# NORTH CENTRAL OHIO INDUSTRIAL PARK

### Norwalk, Huron County







NORWALK

**SiteOhio authenticated** means construction ready day one. North Central Ohio Industrial Park, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. Norwalk Economic Development Corporation and Team NEO collaborated to inventory the site's compelling features that make it ideal for business.

#### The industrial park:

has highway visibility. | is within an hour's drive of Cleveland Hopkins International Airport. | is equidistant to both Cleveland and Toledo.



#### PROPERTY DETAILS

Physical address	Furniture Parkway
City	Norwalk
County	Huron
Zip code	44857
Type of space	Vacant land
Ownership	Linder Successor Trustee
Min size	10 acres
Max size	84 acres (102 total)
Price per acre	\$19,000/acre
Industrial park	Yes
Enterprise 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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- Heather Horowitz at <u>hhorowitz@norwalknedc.com</u>
- jobsohio.com/sites

Ohio



North Central Ohio Industrial Park 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 to park boundaries with excess capacity and accessible for doing business.

### SITEOHIO DETAIL

Former use	Agricultural	
Total acres	102 acres (84 max)	
Divisible	Yes	
Zoning	Industrial	
Written covenants	Yes	
Master development plan	Yes	
Surrounding uses	Manufacturing	
Number of years park has been in existence	0	
Number of companies in the park	3	
Distance from residential	0.05 miles	
Distance from schools	1.5 miles	
Distance from public parks	0.2 miles	
istance from retirement centers 2 miles		
Distance from correctional facilities	2.6 miles	
Distance from cemeteries	0.7 miles	
General site configuration	Rectangular	
Topography/terrain	Flat with a slight slope	
Percent slope of site	1.80%	
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	None	
Is site easily accessible?	Yes	
Number of roads accessing the site	Two	
Access controlled by traffic light?	No	
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	
Regional attainment status		
Fight-hour ozone	Yes	

regional attainment otatao	
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

### *S* UTILITIES

Utility information as of 11.15.2016 Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries	Yes	
Name of provider	FirstEnergy	
Excess electric capacity	2.5 MW	
Distance to the electric substation	8,600 circuit feet	
Type of feed	Single feed - single substation	
Redundant	No	
Total sustained interruptions annually	1	
Total momentary interruptions annually 1.3 (three year average )		
Total outage duration (hours/year)	1 hour/year	

Natural gas to park boundaries	Yes	
Name of provider	Columbia Gas of Ohio	
Excess gas capacity	15 MCF/hour	
Available pressure	5 PSIG	
Gas line size	6 inches	

Water to park boundaries	Yes	
Name of provider	City of Norwalk	
Excess water capacity	250,000 GPD	
Total capacity of system	500,000 GPD	
Water line size	12 inches	

Sewer to park boundaries	Yes	
Name of provider	City of Norwalk	
Excess sewer capacity	400,000 GPD	
Total capacity of system	800,000 GPD	
Sewer line size	12 inches	

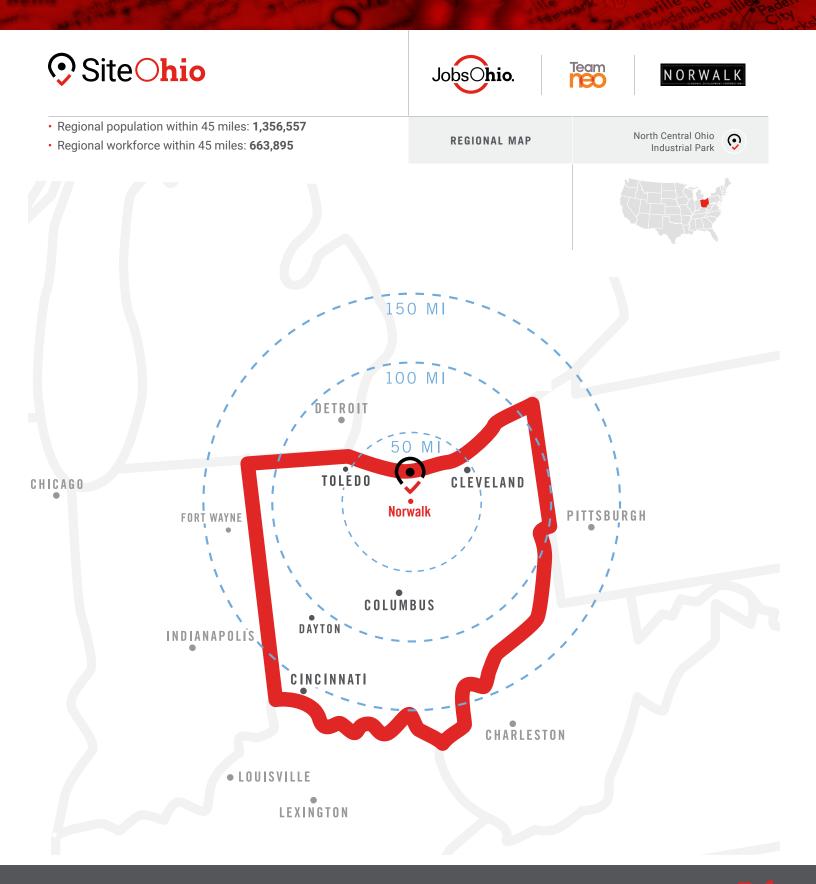
Fiber/telecom to park boundaries	Yes	
Name of provider	Frontier Communications	

### 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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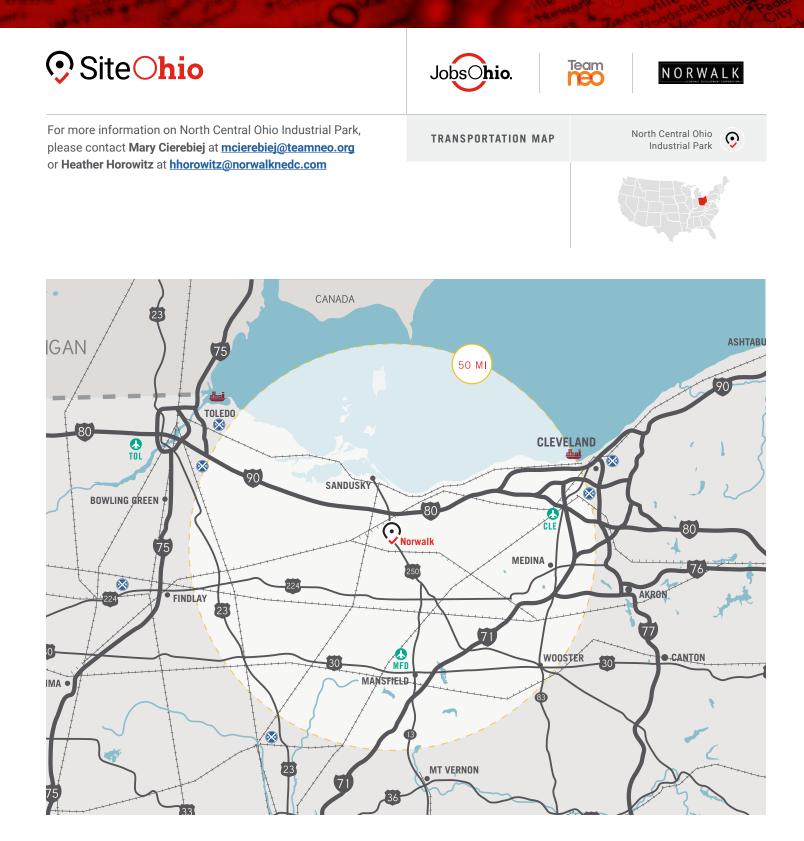
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