

Village of Versailles  
 Rodd Hale, Village Administrator  
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**Available Site \* 18 Acres**

**Baker Road  
 Development Site**

**Versailles #2  
 Versailles, Ohio**

**SITE FEATURES**

<b>Maximum Available Acres</b>	18
<b>Asking Price</b>	\$20,000.00/Acre
<b>Industrial Park</b>	Yes
<b>Zoning</b>	Industrial
<b>Location</b>	N Side of Baker Rd, W of Reed & Baker Int.

**UTILITIES**

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

<b>TRANSPORTATION</b>	
<b>INTERSTATE:</b>	Interstate 75
<b>Distance:</b>	18 Miles
<b>HIGHWAY:</b>	SR 47, SR 185, SR 121
<b>Distance:</b>	At Site
<b>RAIL:</b>	CSX
<b>Siding:</b>	None Active
<b>COMMERCIAL AIRPORT:</b>	Dayton/Cox International
<b>Distance:</b>	35
<b>LOCAL AIRPORT:</b>	Darke County Airport
<b>Distance:</b>	3
<b>WATER PORT:</b>	Toledo
<b>Distance:</b>	85

<b>TAXES</b>	
<b>Real:</b>	43.49/\$1,000 @ 35%
<b>Personal:</b>	59.11/\$1,000 @ 25%
<b>District:</b>	19076
<b>Abatement Possible:</b>	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.*