

VISION INDUSTRIAL PARK

Van Wert, Van Wert County



SiteOhio authenticated means construction ready day one. Vision Industrial Park, which has been deemed among Ohio’s top sites, has robust water and sewer capacities, access to a large regional labor force, and is located in a mature industrial park. The Van Wert Area Economic Development Corporation and the Regional Growth Partnership collaborated to inventory the site’s compelling features that make it ideal for business.

The industrial park:

has looped feed water service. | is visible and accessible from US-30. | has multiple access points.

SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer

59 Acres

PROPERTY DETAILS	
Physical address	Production Drive
City	Van Wert
County	Van Wert
Zip code	45891
Type of space	Industrial, Vacant Land
Ownership	Business Development Corporation of Van Wert, Inc.
Min size	3 acres
Max size	50 acres (59 total)
Price per acre	\$16,000/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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- Stacy Adam at stacyadam@vanwerted.com
- jobsohio.com/sites



Vision 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	59 acres (50 developable)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial
Number of years park has been in existence	18 years
Number of companies in the park	Nine
Distance from residential	.25 miles
Distance from schools	3 miles
Distance from public parks	2 miles
Distance from retirement centers	3 miles
Distance from correctional facilities	2 miles
Distance from cemeteries	2 miles
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	0.5%
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	Easement on Western boundary for AEP transmission line
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 to US-30 (4-lane)
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 SO2)	Yes
Lead	Yes

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

UTILITIES

Utility information as of 10.10.2017

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	AEP
Excess electric capacity	2.5 MW
Distance to the electric substation	9,100 feet
Type of feed	Single Feed- Single Substation
Redundant	No
Total sustained interruptions annually	1
Total momentary interruptions annually	4
Total outage duration (hours/year)	26 hours/year (one large abnormal event)

Natural gas to park boundaries	Yes
Name of provider	Dominion
Excess gas capacity	1,000+ MCF/month
Available pressure	60 MAOP
Gas line size	4 inches

Water to park boundaries	Yes
Name of provider	City of Van Wert
Excess water capacity	2 MGD
Total capacity of system	4 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	City of Van Wert
Excess sewer capacity	.75 MGD
Total capacity of system	4 MGD
Sewer line size	12 inches

Fiber/telecom to park boundaries	Yes
Name of provider	TSC

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: **896,748**
- Regional workforce within 45 miles: **454,462**

REGIONAL MAP

Vision Industrial Park



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For more information on Vision Industrial Park, please contact **Matt Davis** at davis@rgp.org or **Stacy Adam** at stacyadam@vanwerted.com

TRANSPORTATION MAP

Vision Industrial Park

