



Van Wert Ohio Mega Site

U.S. Highway 30, U.S. Highway 127 and U.S. Highway 224,
Van Wert, Ohio

Ohio

**Development
Services Agency**

John R. Kasich, Governor

David Goodman, Director



THE AUSTIN COMPANY



Located in Northwest Ohio, the Van Wert Ohio Mega Site is a premiere industrial development site in the state of Ohio. The Van Wert Ohio site is strategically located adjacent to U.S. Highway 30, U.S. Highway 127 and U.S. Highway 224. Four lane U.S. Highway 30 provides easy access to four interstate highways: I-75, I-69, I-71 and I-70. This nearly 1550-acre site allows for easy transportation throughout the state of Ohio and the Midwest.

Electric, gas, water, sewer, fiber optics and rail make this location ideal for any industry looking for a shovel ready site. The City of Van Wert is home to 11,000 people, and is centered in a population area of 550,000 within 35 minutes, offering a skilled and reliable workforce. In addition to three new K-12 schools within Van Wert County, Vantage Career Center is located adjacent to the site and offers high school and adult training in a wide range of technical skills to meet today's manufacturing needs.

Grant funding from the Ohio Job Ready Sites Program supported public and private partners' investment of more than \$5 million in the site. The site redevelopment included rail refurbishing, extension of rail siding, utility extensions and expansion of the water reservoirs. The Van Wert Ohio Mega Site is ready for a large-scale manufacturing facility.

Transportation Access to the Van Wert County Mega-Site

Highway

- At the site: U.S. Highway 30, U.S. Highway 127 and U.S. Highway 224
- Easy access to: I-75, I-69, I-71 and I-70

Distance to Regional Locations

Location	Distance
Fort Wayne, Indiana	34 miles
Columbus, Ohio	126 miles
Indianapolis, Indiana	143 miles
Cincinnati, Ohio	150 miles
Detroit, Michigan	154 miles

Airports

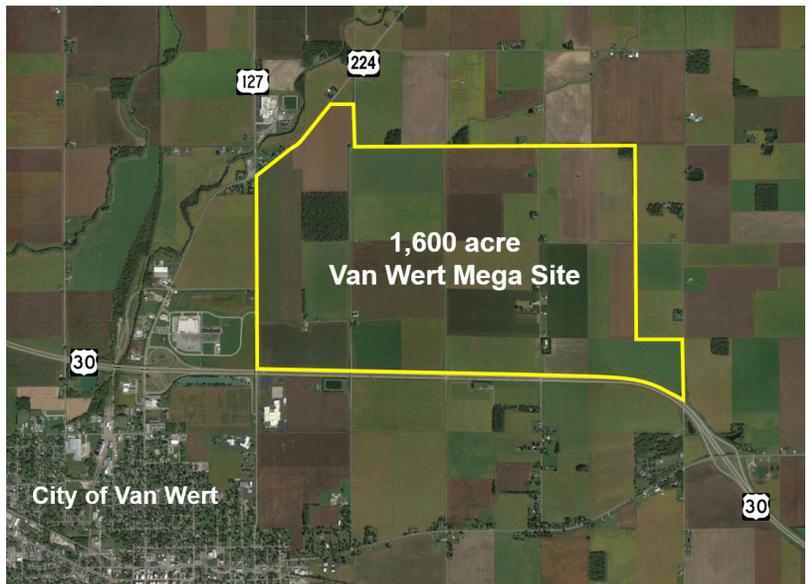
- Van Wert Regional Airport, 5 minutes
- Toledo Express Airport, 90 minutes
- Dayton International Airport, 90 minutes
- Port Columbus International Airport, 2 hours
- Fort Wayne International Airport, 40 minutes

Railroad

- CF&E mainline running east and west to all major markets
- CF&E interchanges with both CSX and Norfolk Southern
- New rail spur extends to property's western boundary
- CF&E operated by Genesee & Wyoming



Newly reconstructed rail spur extended to sites' western boundry (above)



FEATURED

Van Wert Mega Site
 Adjacent to 4-Lane US Hwy 30
 Van Wert, OH 45891



The Van Wert Mega Site is located in the NE corner of the US 30/US127/US224 Interchange at the North edge of the City of Van Wert. It is bounded on the North by the Hoaglin/Ridge Township Line, South by US Hwy 30, East by Gilliland Road and West by Marsh Road and US Route 224. This mega site on 4-lane US Hwy 30 is located 35 miles from I-75 to the East and 35 miles from I-69 to the West. Two population centers within 35 miles and workforce of 400,000 within 30 minutes. Van Wert region has access to a large labor pool of highly skilled and highly educated workers and is within easy access to secondary and post-secondary education institutions. For specific data on workforce, go to www.ohioskillsbank.com.

ED Contact

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 CIC
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 Van Wert, OH 45891
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 Website: www.whyvanwert.org

Land Information			
Property ID:	8803	Zoning:	Industrial
County:	Van Wert	Updated:	3/17/2016
Site Size (acres):	1,550	Ownership:	Community Improvement Corporation
Total Available (acres):	1,550	Divisible (yes/no):	Yes
Previous Use:	Agricultural Land		

Pricing Terms			
For Sale:	Yes	For Lease:	No
Sale Price:	\$35,000.00	Sale Price Unit:	per acre

Geographic/Transportation Information			
Latitude:	40.89053	Interstate Name 2:	I-69
Longitude:	-84.56393	Distance to Interstate 2:	35
Rail Access:	Yes	Interstate Name 3:	I-469
Topography:	Level/Nearly Level	Distance to Interstate 3:	25
Flood Plain:	No	Airport Name:	Van Wert County
Foreign Trade Zone:	No	Distance to Airport:	90
Airport Zone:	No	Airport Name 2:	Toledo Airport
Tax Increment Financing Area:	No	Distance to Airport 2:	35
Revitalization Area:	Yes	Airport Name 3:	Fort Wayne International

Phase 1 Environmental Rpt:	1
Highway Name:	US 30
Distance to Highway:	0
Highway Name 2:	US 224
Distance to Highway 2:	0
Highway Name 3:	US 127
Distance to Highway 3:	0
Interstate Name:	I-75
Distance to Interstate:	35

Distance to Airport 3:	3
Port Name:	Toledo Port Authority
Distance to Port:	90
Port Name 2:	Toledo Port Authority
Distance to Port 2:	90
Rail Name:	Rail America
Distance to Rail:	0
Rail Name 2:	Rail America
Distance to Rail 2:	0

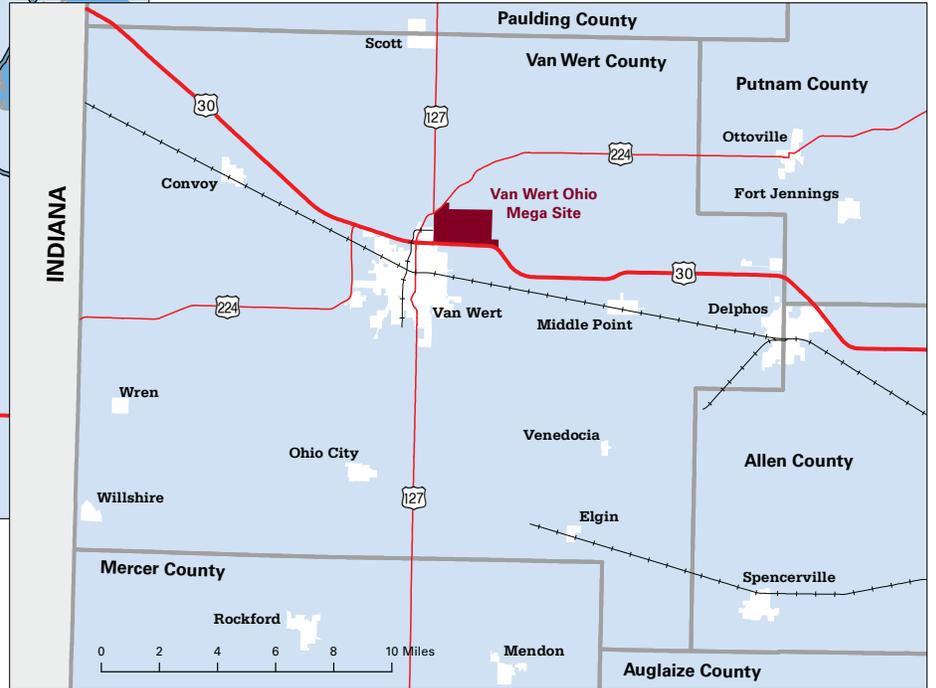
Utility Information	
Service to Property (Distribution):	Yes
Electric Provider:	AEP Ohio
Electric Voltage:	69
Gas On Site:	Yes
Gas Provider:	Dominion East Ohio Gas Company
Telecom on Site:	Yes
Telecom Provider:	Century Link
Water On Site:	Yes
Water Provider:	City of Van Wert
Water Main Size:	12
Sewer On Site:	Yes
Sewer Provider:	City of Van Wert
Sewer Main Size:	12
Septic:	No



Jobs Ohio
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Van Wert Ohio Mega-Site Map Detail



Utilities at the Site

Utility	Provider	Size	Capacity
Electric	American Electric Power	69 kV (138 kV and 345kV transmission lines in proximity)	Minimum 12 MW
Gas	Dominion Gas Co.	4" @ 60 PSI	Additional capacity available with connection to natural gas transmission line
Water	City of Van Wert	12"	4.0 MGD Design Capacity 2.0 MGD Excess Capacity
Sewer	City of Van Wert	12"	4.0 MGD Design Capacity 0.8 MGD Excess Capacity
Telecommunications	TSC or Century Link	Fiber Optic	Digital Service to Gigabyte Level

All utilities are in place and provide the necessary capacity to meet the needs of a mega-manufacturing facility. The electricity is provided by American Electric Power (AEP) from a 69 kV subtransmission line located approximately 0.4 miles from the site. With a dedicated easement in place, AEP has committed to extending 69 kV electric service to the Mega Site at no cost to the industrial customer. The site is located near a large electric transmission line, which can be assessed for the larger industrial requirements. A 12 inch sewer line runs from the southwest property, 3,000 feet west to the city's wastewater treatment plant. Dominion Natural Gas currently has a four-inch medium pressure pipeline adjacent to the property. The site's proximity to two interstate transmission pipelines will afford construction of a new line at no cost if necessary.

The City of Van Wert provides water and sewer service to the Mega Site. The 12-inch water line is part of loop that runs along the southwest property border.



Van Wert County

Located just 35 minutes east of Fort Wayne, Indiana and 30 minutes west of I-75 near Lima, Van Wert County offers a variety of education, entertainment and shopping experiences. The county's rich agricultural heritage is reflected in the annual Apple Festival, the Hat Creek Rodeo and seasonal markets at Lincoln Ridge Farms. Van Wert has a thriving Performing Arts Center, the Wassenburg Art Center and the award-winning Van Wert Civic Theater. It is also home to the first county library in the United States, the Brumback Library. The community is also proud to offer both a YMCA and YWCA.

Land options have been secured for purchase through July 1, 2022. The improvements made to the site ensure businesses that the City, the Van Wert County Port Authority, the Community Improvement Corporation, the Van Wert City Economic Development office, the County of Van Wert and community members are ready to accommodate their next industrial and manufacturing project at the Van Wert Mega Site. Working with the Ohio Development Services Agency (ODSA), Regional Growth Partnership, JobsOhio and the Van Wert City Economic Development professionals, the site is being marketed nationally and globally to manufacturers and others seeking expansive sites with a complete and robust infrastructure.

Due Diligence Completed/Technical Reports Completed

- Pre-Annexation Agreement in place for future industrial zoning (I-2: City of Van Wert)
- Clean Phase I ESA
- Wetland delineation
- Threatened and endangered species concurrence
- Archaeological and historical concurrence
- Preliminary geotechnical report (soil borings)
- Site under option through July 1, 2022

Contact Information

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