

VW Certified Food and Beverage Site

Property Report (VW Certified Food and Beverage Site)



Property Details

Site/Building Name: VW Certified Food and Beverage Site

Street Address: Production Drive

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

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

Zip Code: 45891

Type of space: Industrial, Vacant Land

Min Size: 59 acres

Max Size: 59 acres

Last Updated: 9/24/2018

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

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

Attachments

[Food Site Arch. Study.map.pdf](#)

[Food Site Phase 1 ESA Summary.pdf](#)

[Food Site Wetlands map.pdf](#)

Availability

SiteOhio Authenticated: Yes

For Sale: Yes

Sale Price: \$1,180,000.00

Price per acre: \$20,000.00 /acre

Ownership: Private, option in place with Bus. Dev. Corp.

Number of Owners: One

Date Property is Available: Immediately

Property Description:
59 acres

Site Details

Parcel ID #(s): 11-014092.0000, 11-014092.0200

Industrial Park: Yes

Industrial Park Name: Vision Industrial Park

Total Number of Buildings: 0

Current Use: Agriculture

Noise Restrictions: None

Former Use: Agriculture

Total Acres: 59 acres

Lot Size: 59 acres

Divisible: Yes

Certified: Yes

Certification Type: AEP Food and Beverage-certified

Zoning: Ag

Topography: Flat

Land Use: Agriculture

Description of Buildings on Site: None

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: Eligible for New Market Tax Credit and Opportunity Zone Programs.

Transportation



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

Nearest Highway: U.S. 30

Distance to Nearest Highway: 0.1 miles

4 Lane: Yes

Highway 2: SR127

Distance to Highway 2: 0.5 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 Regional Airport

Distance to Nearest Airport: 2 miles

Airport 2: Fort Wayne International

Distance to Airport 2: 37 miles

Airport 3: Dayton International Airport

Distance to Airport 3: 92 miles

Nearest International Airport: Fort Wayne International

Distance to International Airport: 37 miles

Port Name: Port Toledo

Distance to Port: 88 miles

Rail Provider: Genesee Wyoming

Distance to Rail: .5 mile

Utilities

Electric: Yes

Electric Provider: AEP Ohio

Electric KVA: 7500

Electric Volts: 12,470 volts

Electric Amps: 348

Power Phases: 3

Distance to the electric substation: 1.4 miles

Dual Electric Feeds: Yes

Distance to Electric Service: At site miles

Additional Electric Details:

Redundant service possible with 1500-foot extension

Gas: Yes

Gas Provider: Dominion

Gas Line Size: 4 in

Gas Pressure: 60 MAOP psi

Distance to natural gas: 0 ft

Cost to Extend Gas to Site: HB 26 funds available for betterments, extensions

Water at Site: Yes

Water Provider: Van Wert City

Water Line Size: 12 in

Excess Water Capacity at Site: 2000000 GPD

Municipal Water Connection: Yes

Distance to water: 0

Sewer: Yes

Sewer Provider: City of Van Wert

Excess Sewer Capacity at Site: 750000 GPD

Sewer Line Size: 12 in

Sewer Type: Gravity

Distance to Sewer Line: 0

Waste Water Treatment Provider: City of Van Wert

Municipal Sewer Connection: Yes

Fiber Service to Site: Yes

Fiber Provider: TSC

Maximum Data Bandwidth: 10 gigabit

Telecom: Yes

Telecom Provider: TSC

Distance to telecom: 0

Utility Comments:

Phone service, SIP trunking, DIA services up to gigabyte, ETS, and T1 to DS3, TSC directly connected to AT&T, Century Link, and Verizon

Site Due Diligence

Archeological Study Completed: Yes

Geotechnical Study Completed: Yes

Endangered Species Analysis Completed: Yes

Wetlands Delineation Completed: Yes

Phase I Environmental Report Completed: Yes

Wetlands: no

Broker Contact

Contact Company: BDC

Description

Property is certified for the Food & Beverage Sector as part of the AEP/Austin Consulting Site Certification Program. The site is an expansion of the existing Vision Industrial Park where nine other manufacturers are located. Excess water and sewer is located on site, supplied by municipality, with potable water softened, making this site ideal for the food and beverage sector.

