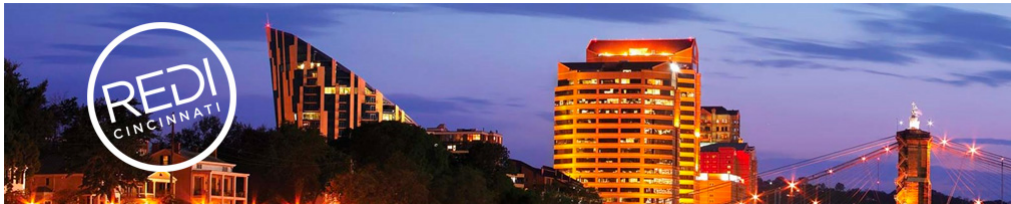


Trenton Industrial Park - Phase 2



Trenton Industrial Park Phase II

5601 Kennel Road, Trenton, Ohio 45067 - Butler County



Property Details

Latitude/Longitude: 39.4613, -84.4665

Type of space: Vacant Land

Min Size: 150 acres

Max Size: 150 acres

Last Updated: 12/14/2021

Contact Information

Company: City of Trenton **Contact**

Name: James Foster **Address:** 11

E. State Street **City:** Trenton

State: Ohio

Phone: 513-988-6306

Cell: 513-678-6878

Email: jfoster@ci.trenton.oh.us

Documents

[Trenton Industrial Park - Phase 2 Sales Brochure.pdf](#)

Availability

For Sale: Yes

Price per acre: \$55,000

Sale Terms: negotiable

Ownership: City of Trenton

Ownership Type: in full

Number of Owners: 1

Date Property is Available: Currently

Lease Type: A

Site Details

Parcel ID #(s): R8000060000005, 6, 7

Total Number of Buildings: 0

Current Use: Agricultural

Industrial Park Name: Trenton Industrial Park Phase II **Noise**

Restrictions: None

Taxes: 76.1720

Former Use: Agricultural

Certification Type: JobsOhio certification underway **Developable**

Acres: 150

Divisible: No

Land Use: Agricultural

Lot Size: 150

Permits: through the City of Trenton

Topography: flat

Zoning: I-G General Industrial

Flood Plain: No

Description of Buildings on Site: Abandoned silos and barn

Site Details

Expansion Land: Yes

Mineral Rights Leased: No

Utilities

Sewer Line Size: 8

Sewer Type: Gravity

Schedule to Extend Sewer to Site: 12 to connect to 27" trunk **Cost to**

Extend Sewer to Site: 712460

Waste Water Treatment Provider: Butler County

Sewer Details: Currently sewer is available on Kennel Road, adequate for Magnode/Shape. For the remainder of the park, a gravity line will be extended in 2022 to a 27" trunk line that goes to the Butler County treatment plant.

Fiber Service to Site: Yes

Fiber Provider: Spectrum

Maximum Data Bandwidth: 20Mbps to 1Gbps for Internet, 2Mbps for Ethernet

Site Due Diligence

Phase I Date: 2020

Archeological Study Completed: No

Geotechnical Study Completed: Yes

Endangered Species Analysis Completed: No

Wetlands Delineation Completed: Yes

Phase I Environmental Report Completed: Yes

Wetlands Percentage of Site: 0

Broker Contact

Contact Name: George Stinson

Contact Company: Lee & Associates

Contact Phone: 513-702-6245

Email Address: gstinson@lee-associates.com

Contact Address: 10123 Alliance Road, Suite 300

Contact City: Cincinnati, OH 45242

Web Address: lee-cincinnati.com

Description

After successfully executing the 183 Acre Trenton Industrial Park Phase I, the City of Trenton purchased an additional 200 Acres adjacent to Phase I for the Phase II Industrial Park. 50 Acres have already been sold to the Magnode/Shape Corporation for its new facility to replace an existing one in the City. This new Magnode/Shape operation will be approximately twice the size of the present one.

A new road was constructed in 2021 to access the remaining 150 Acres, and a sanitary sewer extension to a Butler County 27" trunk will be built in 2022. The City already serves the site with 12" water mains, and Duke Energy is improving its service to the site not only for Magnode/Shape, but also the remaining land. Fiber is also available.

Incentives

Enterprise Zone: Yes

Foreign Trade Zone: Yes

TIF District: Yes

Local Incentive Comments: Port Authority financing through Butler County

Transportation

Nearest Highway: S R 73

Distance to Nearest Highway: 1.5

Highway 2: S R 4

Distance to Highway 2: 3

Nearest Interstate: I-75

Distance to Nearest Interstate: 10

Interstate 2: I-275

Distance to Interstate 2: 15

Nearest Airport: Middletown Airport

Distance to Nearest Airport: 7

Airport 2: Butler County Regional Airport

Distance to Airport 2: 12

Airport 3: Warren County Airport

Distance to Airport 3: 18

Nearest International Airport: Dayton International Airport

Distance to International Airport: 40

Port Name: Ohio River-Cincinnati

Distance to Port: 39

Transportation Description: No

Rail: No

Rail Provider: CSX

Rail Spur: No

Distance to Rail: 800

Utilities

Electric: Yes

Electric Provider: Duke Energy

Electric KVA: 12.47

Electric Volts: 480

Distance to the electric substation: 1.5

Redundant Power: No

Gas: Yes

Gas Provider: Duke Energy

Gas Line Size: 4"

Gas Pressure: 10

Cost to Extend Gas to Site: 1875000

Water at Site: Yes

Water Provider: City of Trenton

Water Line Size: 12

Water Main Pressure: 86

Excess Water Capacity at Site: 1.5 MGD

Water Excess Capacity As of Date: 1.5 MGD

Schedule to Extend Gas to Site: 12

Sewer: Yes

Sewer Provider: City of Trenton and Butler County

Excess Sewer Capacity at Site: 745,000

Sewer Excess Capacity As of Date: 745,000



Development Site - South View