

Ohio

100K New Construction

901 Vision Dr., Van Wert, OH, Van Wert, Ohio 45891 - Van Wert County



Property Details

Latitude/Longitude: 40.8871, -84.6022

Type of space: Industrial, Warehouse

Min Size: 100,000 sqft

Max Size: 100,000 sqft

Last Updated: 12/14/2022

Availability

For Sale: Yes

Sale Terms: 1 year lease with option to purchase

Ownership: Robinson Investments

Number of Owners: 1

Date Property is Available: September 2022

For Lease: Yes

Contact Information

Company: Van Wert Area Economic Development Corp

Contact Name: Stacy Adam

Address: 145 E Main St

City: Van Wert

State: Ohio

Phone: 419-238-2999

Cell: 419-203-2222

Email: stacyadam@vanwerted.com

Description

New Spec Building to be completed September 2022. Builder willing to work with tenant to meet desired specifications.

Site Details

Industrial Park: Yes

Industrial Park Name: Vision Industrial Park

Lot Size: 20 acres

Zoning: Industrial-2

Flood Plain: No

Attainment: Eight-Hour Ozone: Attainment

Attainment: Particulate Matter (PM 2.5): Attainment

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

Attainment: Lead: Attainment

Attainment: NOX: Attainment

Attainment: CO: Attainment

Noise Restrictions: no

Build to Suit Opportunity: Yes

Topography: flat

Building Details

Building sf: 100,000 sf

Vacant: Yes

Available sf: 100,000 sf

Is Building Expandable: Yes

Year Built: 2022

Building Dimensions: 500' x 200' ft

Building Material: Steel

Contact Information

Company: Regional Growth Partnership

Contact Name: Matt Davis

Address: 2 Maritime Plaza

City: Toledo

State: Ohio

Cell: 419.799.0675

Email: davis@rgp.org

Website: www.rgp.org



Documents

[100k New Construction Building Plans 6.14.17.pdf](#)

[Vision Tract 4 Phase I Report 9.10.2020.pdf](#)

Ceiling Height Max: 32 ft

Manufacturing sf: 97,500 sf

Dock Doors: Yes

Number of Dock Doors: 5

Dock Door Height: 10 ft

Drive In Doors: Yes

Number of Drive In Doors: 1

Column Spacing: 66 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

Current Major Tenants: None

Former Tenant: None

Incentives

Opportunity Zone: Yes

Enterprise Zone: Yes

Incentive URL: <https://vanwerted.com/doing-business-here/vanwert-county-incentives/>

Local Incentive Comments: Local Job Creation tax credit - The City of Van Wert Offers an incentive for projects that create new payroll of at least \$250,000 and 10 jobs. Companies with average wages at least 150% above federal minimum wage are eligible to receive a payment from the city equal to 30 or 50 percent of the company's municipal income tax amount. The payment is made to the company for a term of 5, 10 or 20 years, depending on total annual payroll. Rural Renewal Community/Work Opportunity Tax Credit - Employees of Van Wert County who are between 18 and 39 years old are automatically included in a designated group that allows an employer to seek federal Work Opportunity Tax Credits. Building is in FTZ 151, Opportunity Zone and New Market Tax Credit area. Owner is eligible for property tax abatement and PACE financing.

Incentive Areas: Yes

Utilities

Electric at Site: Yes

Distance to Nearest Distribution Electric Line (<69KV): 0 feet

Nearest Distribution Electric Line Size (KVA): 4500 KVA

Electric Provider: AEP Ohio

Distance to Nearest Transmission Electric Line (69KV or greater): 2.8

Electric Volts: 12,470 V

Electric Amps: 208 amps

Power Phases: 3

Distance to the electric substation: 1.50 miles

Dual Electric Feeds: Yes

Redundant Power: Yes

Gas at Site: Yes

Distance to Natural Gas Distribution Line: 0 feet

Gas Provider: Dominion Energy

Gas Line Size: 4 in

Natural Gas Distribution Line Pressure : 60 MAOP, 55

Water at Site: Yes
Distance to water: 0 feet
Water Provider: Van Wert City
Water Line Size: 12 in
Water Main Pressure: 55 psi
Excess Water Capacity at Site: 2,000,000 GPD
Sewer at Site: Yes
Distance to Sewer Line: 0 feet
Sewer Provider: Van Wert City
Excess Sewer Capacity at Site: 750,000 GPD
Sewer Line Size: 12 in
Sewer Type: gravity
Waste Water Treatment Provider: Van Wert City
Fiber Service to Site: Yes
Fiber Provider: TSC
Maximum Data Bandwidth: 10 gigabyte
Telecom: Yes
Telecom Provider: TSC
Distance to telecom: 0.00 miles

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes
Phase II ESA Completed: Not required

Transportation

Nearest Highway: U.S. 30
Distance to Nearest Highway: 0.10 miles
4 Lane: Yes
Highway 2: SR 127
Distance to Highway 2: 0.50 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