



# SHOVEL READY INDUSTRIAL SITES

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*



*Potable and Process Water on-site*



*Sale price from \$40,000 / acre*



*138kV and 345kV available on-site*



*Lease price from \$10,000 / acre*



*Potential for Renewable Energy*



*Clean Phase 1 & 2 ESA*



*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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