

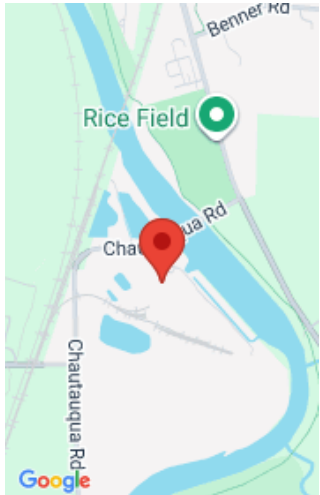
HUTCHINGS STATION OVERVIEW

<https://frontier-companies.com>

9200 Chautauqua Rd, Miamisburg, OH 45342, USA



- Data Processing, Heavy Industrial, Laydown, Manufacturing, Transloading
- Heavy Power, Rail Served, River Served
- Available, Divisible, Lease, Sale
- 7800000 sq ft



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 Email: abasil@fic-services.com
 Address: 500 Seneca Street, Suite 504, Buffalo, NY 14204



Basics

Property Type: Land **Category:** Heavy Power, Rail Served, River Served
Status: Available, Divisible, Lease, Sale **Area, sq ft:** 7800000 sq ft
Site Size, Ac: 180 acres **Pad Sizes (Ac):** 10 - 100+ Acres
Expandable: Yes **Zoning:** Heavy Industrial
Topography: Level **Property Name:** Hutchings Station
Site Link: <https://hutchingsstation.com/> **Date added:** Added 2 years ago

Transportation

Commodity Handling: Aggregates, Steel, Supersacks, Lumber, Dimensional Loads, Palletized Loads, Dry Bulk, Liquid Bulk, Hazardous, Dry/Liquid Food Grade

Rail Provider: CSX and Norfolk Southern

Rail Details: CSX International and Norfolk Southern serviced and operated main rail lines. 1.5+ miles of rail siding on site.

Maritime Details: Over 1/2+ mile of non-commercial riverfront property. Access to abundant supply of river water.

Nearest Highway: Dayton Cincinatti Pike (0.2 miles)

Road Details: 5 miles to I-75 highway system, a four lane highway which interconnects major cities in OH, IN, and KY. Existing road network on site with two points of access. Public road upgrade planned by City of Miamisburg to create 3-lane road access between site and nearby interstate.

Rail Access: Yes

Rail Quantity (mi):
1,000 ft of rail spur

Maritime Access: No

Nearest Interstate:
I-75 (2.5 miles)

Nearest Airport:
Dayton International Airport (25 miles)

Utilities

Utilities: Electricity, Natural Gas, Raw Water, Potable Water, Public Sewer, Fiber Optic

Electric



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Electric At Site: Yes - Distribution and Transmission

Electric Providers: AES Ohio

Transmission Substation at Site: Yes

Electric Transmission Voltage(s): 69 kV, 138 kV

Electrical Distribution Voltage(s): 13.8 kV

Available Capacity (MW): 200 - 300 MW

Private Electric Substation at Site: No

Electric Service Options: Option 1 - Construct new 138 or 69 kV --> 13.8 kV substation (300+ MW); Option 2 - 13.8 kV existing distribution at site (5 - 10 MW). 11 feeds into substation (x9 69 kV, x2 138 kV)

Natural Gas

Natural Gas At Site: Yes - Distribution

Natural Gas Providers: Centerpoint Energy (LDC), Rockies Express Pipeline (Transmission, 2 miles away)

Natural Gas Line Size: 8" Steel (Centerpoint Energy), 36" (Rockies Express)

Available Natural Gas Capacity: 300 MCF/hr (8"), 700 MCF/hr (Rockies Express)

Natural Gas Pressure: 175 - 200 psig (8"), 1,400 psig (36")

Water

Public Water at Site: Yes - Potable

Public Water Provider: City of Miamisburg

Public Water Line Size (in): 16" (12" ductile iron line extension planned to tap 16" line)

Public Water Capacity: 2,500,000 GPD (12" potable extension planned)

Private Water At Site: Yes

Private Water Source: River, Well

Private Water Line Size: 8" (x3 Deep Wells), 24" (River Intake Header), x1 Private water tower

Private Water Capacity: 3,000,000 GPD per well (Deep Well), 50,000,000 GPD (River intake)

Wastewater



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Public Sewer At Site: Yes

Public Sewer Provider: City of Miamisburg
(Extension planned)

Public Sewer Line Size: 8"
(Extension planned)

Public Sewer Capacity: 4,000,000 GPD (Extension
planned)

Private Sewer At Site: No

Private Sewer Capacity: n/a

Fiber Optic and Communications

Fiber Service to Site: Yes

Fiber Type 1 Providers: Charter Communications,
Spectrum, AT&T

Fiber Type II Providers: Comcast,
Spectrum, Verizon, AT&T, additional
local providers

Data Speeds At Site: 20 GB/s speeds with
dedicated private dark fiber EPL

Other Utilities

Other Utilities: No

Gallery



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