

# EASTWOOD COMMERCE CENTER

Luckey, Wood County



**SiteOhio authenticated** means construction ready day one. Eastwood Commerce Center, which has been deemed among Ohio's top sites, is adjacent to US Route 23 with highway visibility and direct access to I-80/90, and is within an hour drive of both the Toledo and Detroit airports. Wood County Economic Development and the Regional Growth Partnership collaborated to inventory the site's compelling features that make it ideal for business.

## The industrial park:

is rail served. | is in close proximity to Toledo and Detroit. | has robust electric and natural gas service.

### SITE UTILITY MAP

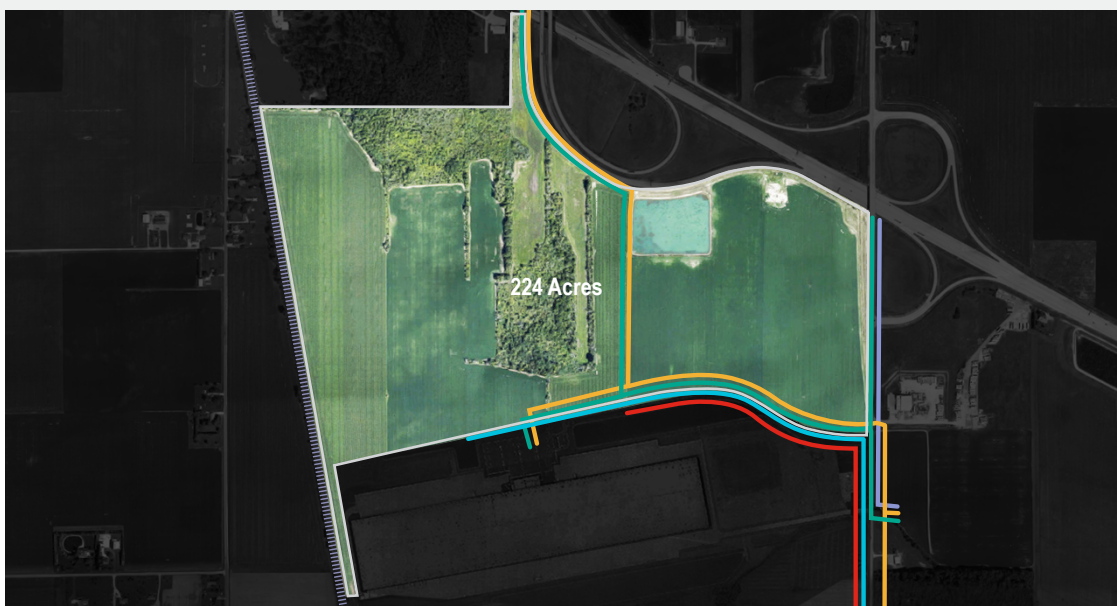
Electric

Water

Fiber

Gas

Sewer



### PROPERTY DETAILS

Physical address	22671 Pemberville Road
City	Luckey
County	Wood
Zip code	43443
Type of space	Industrial, Vacant Land
Ownership	Dominion Energy
Min size	25 acres
Max size	224 acres
Price per acre	\$35,000/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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- Wade Gottschalk at [wade@woodcounty.com](mailto:wade@woodcounty.com)
- [jobsohio.com/sites](http://jobsohio.com/sites)



**Eastwood Commerce 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	224 acres
Divisible	Yes
Zoning	Industrial
Protective industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, distribution, and agriculture
Number of years park has been in existence	2 years
Number of companies in the park	1
Distance from residential	0.1 miles (low density single family buffered by woods/ elevated railroad)
Distance from schools	3.3 miles
Distance from public parks	5.6 miles
Distance from retirement centers	2.5 miles
Distance from correctional facilities	16.8 miles
Distance from cemeteries	2.9 miles (small)
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	< 1%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Yes, 13 acres of category 1 and 2 wetlands on site in the wooded area that bisects the site east-west
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	Sewer easement held by Northwestern Water and Sewer District bisects property from north to south.
Is site easily accessible?	Yes
Number of roads accessing the site	2 roads
Access controlled by traffic light?	Yes
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	0.5 miles
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 SO <sub>2</sub> )	Yes
Lead	Yes

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

## UTILITIES

Utility information as of 12.06.2016

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	FirstEnergy
Excess electric capacity	150 MW (Transmission) and 2 MW (Distribution)
Distance to the electric substation	1,100 linear feet
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	0 over last three years
Total momentary interruptions annually	1 over last three years
Total outage duration (hours/year)	0 over last three years

<b>Natural gas to park boundaries</b>	Yes
Name of provider	Dominion Energy
Excess gas capacity	50,000 MCF/month
Available pressure	20 PSI
Gas line size	6 inches

<b>Water to park boundaries</b>	Yes
Name of provider	Northwestern Water and Sewer District
Excess water capacity	0.75 MGD
Total capacity of system	1 MGD
Water line size	12 inches

<b>Sewer to park boundaries</b>	Yes
Name of provider	Northwestern Water and Sewer District
Excess sewer capacity	0.32 MGD
Total capacity of system	1.1 MGD
Sewer line size	12 inches

<b>Fiber/telecom to park boundaries</b>	Yes
Name of provider	Amplex

<b>Rail to park boundaries</b>	Yes
Name of provider	CSX Transportation
Existing spur	No
Number of trains per week	140
Distance to nearest rail storage yard	5 miles

## 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

# EASTWOOD COMMERCE CENTER

Luckey, Wood County



- Regional population within 45 miles: **1,207,068**
- Regional workforce/Talent within 45 miles: **652,697**

REGIONAL MAP

Eastwood Commerce Center



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For more information on Eastwood Commerce Center, please contact **Chase Eikenbary** at [eikenbary@rgp.org](mailto:eikenbary@rgp.org) or **Wade Gottschalk** at [wade@woodcounty.com](mailto:wade@woodcounty.com)

TRANSPORTATION MAP

Eastwood Commerce Center

