

NORTHWEST INDUSTRIAL MEGASITE

TOP 10 FACTS

Van Wert Ohio Mega Site

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



Job Ready Site
Certified



The Northwest Ohio Mega Site is a premiere industrial development site that is strategically located adjacent to three U.S. Highways offering express access to four interstates. The certified, shovel ready, 1,550 acre site is ready for a large-scale manufacturing facility, with all public and private utilities already available onsite. The population base within 35 minutes exceeds 620,000, offering a skilled, reliable, and educated workforce.

Here are the top 10 facts about the Northwest Ohio Mega Site.



Land Ownership

All land options are secured for 10 years and are held by through the Community Improvement Corporation (CIC). A pre-annexed agreement has been executed that includes the zoning change creating an industrial zoning rating (I-2: City Van Wert).

Due Diligence Completed/Technical Reports Completed

- Clean Phase I EPA
- Wetland delineation
- Threatened and endangered species concurrence
- Archaeological and historical concurrence
- Preliminary geotechnical report (soil borings)
- Site under local land options through July 1, 2022





Infrastructure

Distance to Regional Locations:

Fort Wayne, Indiana, 34 miles

Lima, Ohio, 32 miles

Toledo, Ohio, 95 miles

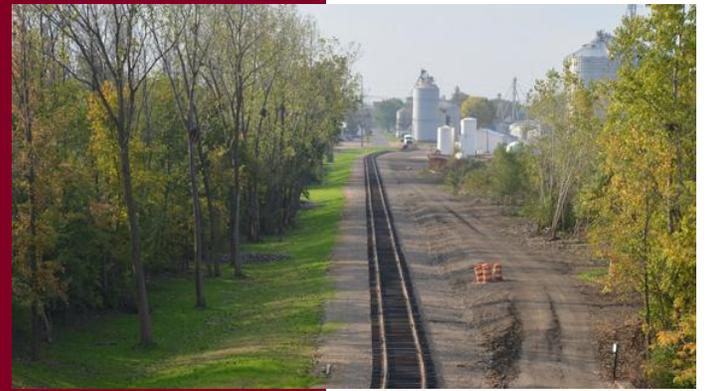
Dayton, Ohio, 97 miles

Columbus, Ohio, 126 miles

Indianapolis, Indiana, 143 miles

Cincinnati, Ohio, 150 miles

Detroit, Michigan, 154 miles



Highways

At the site: U.S. Highway 30 (4 Lane Highway), U.S. Highway 127 and U.S. Highway 224

Easy access to: I-75 (31 miles), I-69 (36 miles), I-71(118 miles), and I-70 (90 miles)



Airports

Van Wert Regional Airport, 5 minutes

Ft. Wayne International, 45 minutes

Toledo Express Airport, 90 minutes

Dayton International Airport, 90 minutes

Port Columbus International Airport, 130 miles



Railroad

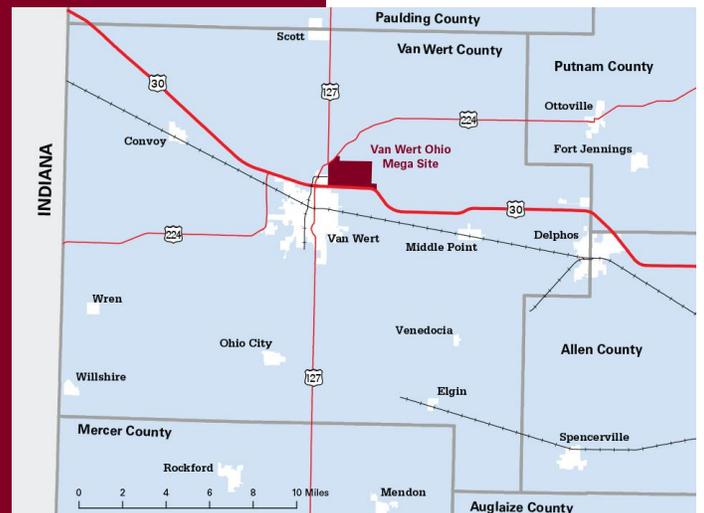
The Mega Site is located within 100 miles of seven strategically located truck/rail intermodal facilities (rail is on site):

- Columbus-Buckeye Yard (CSX)
- Marion Intermodal (CSX)
- Marysville (CSX)
- North Baltimore (CSX/Intermodal)
- Sandusky (NS Triple Crown)
- Toledo Airline Junction (NS)
- Van Wert Terminal (CF&E)



Certifications

The Northwest Ohio Industrial Mega Site has satisfied stringent industry standards to receive certification as an Ohio Job Ready site, and is prepared to provide optimal industrial capabilities.





45 Mile Radius Regional Demographics

Population: 637,425

Median Age: 37.94

Estimated Total Families: 227,600

Average Household Income: \$58,347

Top three categories of Household Income:

- 14.97% has between \$35,000 to \$49,999
- 20.92% has between \$50,000 to \$74,999
- 13.43% has between \$75,000 to \$99,999

87.5 percent of the labor force is employed, with distribution of the employed population as follows:

- 11.8 percent in white collar jobs
- 41.3 percent in service jobs
- 9.9 percent in blue collar jobs



Price

The Mega Site is priced at \$35,000 an acre, with a minimum purchase of 1,000 acres.





Incentives

There are a number of Incentives and Financing Tools available both through the county and state, including:

- Location-Based Incentives
- Job Creation Incentives
- Workforce Education and Training

Incentives

- Financing Assistance
- Energy-Efficiency Assistance



Utilities

The site is complete with dependable and quality proven utilities ready for a large-scale manufacturing facility, including:

- Electricity through American Electric Power
- Natural gas through Dominion Gas Company
- Water through City of Van Wert
- Wastewater through City of Van Wert
- Fiber optics through TSC or Century Link



Educational System

Local Schools

Pre-K through 12

- Crestview Local School
- Lincolnview Local School
- Van Wert City School
- Wayne Trace Local School

Career Centers/JVS

- Vantage Career Center
- Apollo Career Center
- Four County Career Center
- Northeast Indiana Works

Regional Higher Education within 35 miles

- Northwest State Community College
- Wright State University – Lake Campus
- Bluffton University
- Defiance College
- Rhodes State College
- Indiana University – Purdue University Fort Wayne
- Ohio State University – Lima Campus
- Ohio Northern University
- University of Northwest Ohio



Van Wert 2015 Community Profile

(using the seven contiguous counties to Van Wert, approximately a 45 mile radius)

TOTAL POPULATION

637,425

LABOR FORCE

328,957

MEDIAN PERSONAL
INCOME

\$34,400

MEDIAN
AGE

37.94

TOTAL
EMPLOYMENT

280,902

POPULATION
GROWTH

3.7%



Industries Within 45 Miles

Major Employers

- Eaton-Aeroquip Corporation
- Federal Mogul Corporation
- Cooper Farms Cooked Meat
- Central Insurance
- Van Wert Hospital
- Vancrest Health Care Centers
- Toledo Molding & Die, Inc.
- Van Wert City Schools
- Braun Industries
- St. Rita's Hospital
- Ford Motors Engine Plant
- Dana Corporation
- General Dynamics
- General Motors

Top Industries Within 45 Miles



Manufacturing

Employees: 35,506
Percent of Employment: 12.64%



Educational Services

Employees: 30,618
Percent of Employment: 10.09%



Health Care/Social Assistance

Employees: 64,579
Percent of Employment: 22.98%



Service and Professional

Employees: 12,359
Percent of Employment: 4.4%



Retail Trade

Employees: 29,017
Percent of Employment: 10.33%



Financial and Insurance

Employees: 12,078
Percent of Employment: 4.3%



Accommodation/Food Services

Employees: 20,140
Percent of Employment: 7.17%



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