# WASHINGTON COUNTY, OH

9.7 ac



# SHOVEL READY INDUSTRIAL SITES

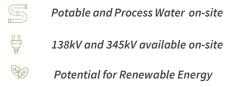
14.1 ac

8.9 ac

This 165-acre remediated brownfield site in Washington County, Ohio is situated along the Muskingum River in Waterford Township. The property is publicly owned, **has no zoning restrictions**, includes a 96-car unit train rail loop, and can be sub-divided down to 5-acre parcels to accommodate projects of all sizes.

# **Property Highlights:**

	Ideal for Industrial operations
	Sale price from \$40,000 / acre
	Lease price from \$10,000 / acre
B	Clean Phase 1 & 2 ESA



33.7 ac

5.5 ac

200 person WWTP on-site

# MAJOR INTERSTATE ACCESS

Just 20 miles from I-77, this property allows trucking operations to reach NY, SC, or MO in a day's drive.

### TRANSLOADING ACCESS

On-site rail loop set up for truck to rail transloading access.

### WORLDCLASS WORKFORCE

A workforce with a heritage of industrial labor excellence.

#### **REACH OUT:**

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