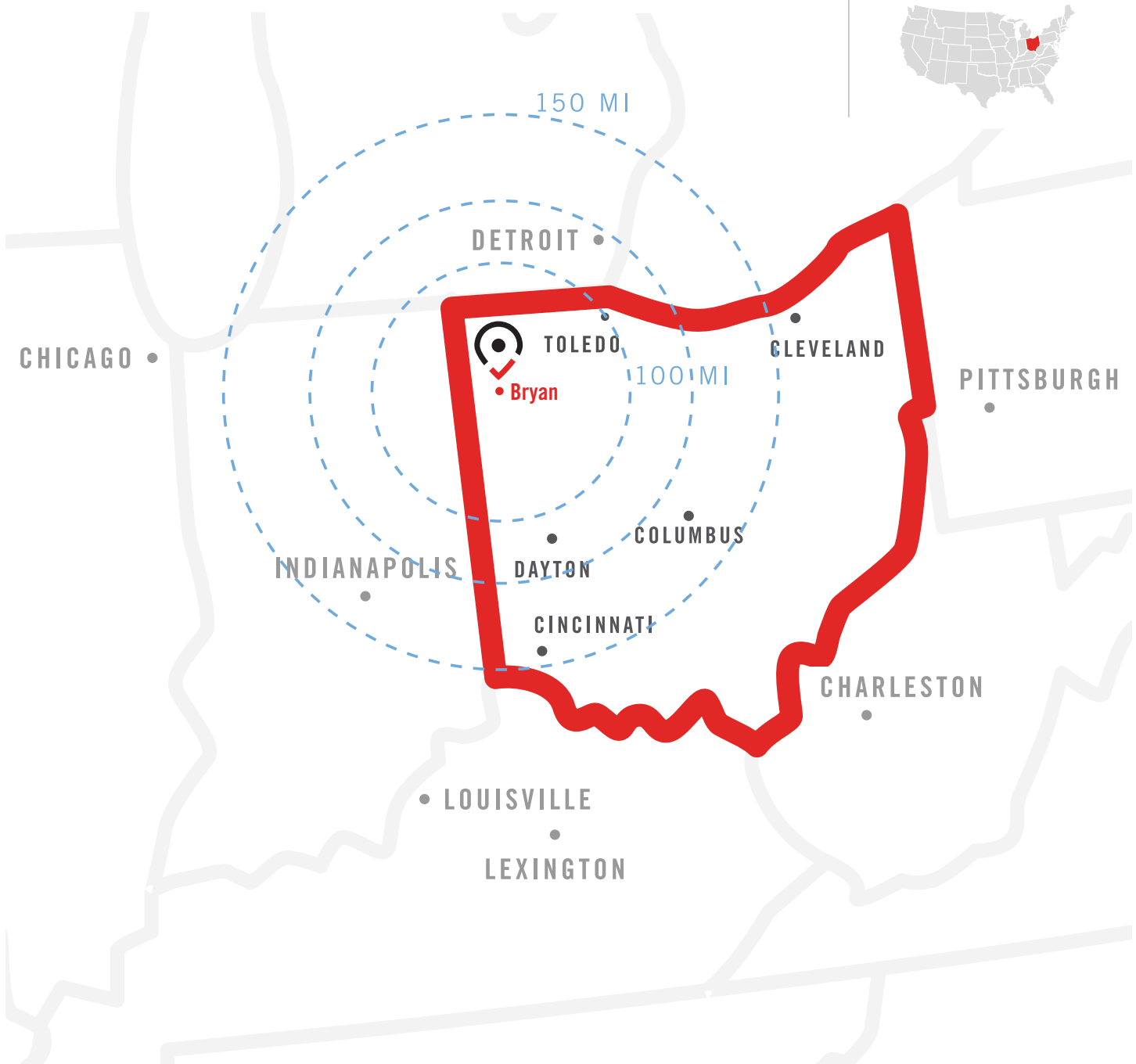


- Regional population within 45 miles: **920,809**
- Regional workforce within 45 miles: **580,109**



REGIONAL MAP

Bryan North Industrial Park



Bryan, Williams County



TRANSPORTATION MAP

Bryan North Industrial Park

