

Available Property

Versailles, Ohio Industrial Building

FRONT COVER

- CEO
- VP/OPs.
- Purch. Agt.
- Real Estate
- Other

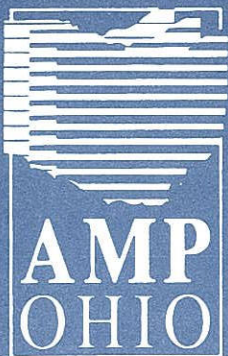


1320 East Main Street
Versailles, Ohio
67,032 SQ. FT. - 7.4 Acres

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2600 Airport Drive
Columbus, Ohio 43219
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Property Description

Building Characteristics

Building Size	67,032 sq. ft.
Office space	3,500 sq. ft.
Manufacturing/ Warehouse Area	66,000 sq. ft.
Dimensions	120 ft. x 550 ft.
Ceiling Height	Center Peak: 18 ft.
Floor	6" Reinforced concrete slab 6x6 - 10/10 mesh
Walls	14 ft. eave, Steel frame W/26 GA. steel wall panel
Roof	26 GA. metal roof W/4"-6" fiberglass insulation
Sprinklers	Yes
Year Built	1998
Truck Docks	6 W/levelers
Drive-In Doors	1

Site Characteristics

Site Size	7.4 acres
Zoning	Industrial

Available Utilities

Electric	Village of Versailles, 3 phase, 12.47 kilovolt
Gas	Vectren Energy
Water	Village of Versailles 1" to bldg, 10" main on street
Sewer	Village of Versailles 8" to bldg, 12" main on street
Phone	Embarq

Transportation

Air	A general aviation field, Darke County Airport, is 3 miles away. Commercial service available from Dayton Int'l Airport 35 miles
Highway	S.R. 47, S.R. 185, S.R. 121, and I-75 -18 miles, I-70 - 35 miles
Rail	CSX rail across road
Water Port	Cincinnati- Ohio River

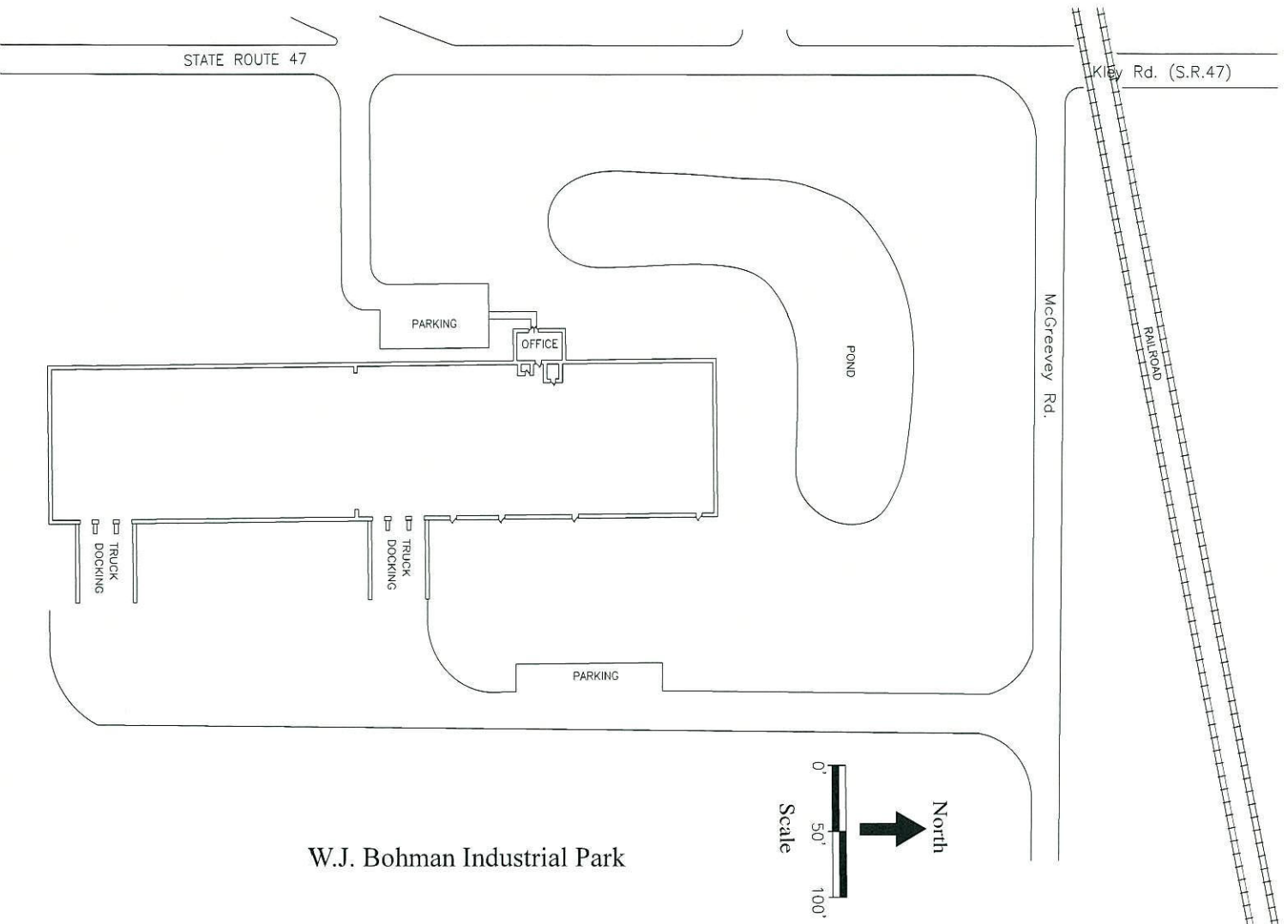
Versailles Manufacturers

Midmark Corporation	600 employees
Weaver Brothers	171 employees
Kings Command Foods	30 employees
Codinos Limited	30 employees

General

Versailles is the home of many of Darke County's most successful and profitable business enterprises. The diverse local economy is comprised of excellent schools, firms that engage in manufacturing, meat and poultry processing, publishing, automobile sales and service, trucking, professional services and retail sales. With ties to the past and eyes on the future, Versailles' business community is prepared to meet the needs of today's consumer.

Site Plan



W.J. Bohman Industrial Park

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Map

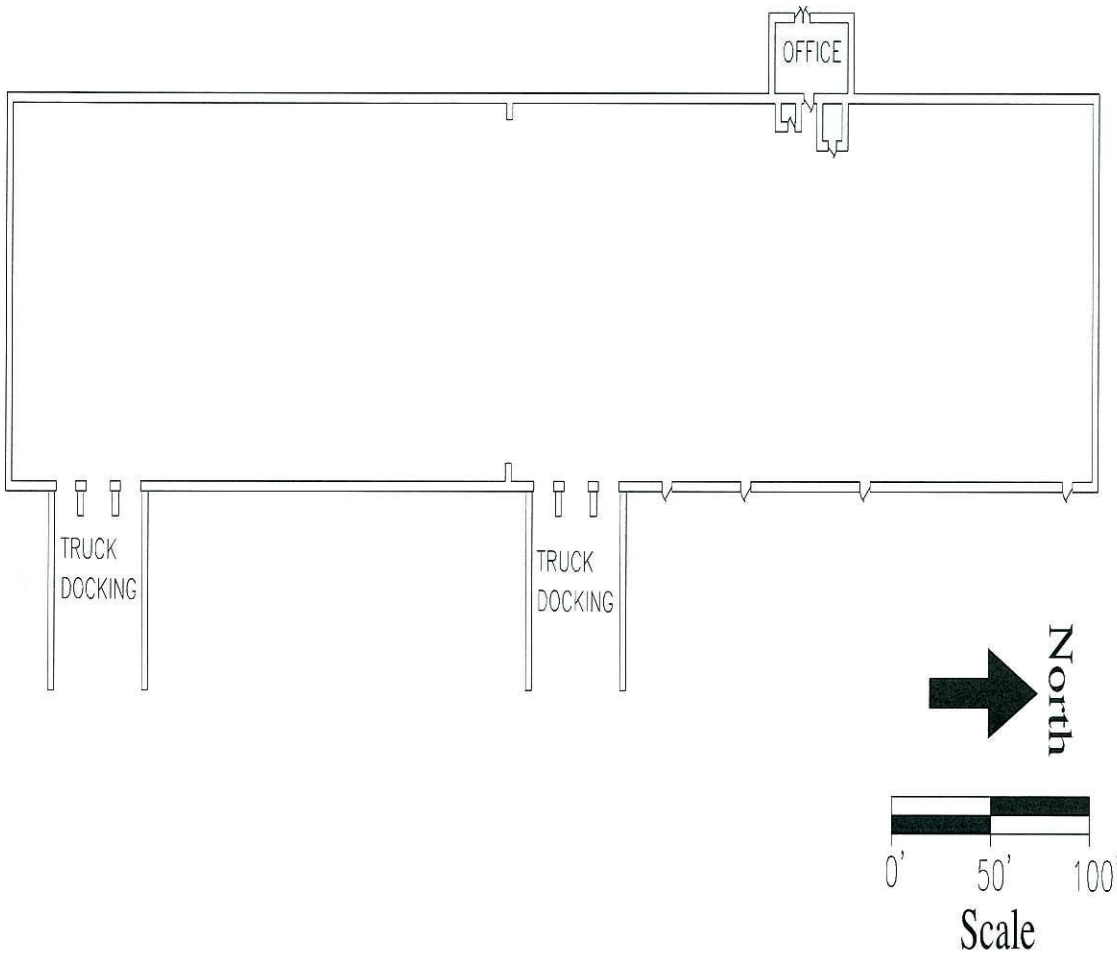


Distances from Versailles

	Hours	Miles
Cincinnati	1.5	78
Chicago	5.0	233
Cleveland	4.0	196
Columbus	2.0	86
Dayton	1.0	39
Detroit	3.0	184
Ft. Wayne	2.0	80
Indianapolis	3.0	104
Lima	1.0	53
Louisville	3.5	180
Pittsburgh	5	269
Toledo	2.0	128
Toronto	7.0	414



Floor Plan



American Municipal Power-Ohio is the Columbus-based nonprofit wholesale power supplier and services provider for municipal electric systems, including most of Ohio's 84 community-owned electric utilities.

In partnership with the member communities, American Municipal Power-Ohio provides confidential site location assistance to businesses and industries seeking to expand or to locate on prime sites served by member municipal electric systems. Information on available property, labor and utilities – and other economic data – is quickly available at no cost to qualifying organizations.

More than 35 million Americans receive electricity from almost 2,000 not-for-profit, community-operated electric utilities. Public power systems, in every state but Hawaii, are deeply rooted in the history of electricity in the United States. Public power consumers have a special relationship with their utility. They are users as well as owners with a voice in utility policies. Local control can greatly improve the quality of life for the entire community by providing adequate and reliable electricity at the lowest possible cost, service shaped to meet local needs and a special commitment to the wise use of energy.