



Southern Ohio Diversification Initiative
 450 Industrial Park Dr,
 Waverly, OH 45690
 (740) 897-2122

Available Site **80+ acres**

Southern Ohio PORTS Mega Site

3930 US-23, Piketon, OH

Site Features

Maximum Available: 80+ Acres

Asking Price: \$23,000/negotiable

Minimum Available: 10 Acres

Zoning: Park covenants to be drafted

Location: Scioto Township, Pike County at former DOE PORTS Industrial site with direct access of US 23 and OH 32

Utilities

Electric Supplier: AEP

Distance (mi.) At site

Primary Voltage: 138/345/765 kv

Gas Supplier: Pike Natural Gas

Distance (mi.): At site

Main Size (in.): 8"

Pressure (psi): 80 psi

Water: DOE

Distance (mi.): At site

Main Size (in.): 48"

Sewer: DOE

Distance (mi.): At site

Main Size (in.): 6"

Transportation

Interstate: I-64

Distance (mi.): 53 Miles

Highway: US 23

Distance (mi.): 3 Miles

Rail: NS

Siding: At Site

Commercial Airport: Columbus John Glenn

Distance (mi.): 72 Miles

Local Airport: Pike County Airport

Distance (mi.): 13 Miles

Water Port: Conley River Terminal

Distance (mi.): 25 Miles

Local Property Taxes

Real (mills): 43.8/\$1000 @ 35%

Personal (mills): N/A

Tax: Scioto Twp, Pike County

Incentive Possible: YES

Comments

Unused, vacant land on the former DOE PORTS Industrial site. Abundance of electric capacity, onsite fire/EMS and medical facility. Adjacent to 4-lane highway. Site is within a secure fenced industrial area, with onsite water, sewer, compressed air and steam plants. Price negotiable based on number of jobs, wages, investment, etc.