

ARCHBOLD INDUSTRIAL PARK

Archbold, Fulton County



SiteOhio authenticated means construction ready day one. Archbold Industrial Park, which has been deemed among Ohio's top sites, is located in a flat, mature, community-owned industrial park with multiple access points. The Fulton County Economic Development Corporation and Regional Growth Partnership collaborated to inventory the site's compelling features that make it ideal for business.

The industrial park:

is in close proximity to I-80/90. | has flat topography. | has robust water and sewer.



PROPERTY DETAILS

Physical address	Nolan Parkway
City	Archbold
County	Fulton
Zip code	43502
Type of space	Industrial
Ownership	Archbold Community Improvement Corporation
Min size	5 acres
Max size	52 acres
Price per acre	\$15,000
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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- Matt Gilroy at mgilroy@fultoncountyoh.com
- jobsohio.com/sites



Archbold 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 on site with excess capacity and accessible for doing business.

SITEOHIO DETAILS

Former use	Agricultural
Total acres	52 acres
Divisible	Yes
Zoning	Industrial
Protective industrial covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial, agricultural
Number of years park has been in existence	29 years
Number of companies in the park	7
Distance from residential	0.3 miles to dense residential
Distance from schools	2.4 miles
Distance from public parks	0.3 miles
Distance from retirement centers	2.7 miles
Distance from correctional facilities	5.4 miles
Distance from cemeteries	1.2 miles
General site configuration	L-shape
Topography/terrain	Flat
Percent slope of site	0.20%
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 constructibility?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWS	Easement to Toledo Edison for overhead lines located to the south and east of park
Is site easily accessible?	Yes
Number of roads accessing the site	2
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	7 miles to I-80/90 and US Route 24
Can site be viewed from the highway or interstate?	No
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 10.11.2017

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	FirstEnergy
Excess electric capacity	2.5 MW
Distance to the electric substation	7,850 feet
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	1
Total momentary interruptions annually	1
Total outage duration (hours/year)	1.22 hours/year

Natural gas to park boundaries	Yes
Name of provider	Ohio Gas Company
Excess gas capacity	10,000 MCF/month
Available pressure	150 PSI
Gas line size	2 inches

Water to park boundaries	Yes
Name of provider	Village of Archbold
Excess water capacity	1.7 MGD
Total capacity of system	7.6 MGD
Water line size	12 inches

Sewer to park boundaries	Yes
Name of provider	Village of Archbold
Excess sewer capacity	1.1 MGD
Total capacity of system	2.5 MGD
Sewer line size	12 inches

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

DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geo-technical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archaeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

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- Regional population within 45 miles: **1,075,958**
- Regional workforce within 45 miles: **506,830**

REGIONAL MAP

Archbold Industrial Park



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For more information on Archbold Industrial Park, please contact **Matt Davis** at davis@rgp.org or **Matt Gilroy** at mgilroy@fultoncountyoh.com

TRANSPORTATION MAP

Archbold Industrial Park 

