

Village of Versailles
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Available Site * 18 Acres

**Baker Road
 Development Site**

**Versailles #2
 Versailles, Ohio**

SITE FEATURES

Maximum Available Acres	18
Asking Price	\$11,500.00/Acre
Industrial Park	Yes
Zoning	Industrial
Location	N Side of Baker Rd, W of Reed & Baker Int.

UTILITIES

ELECTRICITY SUPPLIER:	Village of Versailles
Location:	At Site
Primary Voltage:	7.2/12.47 KV
GAS SUPPLIER:	Vectren
Location:	Nearby
Main Size:	3 Inch
Pressure:	30
WATER SUPPLIER:	Village of Versailles
Location:	At Site
Main Size:	12 Inch
Pressure (psi):	70
SANITARY SEWER:	Village of Versailles
Location:	At Site
Main Size:	8 Inch
STORM SEWER:	Village of Versailles
Location:	Nearby
TELECOMMUNICATIONS:	Sprint
Switching:	Digital
Fiber Optic:	Yes

TRANSPORTATION	
INTERSTATE:	Interstate 75
Distance:	18 Miles
HIGHWAY:	SR 47, SR 185, SR 121
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 an Enterprise Zone and Community Reinvestment Area. A 69KV transmission line travels parallel with the site. This site is owned by the Village of Versailles and can be subdivided.