

Village of Versailles
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Available Site * 15 Acres

**W.J. Bohman
 Industrial Park**

**Versailles #1
 Versailles, Ohio**

SITE FEATURES

Maximum Available Acres	15
Asking Price	\$16,500.00-\$30,000.00/Acre
Industrial Park	Yes
Zoning	Industrial
Location	E Side of SR 47, E Edge of Versailles

UTILITIES

ELECTRICITY SUPPLIER:	Village of Versailles
Location:	At Site
Primary Voltage:	7.2/12.47 KV

GAS SUPPLIER:	Vectren
Location:	At Site
Main Size:	16 Inch

WATER SUPPLIER:	Village of Versailles
Location:	At Site
Main Size:	10 Inch
Pressure (psi):	70

SANITARY SEWER:	Village of Versailles
Location:	At Site
Main Size:	8 Inch

TELECOMMUNICATIONS:	Sprint
Switching:	Digital
Fiber Optic:	Yes

TRANSPORTATION

INTERSTATE:	Interstate 75
Distance:	18 Miles

HIGHWAY:	SR 47
Distance:	At Site

RAIL:	CSX
Siding:	None Active

COMMERCIAL AIRPORT:	Dayton/Cox International
Distance:	35

LOCAL AIRPORT:	Darke County Airport
Distance:	3

WATER PORT:	Toledo
Distance:	85

TAXES

Real:	43.49/\$1,000 @ 35%
Personal:	59.11/\$1,000 @ 25%
District:	19076
Abatement Possible:	Yes

COMMENTS:

Site is located within the Village of Versailles Enterprise Zone and Community Reinvestment Area. A 69KV power line travels parallel with the site. Natural gas transmission line located on site. This site is owned by the Village of Versailles and can be subdivided.