

# OHIO CROSSROADS INDUSTRIAL CENTER

Bucyrus, Crawford County



**SiteOhio authenticated** means construction ready day one. Ohio Crossroads Industrial Center, which has been deemed among Ohio's top sites, is adjacent to a four-lane divided highway connecting to I-71 and I-75. All utilities reach the park boundaries and all due diligence studies have been completed with clear findings. Crawford County Education & Economic Development Partnership and the Regional Growth Partnership collaborated to inventory the site's compelling features that make it ideal for business.

## The industrial park:

is community owned. | is visible from US Route 30. | has access to a large regional labor force.



| PROPERTY DETAILS   |  |
|--------------------|--|
| Physical address   | 149 Holmes Court South                 |
| City               | Bucyrus                                |
| County             | Crawford                               |
| Zip code           | 44820                                  |
| Type of space      | Industrial                             |
| Ownership          | Crawford County Development Board, Inc |
| Min size           | 22.2 acres                             |
| Max size           | 44.8 acres                             |
| Price per acre     | \$10,000/acre                          |
| Industrial park    | Yes                                    |
| Enterprise zone    | Yes                                    |
| Foreign trade zone | Yes                                    |
| Date available     | Immediate                              |

### WHAT DOES "DAY ONE" MEAN TO COMPANIES?

"Day one" is the promise that all sites authenticated by SiteOhio are construction ready the very first day. When you see the SiteOhio seal, you know:

- All utilities are to park boundaries with adequate capacities.
- All due diligence studies are complete and clear of issues.
- The site has compatible uses, with no limitations or insurance liability based on surrounding property.

### CONTACT INFORMATION

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- Gary Frankhouse at [garyf@crawfordpartnership.org](mailto:garyf@crawfordpartnership.org)
- [jobsohio.com/sites](http://jobsohio.com/sites)

**Ohio Crossroads Industrial Center** underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are on site with excess capacity and accessible for doing business.

## SITEOHIO DETAILS

|  |                           |
|--|---------------------------|
| Former use   | Agricultural              |
| Total acres  | 44.8 acres                |
| Divisible  | Yes                       |
| Zoning   | Industrial                |
| Protective industrial covenants  | Yes                       |
| Master development plan  | Yes                       |
| Surrounding uses   | Manufacturing             |
| Number of years park has been in existence   | 20 years                  |
| Number of companies in the park  | 8                         |
| Distance from residential  | 0.5 miles                 |
| Distance from schools  | 2.1 miles                 |
| Distance from public parks   | 3.5 miles                 |
| Distance from retirement centers   | 4.9 miles                 |
| Distance from correctional facilities  | 4.1 miles                 |
| Distance from cemeteries   | 3.4 miles                 |
| General site configuration   | Trapezoid and Rectangular |
| Topography/terrain   | Flat                      |
| Percent slope of site  | 0%                        |
| Is the site in a 100-year floodplain?  | No                        |
| Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage? | No                        |
| Does the site have evidence of sink holes, natural springs, etc.?                            | No                        |
| Are there any structures on site that will impact constructability?                          | No                        |
| Are there separately owned mineral rights that would not be sold with the site?              | No                        |
| Easements/ROWs   | Utility easements         |
| Is site easily accessible?   | Yes                       |
| Number of roads accessing the site   | 1 road                    |
| Access controlled by traffic light?  | Yes                       |
| Are road improvements necessary?   | No                        |
| Distance to major 4-lane highway and/or interstate   | Adjacent                  |
| Can site be viewed from the highway or interstate?   | Yes                       |

|                                   |     |
|-----------------------------------|-----|
| <b>Regional attainment status</b> |     |
| Eight-hour ozone                  | Yes |
| Particulate matter (PM 2.5)       | Yes |
| Sulfur dioxide (1-Hour SO2)       | Yes |
| Lead                              | Yes |

\* The entire state of Ohio is attainment for Nitrogen Oxides and Carbon Monoxides

## UTILITIES

Utility information as of 08.31.2016

Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

|  |                                 |
|--|---------------------------------|
| <b>Electric to park boundaries</b>     | Yes                             |
| Name of provider                       | AEP Ohio                        |
| Excess electric capacity               | 2.5 MW                          |
| Distance to the electric substation    | 1.16 miles                      |
| Type of feed                           | Single feed – single substation |
| Redundant                              | No                              |
| Total sustained interruptions annually | 1 in the past 3 years           |
| Total momentary interruptions annually | 2 in the past 3 years           |
| Total outage duration (hours/year)     | .05 hours/year                  |

|                                       |                      |
|---------------------------------------|----------------------|
| <b>Natural gas to park boundaries</b> | Yes                  |
| Name of provider                      | Columbia Gas of Ohio |
| Excess gas capacity                   | 6-60 MCF/hour        |
| Available pressure                    | 40 PSI               |
| Gas line size                         | 4 inches             |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Water to park boundaries</b> | Yes             |
| Name of provider                | City of Bucyrus |
| Excess water capacity           | 1.7 MGD         |
| Total capacity of system        | 3 MGD           |
| Water line size                 | 12 inches       |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Sewer to park boundaries</b> | Yes             |
| Name of provider                | City of Bucyrus |
| Excess sewer capacity           | 1.4 MGD         |
| Total capacity of system        | 3.5 MGD         |
| Sewer line size                 | 12 inches       |

|   |             |
|---|-------------|
| <b>Fiber/telecom to park boundaries</b> | Yes         |
| Name of provider                        | CenturyLink |

## DUE DILIGENCE STUDIES AND REPORTS

|   |     |
|---|-----|
| Phase 1 environmental report complete and clear | Yes |
| Geotechnical study complete and clear           | Yes |
| Wetlands delineation complete and clear         | Yes |
| Archeological study complete and clear          | Yes |
| Endangered species analysis complete and clear  | Yes |

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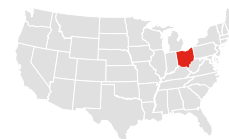
Bucyrus, Crawford County



- Regional population within 45 miles: **867,678**
- Regional workforce /Talent within 45 miles: **682,400**

REGIONAL MAP

Ohio Crossroads Industrial Center



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For more information on Ohio Crossroads Industrial Center, please contact **Chase Eikenbary** at [eikenbary@rgp.org](mailto:eikenbary@rgp.org) or **Gary Frankhouse** at [garyf@crawfordpartnership.org](mailto:garyf@crawfordpartnership.org)

TRANSPORTATION MAP

Ohio Crossroads Industrial Center

