Village of Versailles
Randy Gump, Village Administrator
177 North Center Street
PO Box 288
Versailles, OH 45380
E-Mail: randygump@versaillesohio.cc
Phone: (937) 526-3294
Fax: (937) 526-9348

Available Site * 64.8 Acres

Baker Road
Development Site

Versailles #3
Versailles, Ohio

SITE FEATURES	
Maximum Available Acres	64.8
Asking Price	+/- $20,000.00/Acre
Industrial Park	No
Zoning	N/A
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 Inches
Pressure:	30
WATER SUPPLIER:	Village of Versailles
Location:	At Site
Main Size:	12 Inches
Pressure (psi):	70
SANITARY SEWER:	Village of Versailles
Location:	At Site
Main Size:	15 Inches
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:	Available (1 Mile)
COMMERCIAL AIRPORT:	Dayton/Cox International
Distance:	35
LOCAL AIRPORT:	Darke County Airport
Distance:	3
WATER PORT:	Toledo
Distance:	85

TAXES	
Real:	39.44/$1,000 @ 35%
Personal:	55.08/$1,000 @ 25%
District:	19076
Abatement Possible:	Yes

COMMENTS:

Site is located within an Enterprise Zone. A 69KV transmission line travels parallel with the site. Site is privately owned. Arrangements have been made with the landowner to negotiate a purchase price for the property. Property can be subdivided. Property would need to be annexed. Storm water drainage improvements would need to be constructed within and around site.