

## Van Wert Mega Site

Property Report (Van Wert Mega Site)



### Property Details

Site/Building Name: Van Wert Mega Site

Street Address: Adjacent to 4-Lane US Hwy 30

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

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

Zip Code: 45891

Type of space: Vacant Land

Min Size: 1,000 acres

Max Size: 1,550 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](mailto: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](mailto:james@rgp.org)

Website: [www.rgp.org](http://www.rgp.org)



### Attachments

[Megasite end. species.pdf](#)

[Megasite TOPO.pdf](#)

[Megasite Phase I.pdf](#)

### Availability

For Sale: Yes

Sale Price: \$46,345,000.00

Price per acre: \$29,900.00 /acre

Ownership: Community Improvement Corporation

Lease Rate: \$.00 /sf

#### Property Description:

The Van Wert Mega Site is a Jobs Ready Certified site 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 28 miles from I-469 to the West. Two population centers within 35 miles and a population of 900,000 and workforce of 486,000 within 45 minutes. The 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 an overview, visit [ohiomegasite.com](http://ohiomegasite.com).

### Site Details

Current Use: Agricultural Land

Noise Restrictions: None

Former Use: agriculture

Total Acres: 1,550 acres

Lot Size: 1,550 acres

Divisible: Yes

Certification Type: Jobs Ready

Zoning: Industrial

Topography: Level/Nearly Level

Land Use: agriculture

Attainment: Eight-Hour Ozone: Yes

Attainment: Particulate Matter (PM 2.5): Yes

Attainment: Sulfur Dioxide (1-Hour SO<sub>2</sub>): Yes

Attainment: Lead: Yes

Flood Plain: No

### Incentives

Incentive Areas: Yes

Enterprise Zone: Yes

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

Local Incentive Comments: Van Wert County is recognized as a Rural Renewal Community, every resident of Van Wert County is in a "targeted group," a designation an employer needs for Work Opportunity Tax Credits. Van Wert also has a local job creation incentive program.

Revitalization Area: Yes

### Transportation

Nearest Highway: U.S. 30

Distance to Nearest Highway: 0 miles

4 Lane: Yes

Highway 2: U.S. 224

Distance to Highway 2: 1 miles

## 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](mailto:lash@jobsOhio.com)

Nearest Interstate: I-75

Distance to Nearest Interstate: 35 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: Yes

Rail Provider: Genesee & Wyoming

Rail Type: Class II short line

Rail Spur: Yes

Distance to Rail: At site

## Utilities

Electric: Yes

Electric Provider: AEP Ohio

Electric Volts: Closest line 69 kV, 138 kV (5.5 miles) and 345 kV (1.8 miles)

Distance to the electric substation: .4 miles miles

Distance to Electric Service: At site miles

Gas: Yes

Gas Provider: Dominion Energy

Gas Line Size: 4 in

Gas Pressure: 50 PSI, 60 MAOP psi

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

Water at Site: Yes

Water Provider: City of Van Wert

Water Line Size: 12 in

Excess Water Capacity at Site: 2,000,000 GPD GPD

Municipal Water Connection: Yes

Distance to water: 0

Sewer: Yes

Sewer Provider: City of Van Wert

Excess Sewer Capacity at Site: 750,000 GPD 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 Provider: TSC Communications

Maximum Data Bandwidth: 10 gigabyte

Telecom: Yes

Telecom Provider: TSC Communications

## Other

Property Video:

## Site Due Diligence

Archeological Study Completed: Yes

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Geotechnical Study Completed: Yes

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Endangered Species Analysis Completed: Yes

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Wetlands Delineation Completed: Yes

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Phase I Environmental Report Completed: Yes

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