

Gallia County, Ohio

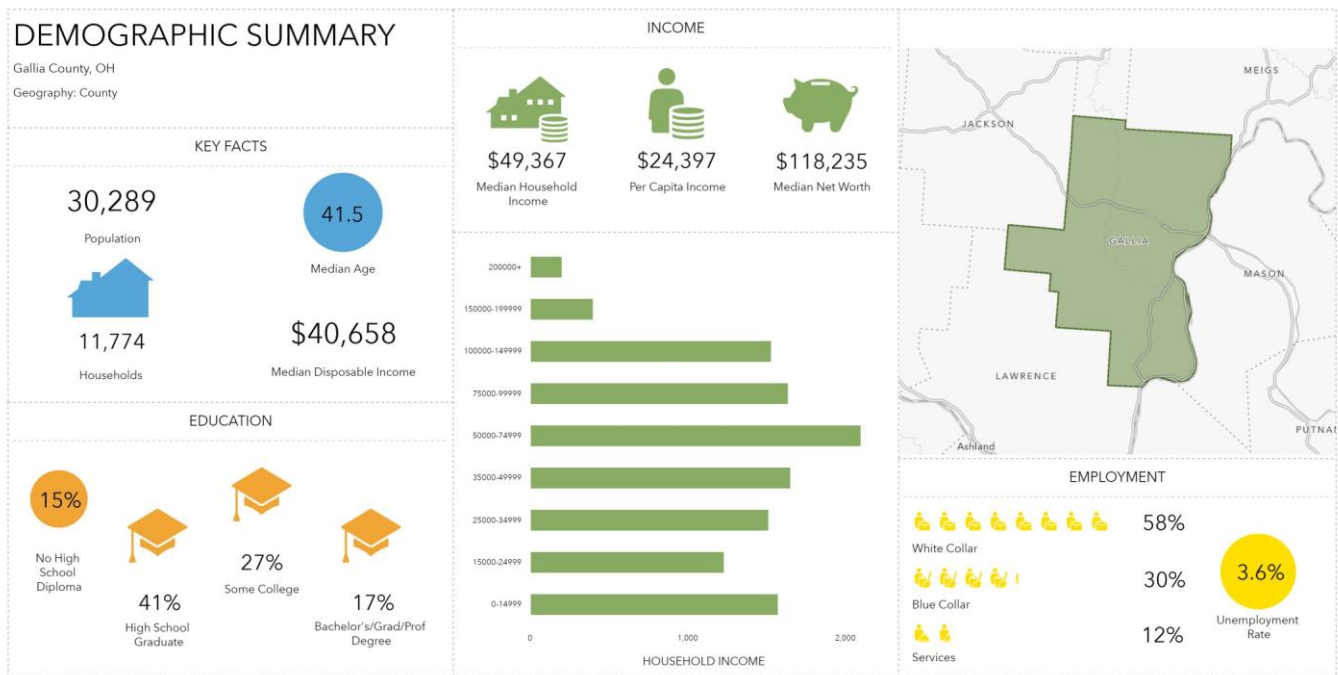
Opportunity Zone Prospectus

Dan Evans Industrial Park
US 35 State Route 850 Site
Kessinger Property



Why should you choose Gallia County?

- Population of Working Age: 12,742
- Regional Labor Employees: 278,228
- These industrial parks fall within an Opportunity Zone, providing great tax incentives for investment
- The county also has access to grants, loans, and other incentives to assist a new company
- Easy partnership options with Foreign Trade Zone #138
- Lightstone Generation Gavin Plant, ElectroCraft, GKN Sinter Metals, and Ohio Valley Trackwork prove success is possible in Gallia County



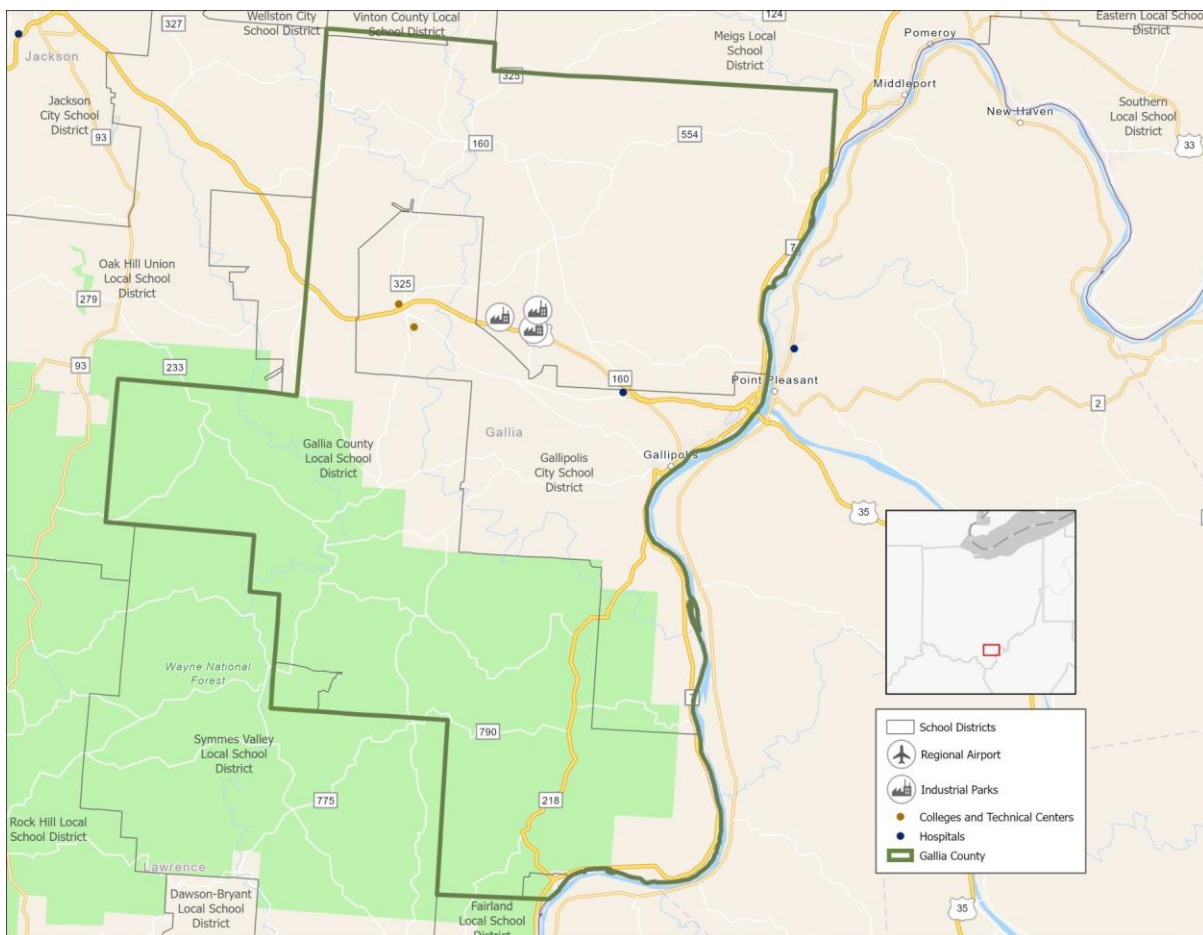
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Why should you choose Gallia County?

Education

- Gallia County offers great options for your employees to further their training or for their families to get educations
- Gallia County offers three school districts that provide a great education for children, Gallia Academy, South Gallia, and River Valley
- The University of Rio Grande is located in Gallia County, providing programs in welding, computer science, industrial technology, industrial automation, and more
- Buckeye Hills Career Center also offers great opportunities for your employees to further their training and education
- Ohio University and Marshall University are within an hour's drive

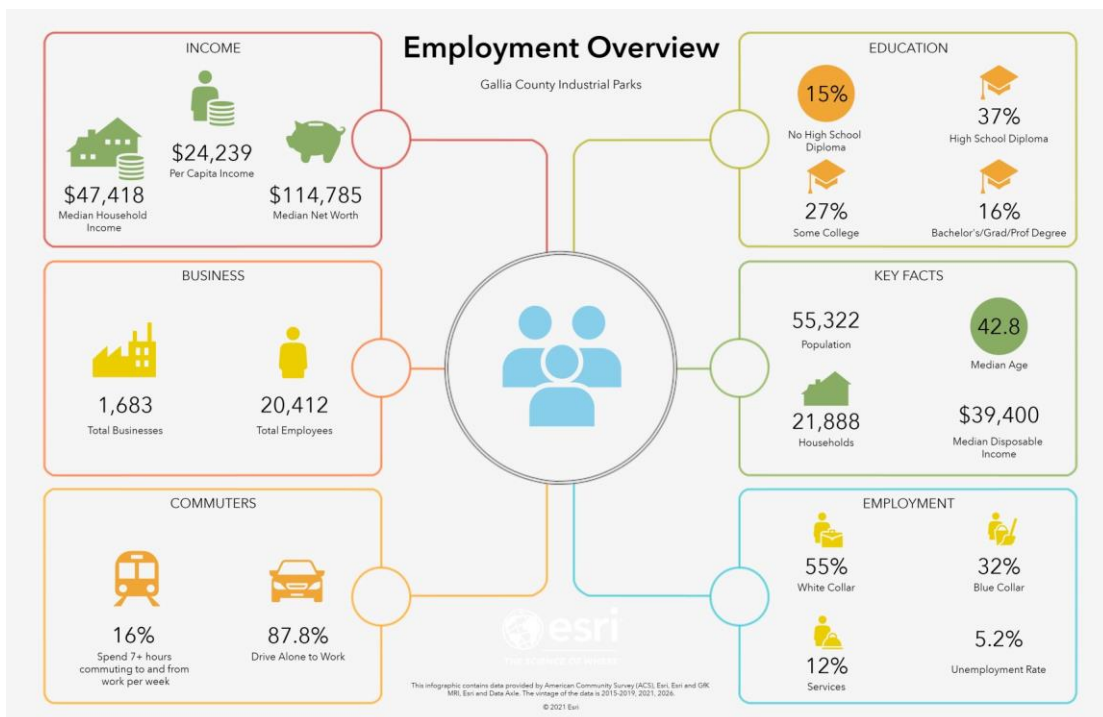
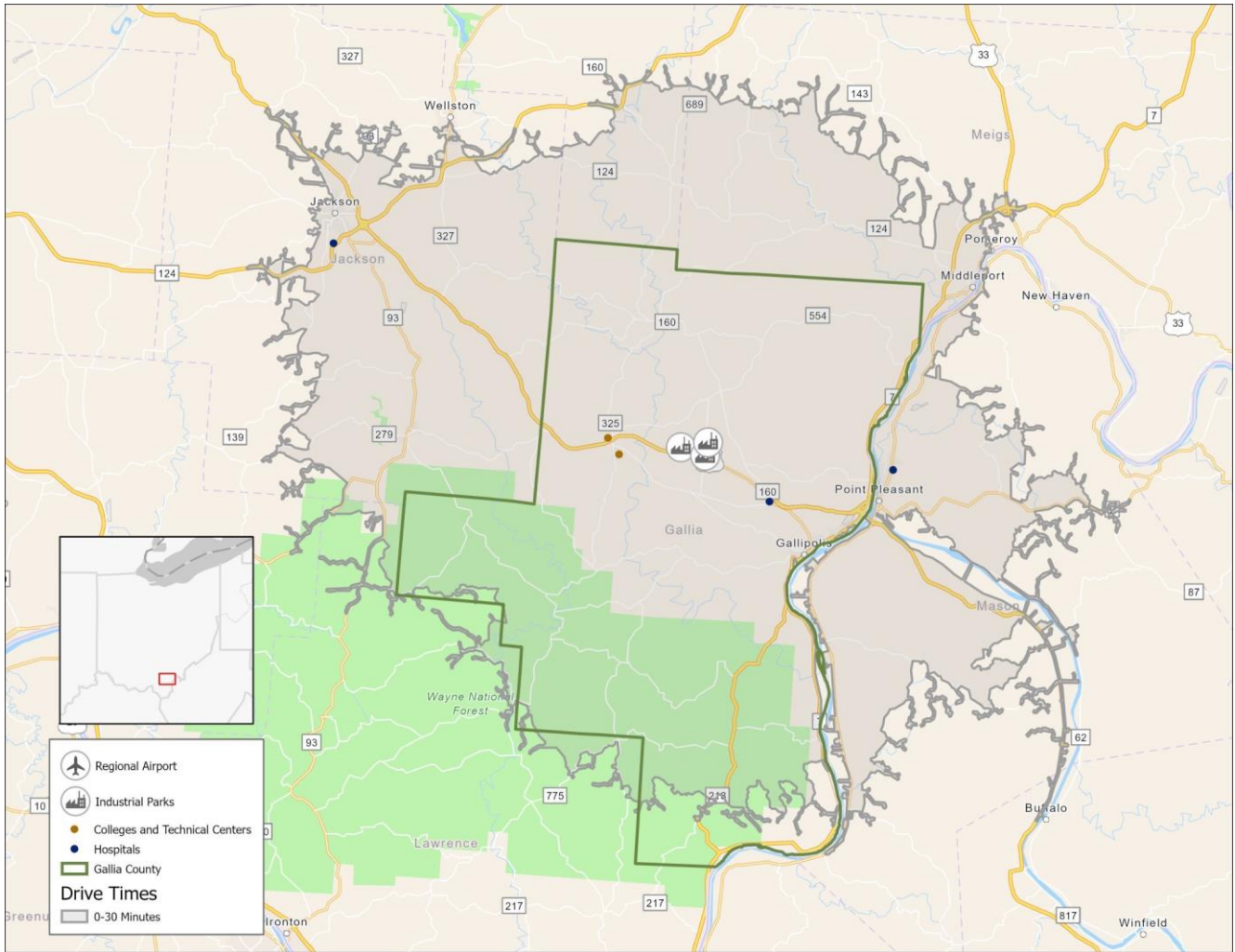


Why should you choose Gallia County?

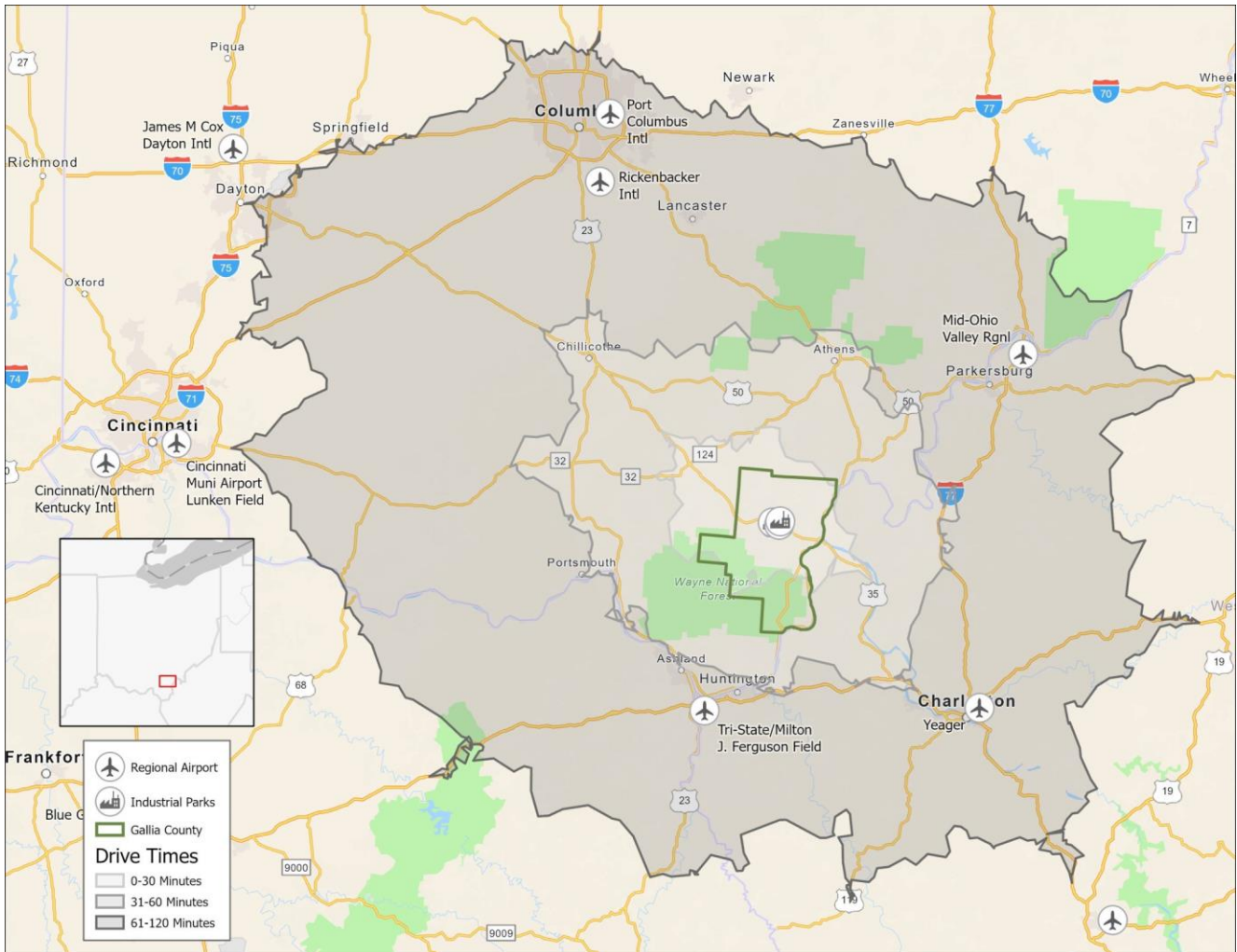
Recreation

- The Ohio River provides great recreational options for residents.
- Sports are also available for entertainment purposes with the University of Rio Grande providing multiple sporting teams, including a national champion soccer team.
- Downtown Gallipolis provides a quiet, safe place for families to eat, shop, walk the park and just enjoy the river view.
- Employment Overview: 30 minute drive time





Industrial Parks Overview



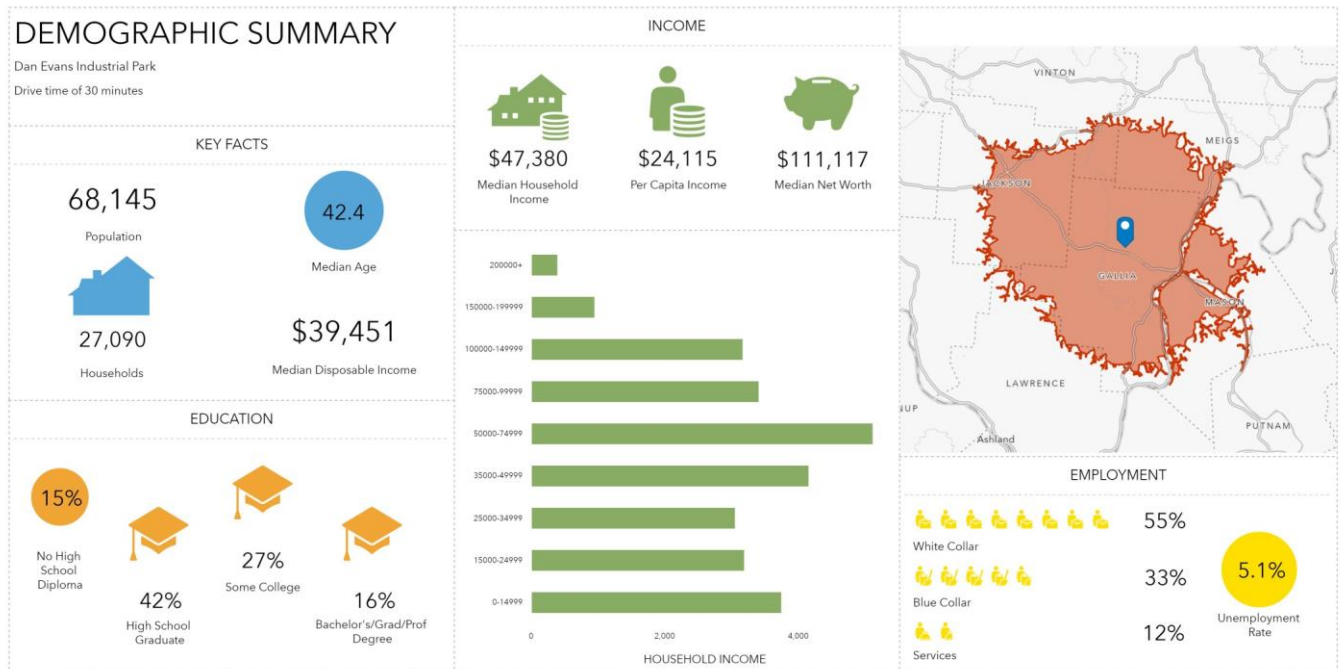
Location Benefits

- Within two hours of Columbus and three hours of Cincinnati, giving access to international airports
- Close proximity to the Ohio River provides businesses with access to ports for transportation
- The parks are in close proximity to US 35, providing easy access to Ohio's highway system
- Close proximity to Jackson Logistics center enables easy access to railway transportation

Dan Evans Industrial Park

This site is an authenticated site through the JobsOhio SiteOhio Program, guaranteeing the site is ready for development

- 77 acres ready for development
- Utilities are provided to the site, with excess capabilities
- Multiple studies have been completed to ensure the readiness and safety of the property
- Located near four-lane US 35, providing quick access to I-64, I-77 and I-79
- Gallia-Meigs Airport is located 9 miles from the site
- James A Rhodes Airport, located 21 miles away, offers a 5,201 ft. runway
- Located an hour from Huntington Tri-State Airport and Yeager Airport
- Dan Evans Industrial Park is less than 30 minutes from the Ohio River



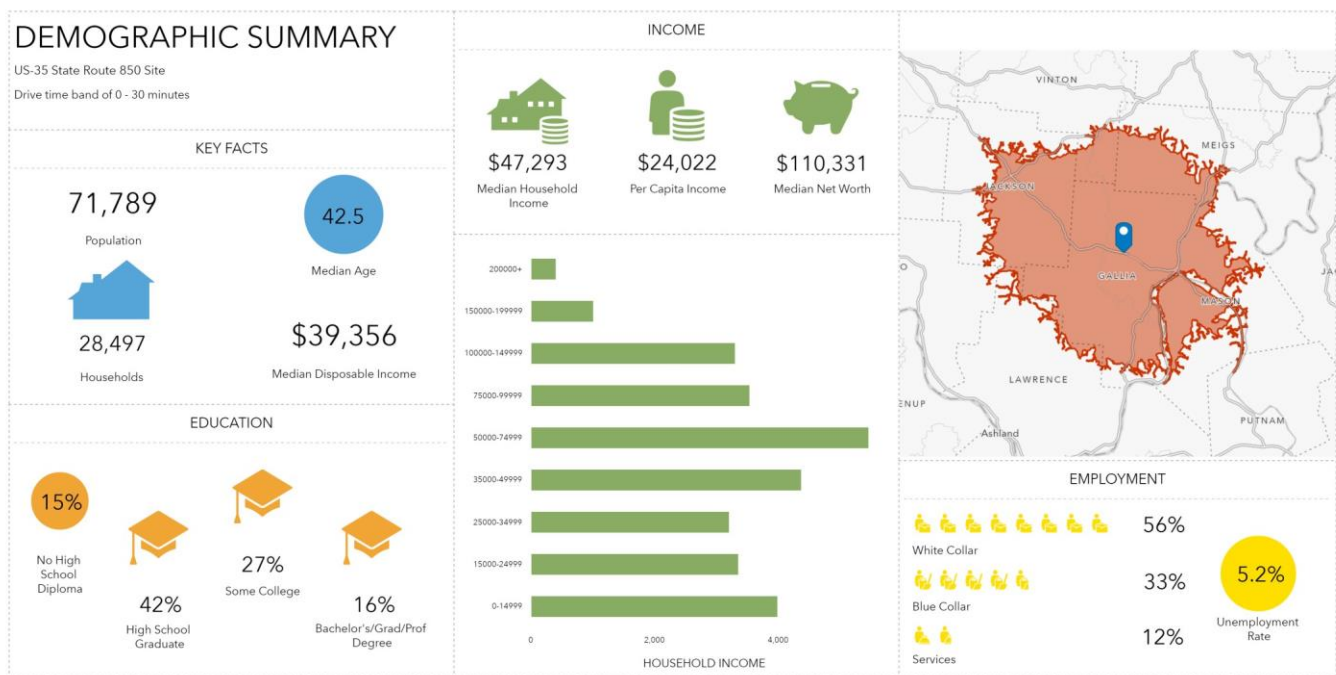
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US 35 State Route 850 Site

2350 State Route 850, Bidwell, OH 45614

- Located near the Dan Evans Industrial Park
- 48-acre site off US 35 at the State Route 850 intersection
- 1/4 mile from the Dan Evans Industrial Park
- Electric, gas, fiber and excess sewer and water capacity available
- The site is not zoned, so available for any type of business
- Jackson Logistics Site is less than 25 miles away for railroad needs
- Less than an hour to I-64, I-77, and the Huntington Tri-State Airport
- 100 miles to John Glenn International Airport in Columbus, OH

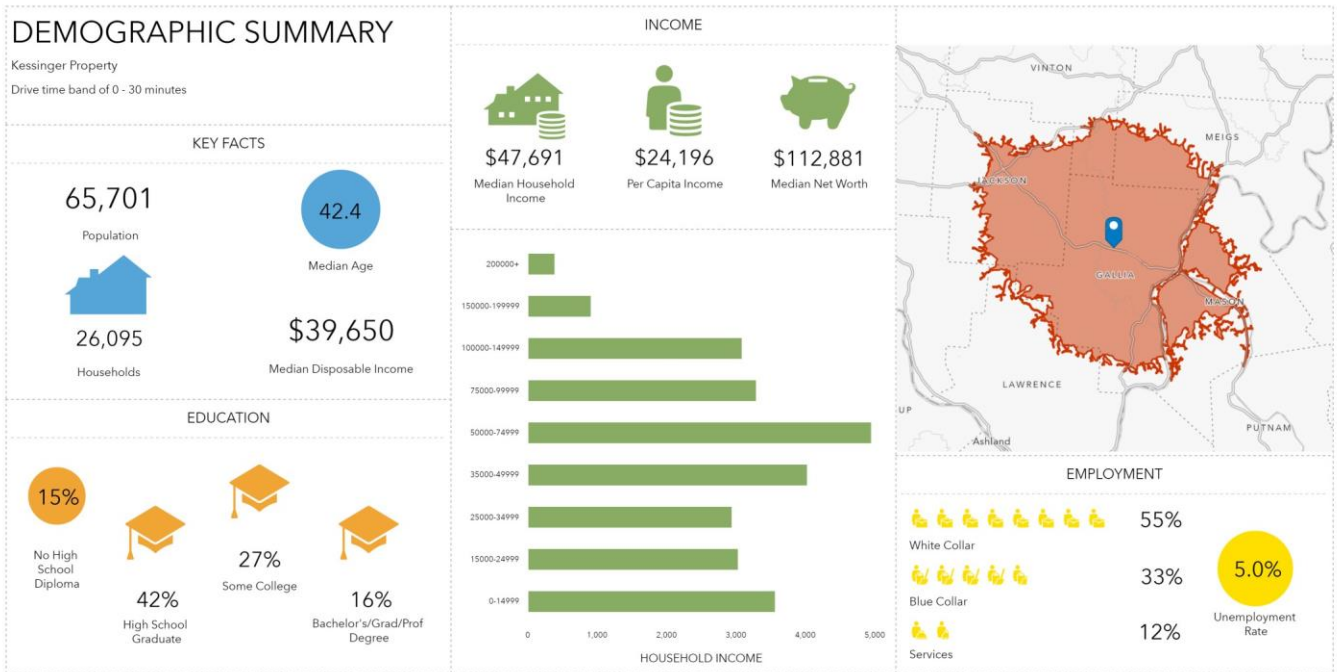


Kessinger Property

3501 Kerr Rd, Bidwell, OH 45614

- Also located near the Dan Evans Industrial Park
- High visibility from US 35
- One mile from Dan Evans Industrial Park
- Within 25 miles to the Jackson Logistics Center

- 79 acres available
- 1 1/2 miles to US 35 and 22 miles to US 32
- Less than an hour to I-64 and I-77
- Completed site studies include Phase 1 ESA, Geotechnical study, Wetlands Delineation, Phase 1 Culture Resources, Endangered Species Study



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If you are interested in joining Gallia County's success, please contact the
Gallia County Economic Development Office.
Gallia County is ready to welcome you to our community!



Gallia County Economic Development Office

18 Locust Street, Room 1268

Gallipolis, OH 45631

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