

# PROPERTY SALE

Ohio River Valley Juvenile Correctional Facility  
4696 Gallia Pike, Franklin Furnace, Ohio 45629



- Parcel Numbers: 063-030-001 and 063-031-001
- 36 ± acres (20 ± acres fenced area)
- Multi-Purpose Facility
- Ten (10) buildings
- Built: 1996-2001
- Capacity: Equipped with 242 Occupancy Rooms
- Three (3) housing (10 Units), Cafeteria/ Storage/Maintenance/ Laundry, Education (High School), Administration (Includes offices/ medical/dental), Greenhouse, Horticulture, Equipment/ Salt Storage, Records

**OhioDAS**  
General Services Division

Office of  
Real Estate and Planning  
Service · Support · Solutions

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## DESCRIPTION OF PROPERTY

Owner: State of Ohio, Department of Administrative Services

User: Ohio Department of Youth Services

Parcel Numbers: 063-030-001 and 063-031-001

Location: 4696 Gallia Pike  
Franklin Furnace, Ohio 45629  
Green Township  
Scioto County

Acreage: Approximately 36 acres including 20 acres inside the perimeter fence

Improvements: Ten (10) buildings totaling approximately 199,591 SF (Six (6) main buildings with four (4) auxiliary buildings)

Building Name	Square Feet	Built	Type
Administration Building	12,617	1996	Masonry
"Innovation" Housing Building	32,610	1996	Masonry
"Aviation" Housing Building	32,610	1996	Masonry
"Liberation" Housing Building	56,767	2001	Masonry
Food Svc./Stor./Maint./Laundry Building (Food Service Area) (Storage/Maintenance/Laundry Area)	22,900 (11,850) (11,050)	1996	Steel, Masonry
Education Building	34,488	1996	Masonry
Greenhouse Building	1,352	1999	Glass, Steel
Horticulture Building	560	2001	Masonry
Equipment/Salt Storage Building	2,187	1999	Masonry
Records Storage Building	3,500	1999	Masonry, Steel
<b>TOTAL SF:</b>	<b>199,591</b>		

The property is equipped with a 238 surveillance video camera security system, fully integrated with the facility's Black Creek security system.

The property is equipped with a 2,000 KVA/1,600 KW Caterpillar emergency generator (diesel).

Zoning: Green Township does not have a zoning code

Utilities: Electric: American Electric Power  
Gas: Columbia Gas of Ohio  
Water: Southern Ohio Growth Partnership  
Sewer: Southern Ohio Growth Partnership

Taxes: The property is presently tax exempt due to public use. Private ownership will be subject to real estate tax and other applicable taxes.

# Property Sale

State of Ohio

Department of Youth Services

Ohio River Valley Juvenile Correctional Facility

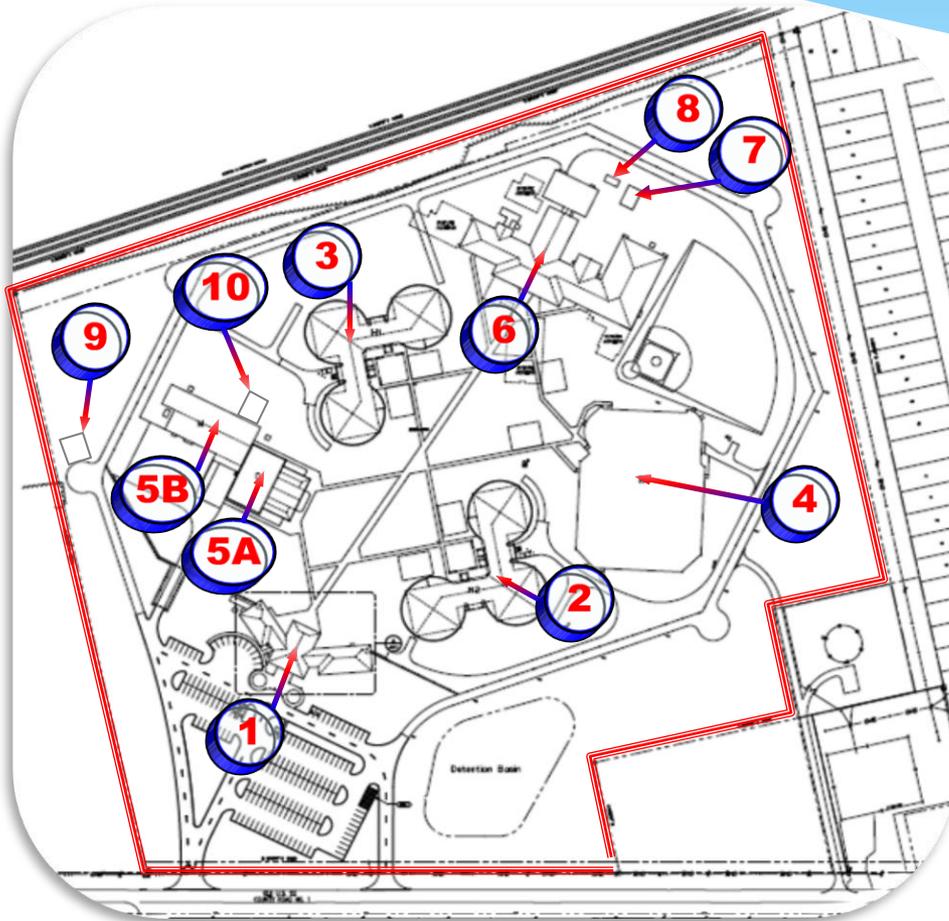
4696 Gallia Pike

Franklin Furnace, Ohio 45629

Site Plans and Photographs

All images are for illustrative purposes

# Site Plan



#	Building Name	Square Feet	Type	Built
1	Administration Building	12,617	Masonry	1996
2	"Innovation" Housing Building	32,610	Masonry	1996
3	"Aviation" Housing Building	32,610	Masonry	1996
4	"Liberation" Housing Building	56,767	Masonry	2001
5A	Food Service/Cafeteria	11,850	Masonry, Steel	1996
5B	Storage/Maintenance/Laundry	11,050		
	Total	22,900		
6	Education Building	34,488	Masonry	1996
7	Greenhouse Building	1,352	Glass, Steel	1999
8	Horticulture Building	560	Masonry	2001
9	Equipment/Salt Storage Bldg.	2,187	Masonry	1999
10	Records Storage Building	3,500	Masonry, Steel	1999

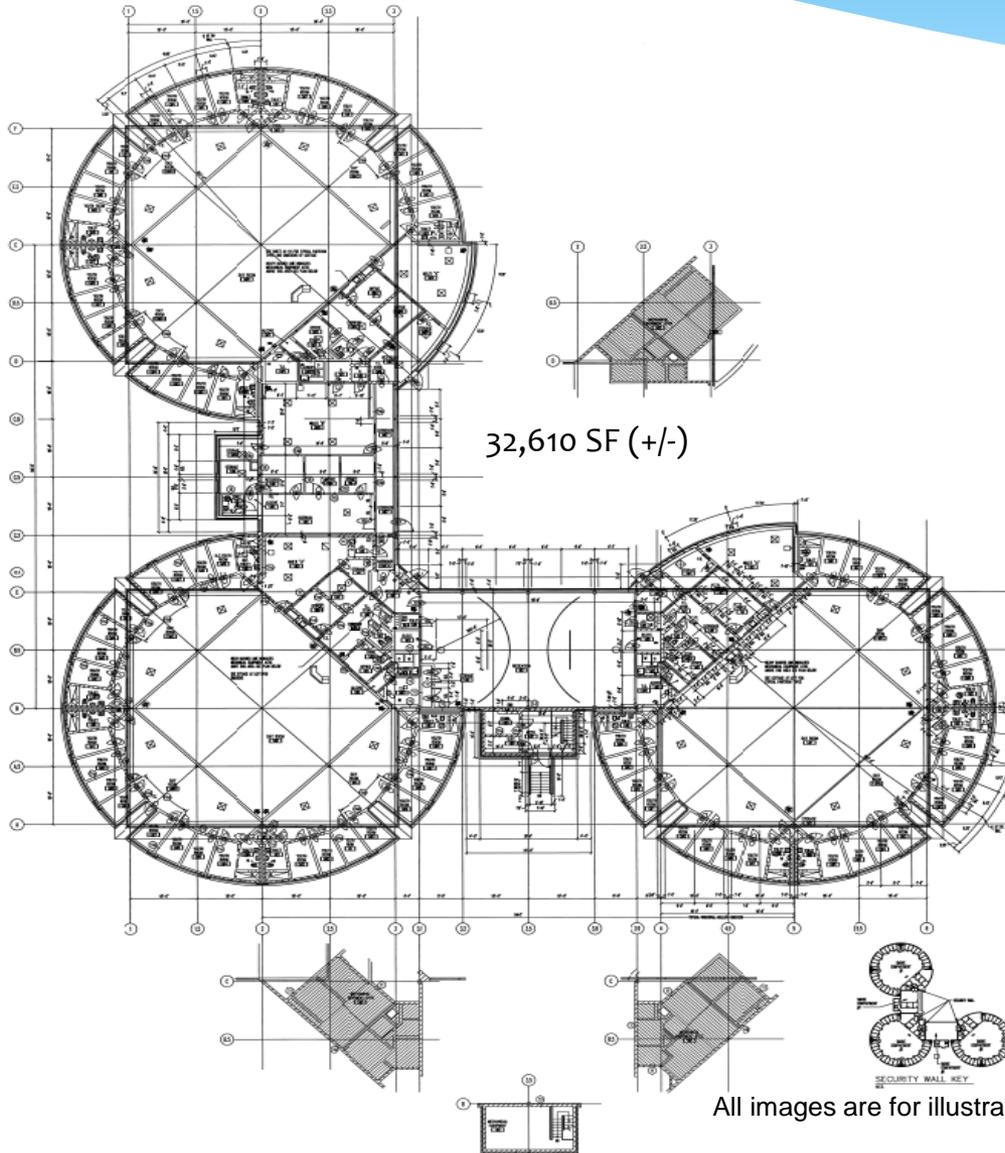
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# Administration Building



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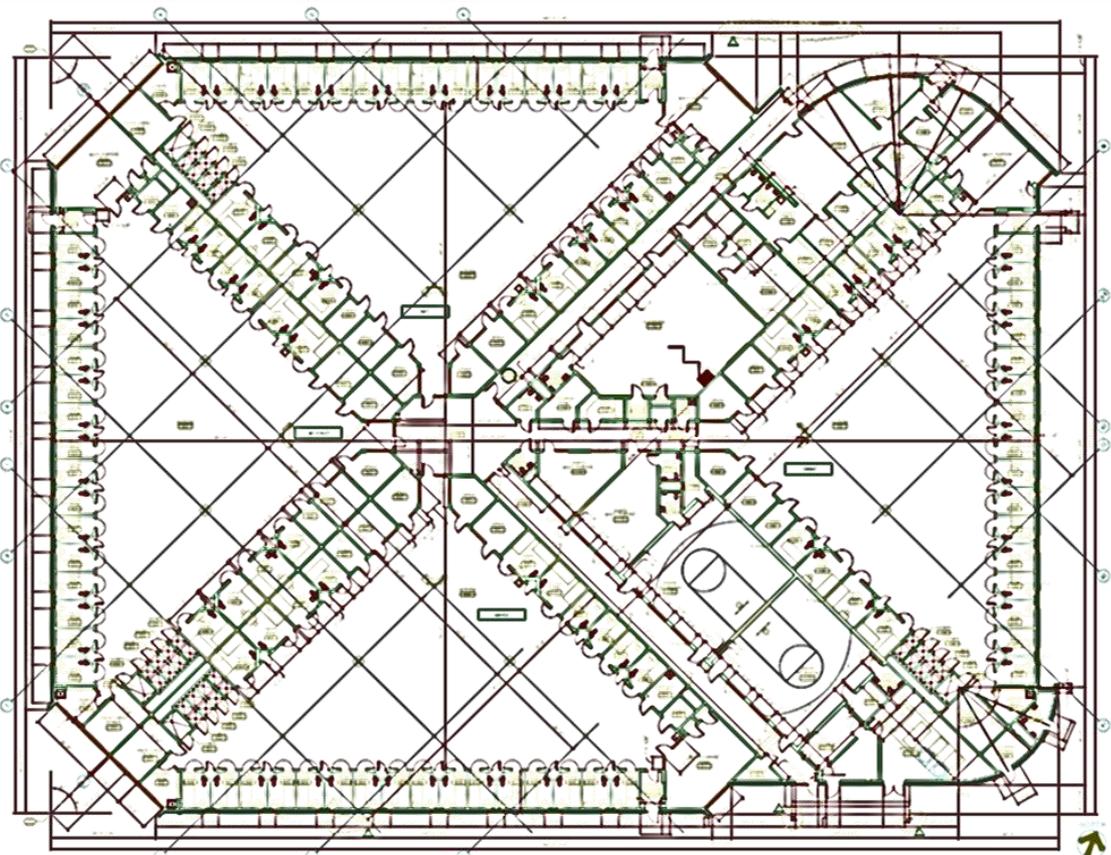
# Aviation & Innovation Housing Buildings



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# Liberation Building

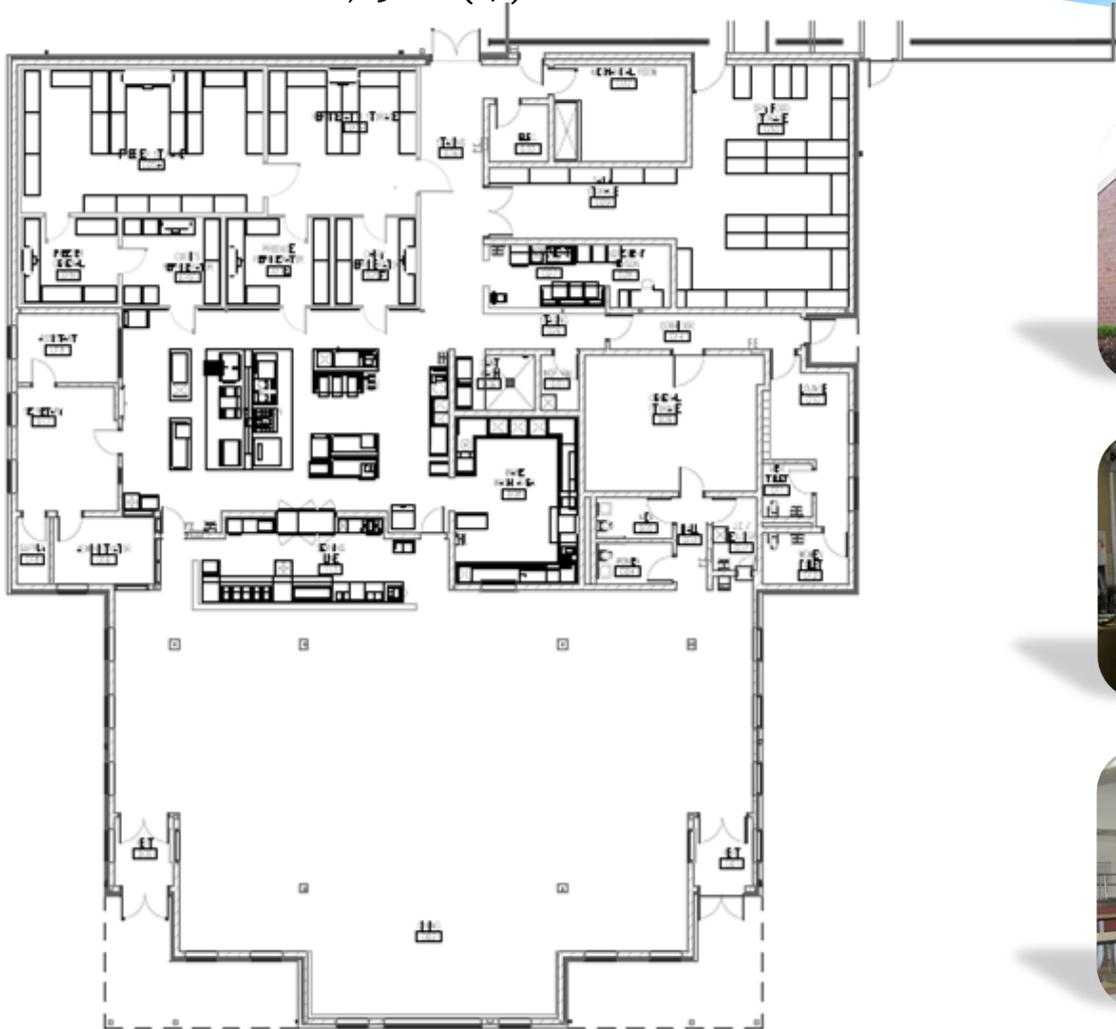
56,767 SF (+/-)



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# Cafeteria / Food Service

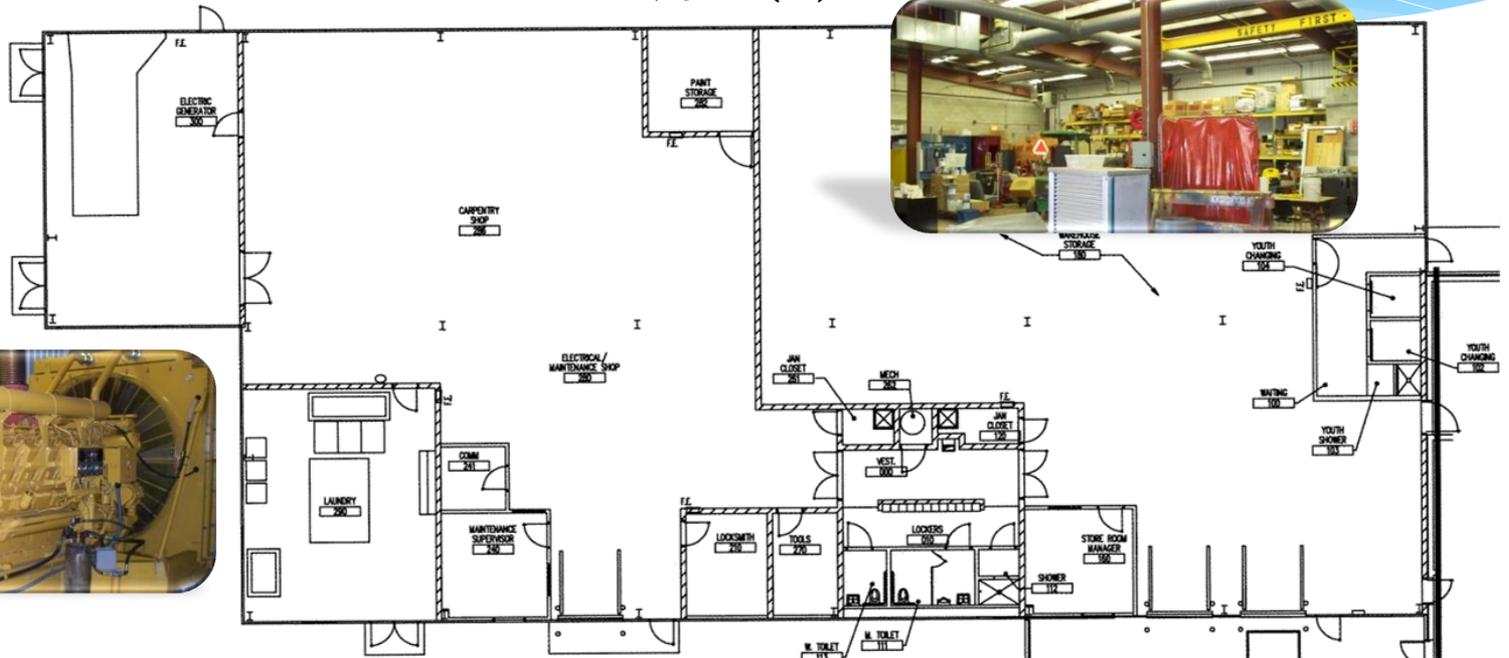
11,850 SF (+/-)



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# Maintenance / Storage / Laundry

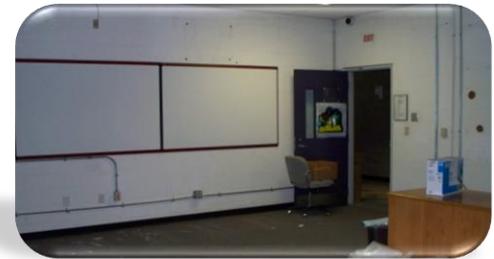
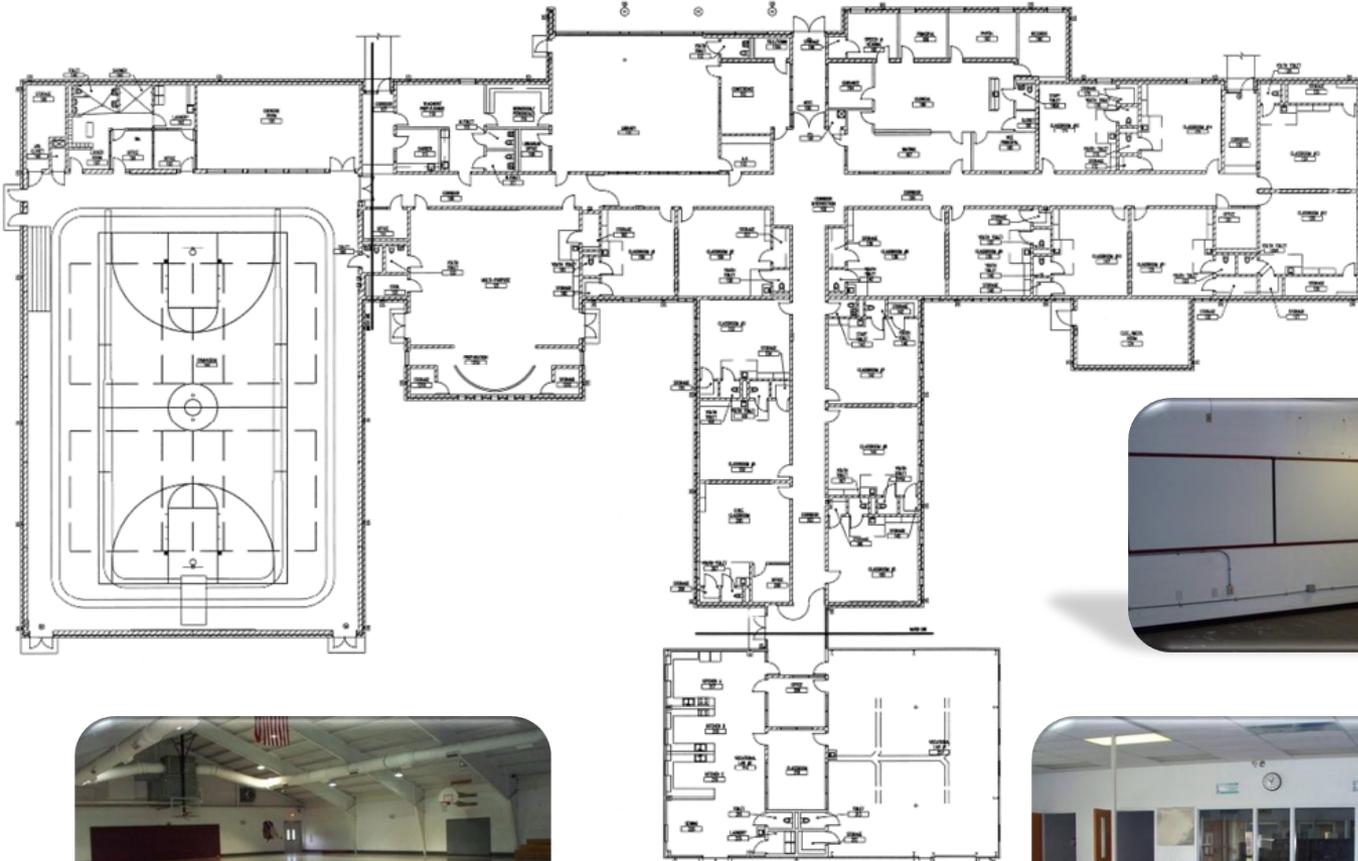
11,050 SF (+/-)



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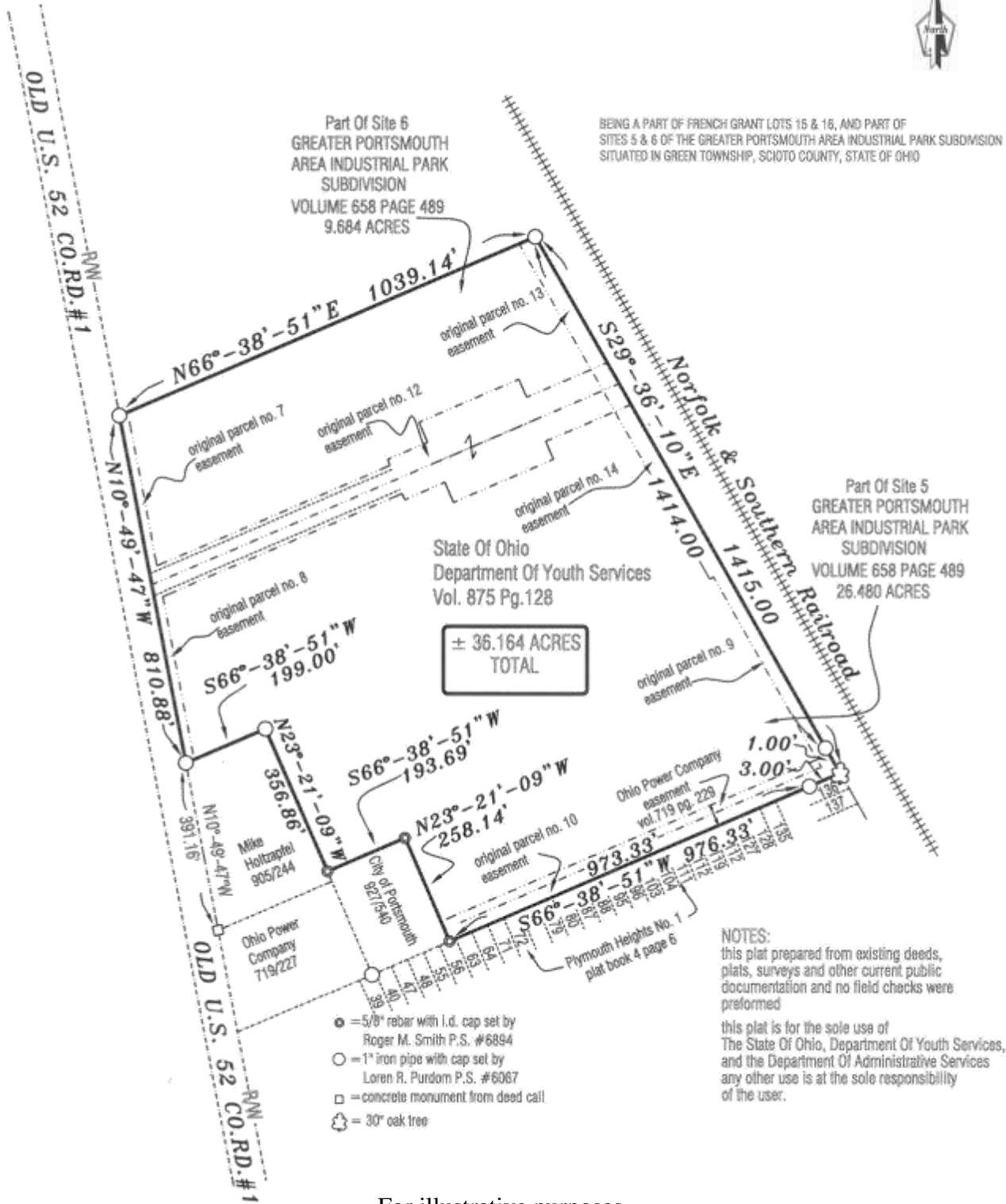
# Education Building

34,488 SF (+/-)



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# Boundary Lines



For illustrative purposes