

100K New Construction

Property Report (100K New Construction)



Property Details

Site/Building Name: 100K New Construction

Street Address: 1180 Kear Road

City: Van Wert([View Community](#))

County: Van Wert County([View Community](#))

Zip Code: 45891

Type of space: Industrial, Warehouse

Min Size: 100,000 sq ft

Max Size: 100,000 sq ft

Last Updated: 9/28/2018

Contact Information

Company: Van Wert Area Economic Development Corp

Contact Name: Stacy Adam

Title: Executive Director

Address: 145 E Main St

City: Van Wert

State: Ohio

Phone: 419-238-2999

Email: stacyadam@vanwerted.com

Contact Information

Company: Regional Growth Partnership

Contact Name: Lesa James

Availability

For Sale: Yes

Sale Price: \$5,500,000.00

For Lease: Yes

Ownership: Robinson Investments

Number of Owners: 1

Lease Rate: \$4.50 /sf

Date Property is Available: Immediately

Building Details

Building sf: 100,000 sf

Vacant: Yes

Available sf: 100,000 sf

Is Building Expandable: Yes

Year Built: 2018

Building Dimensions: 500' x 200'

Building Material: Steel

Ceiling Height Max: 32 ft

Manufacturing sf: 97,500 sf

Docks: 5

Dock Door Height: 10'1" ft

Drive In Doors: Yes

Number of Drive Ins: 1

Column Spacing: 30x66.4 ft

Floor Thickness: 6 inches

Floor Load Bearing Capacity: 3500 psi

Sprinkler: Yes

Sprinkler Type: ESFR

Air Conditioning: Yes

Office sf: 2,500 sf

Number of Floors: 1

Parking: Yes

Parking Ratio: 100 cars

Current Major Tenants: None

Former Tenant: None

Site Details

Title: Executive Administrator to President/CEO - Project Coordinator

Address: 300 Madison Avenue, Suite 270

City: Toledo

State: Ohio

Phone: 419-252-2700

Fax: 419-252-2724

Email: james@rgp.org

Website: www.rgp.org



Contact Information

Company: JobsOhio

Contact Name: Tyler Lash

Title: Project Coordinator

Address: 41 S High St

City: Columbus

State: Ohio

Phone: 614.448.1016

Email: lash@jobsohio.com

Parcel ID #(s): 12-034436.0000

Noise Restrictions: no

Taxes: \$6,950 for land/year

Lot Size: 20 acres

Total Acres: 38 acres

Zoning: Industrial-2

Topography: flat

Attainment: Eight-Hour Ozone: Yes

Attainment: Particulate Matter (PM 2.5): Yes

Attainment: Sulfur Dioxide (1-Hour SO₂): Yes

Attainment: Lead: Yes

Flood Plain: No

Incentives

Incentive Areas: Yes

Enterprise Zone: Yes

Incentive URL: <http://ohiomegasite.com/incentives/>

Local Incentive Comments: Opportunity Zone, New Market Tax Credit, Local Job Creation Tax Credit

Transportation

Nearest Highway: U.S. 30

Distance to Nearest Highway: 0.1 miles

4 Lane: Yes

Highway 2: SR 127

Distance to Highway 2: .5 miles miles

Nearest Interstate: I-75

Distance to Nearest Interstate: 37 miles

Interstate 2: I-469

Distance to Interstate 2: 28 miles

Nearest Airport: Van Wert County

Distance to Nearest Airport: 2 miles

Airport 2: Fort Wayne International

Distance to Airport 2: 37 miles

Airport 3: Dayton International

Distance to Airport 3: 92 miles

Nearest International Airport: Fort Wayne

Distance to International Airport: 37 miles

Port Name: Port Toledo

Distance to Port: 88 miles

Rail Provider: Genesee & Wyoming

Dual Rail: Yes

Distance to Rail: At property

Utilities

Electric: Yes

Electric Provider: American Electric Power

Electric KVA: 8700 KVA

Electric Volts: 12470

Electric Amps: 403 amps

Power Phases: 3

Distance to the electric substation: 1.2-1.6 miles miles

Dual Electric Feeds: Yes

Distance to Electric Service: adjacent to the site miles

Gas: Yes

Gas Provider: Dominion Energy

Gas Line Size: 4 in
Gas Pressure: 50 PSI, 60 MAOP psi
Distance to natural gas: 0 ft
Cost to Extend Gas to Site: HB 26 funds available
Water at Site: Yes
Water Provider: Van Wert City
Water Line Size: 12 in
Water Main Pressure: 55 psi
Excess Water Capacity at Site: 2000000 GPD
Municipal Water Connection: Yes
Distance to water: 0
Sewer: Yes
Sewer Provider: Van Wert City
Excess Sewer Capacity at Site: 750000 GPD
Sewer Line Size: 12 in
Sewer Type: gravity
Distance to Sewer Line: 0
Waste Water Treatment Provider: Van Wert City
Municipal Sewer Connection: Yes
Fiber Service to Site: Yes
Fiber Provider: TSC
Maximum Data Bandwidth: 10 gigabyte
Telecom: Yes
Telecom Provider: TSC
Distance to telecom: 0

Site Due Diligence

Phase II Completed: Yes
Phase I Environmental Report Completed: Yes

Description

New Spec Building completed October 2018.

