

NORTH CENTRAL OHIO INDUSTRIAL PARK

Norwalk, Huron County



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.

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



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 hhorowitz@norwalknedc.com
- jobsohio.com/sites



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
Distance 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	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO ₂)	Yes
Lead	Yes

* The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

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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- Regional population within 45 miles: **1,356,557**
- Regional workforce within 45 miles: **663,895**

REGIONAL MAP

North Central Ohio Industrial Park



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TRANSPORTATION MAP

North Central Ohio Industrial Park

