

Hopewell Waverly LLC



Jefferson Building - 325 Hopewell Road

The Jefferson Building is 1 of the structures in the 11 building complex comprising over 2.5 million sf of industrial space on 228 acres. The entire site is zoned M-2 Industrial and the buildings were constructed between 1985-1995 with 6"e; - 8"e; reinforced concrete floors. Site acreage can be subdivided to meet a prospect's requirements.

Pike County Economic Development

Gary Arnett, Director
116 S. Market Street, Suite 103
Waverly, Ohio 45690
Phone: 740-947-4104
Fax: 740-941-4308
gary@pikecountydevelopment.com
www.pikecountydevelopment.com

Building Information

Industrial Building
Minimum ceiling height - 30 ft.
Maximum ceiling height - 34 ft.
Available square feet - 290,850
Office Space - 6,000 sf
Site Size - 228 acres
Zoning - M-2 Industrial
Column Spacing - 70'x48'
Building is heated
Docks with levelers - 22
Wet Sprinkler system
Drive in Doors - 3
Truck Docks - 3
Paved parking
Parking - 1,000 car spaces - 250 Truck spaces



Building Terms

Building for Sale or Lease
Sale Price Units - \$20 per sq. ft.
Lease type - Triple Net
Lease Price per sq. ft. - 2.50

Geographic Info

Rail access - yes - on site
Airport Zone - no
Foreign Trade Zone - yes
Economic Revitalization Area - no
Topography - flat
TIF Area - no
Enterprise Zone - yes
Flood Plain - no

Transportation Info

Rail provider 1 - Norfolk Southern - on site
Rail Provider 2 - CSXT - on site
Interstate 1 - I71- 66 miles from site
Interstate 2 - I70 - 60 miles from site
Interstate 3 - I270 - 56 miles from site
Hwy 1 - State Route 23 - .5 miles from site
Hwy 2 - State Route 32 - 5 miles
Port - McGovney River Terminal - 29 miles from site
Airport 1 - Pike County Regional Airport - 6.5 miles from site
Airport 2 - Port Columbus International Airport - 74.1 miles from site
Airport 3 - Cincinnati International Airport - 106.88 miles from site

Utilities

Electric Provider - American Electric Power- Electric service is currently provided to the 423 Hopewell Road buildings from Hopewell Waverly LLC's customer-owned 138/12 kV station located on-site. This station has a 20 MVA transformer that steps AEP's incoming 138 kV transmission voltage down to the customer's 12 kV distribution voltage facilities throughout the property. Based on the closing of Mills Pride and my knowledge of the current occupied building space the 20 MVA transformer should have available capacity to serve Project House's estimated 1700 kW demand. If needed, AEP can also provide service from our existing 12 kV distribution facilities located adjacent to the property.

Sewer Provider - Waverly Water & Sewer - Sewer main size - 8 - The base rate is \$72.44 for the first 0 to 4,000 gal and \$4.95 for every 1,000 gal after

Gas Provider - Pike Natural Gas - Gas main PSI - 18

Water Provider - Waverly Water & Sewer - 2,000,000 gpd - Water main size - 8 - The base rate is \$72.44 for the first 0 to 4,000gal and \$4.29 for every 1,000 gal after.

DSL - yes

Fiber Optics - Horizon - 48 pair fiber - 10meg to 10 gig of internet and point to point - not in building but at pole outside building but will be easy to get into building