

RITTMAN INDUSTRIAL SITE

Rittman, Wayne County



SiteOhio authenticated means construction ready day one. Rittman Industrial Site, which has been deemed among Ohio's top sites, has robust sewer and water capacity, dual-served rail with spur on site, and a regional (within 45 miles) labor force of 1,615,300. Wayne Economic Development Council and Team NEO collaborated to inventory the site's compelling features that make it ideal for business.

The industrial site:

Has robust sewer and water. | Dual-served rail with spur on site. | Regional (within 45 miles) labor force of 1,615,300.



PROPERTY DETAILS

Physical address	100 Industrial Ave.
City	Rittman
County	Wayne
Zip code	44270
Type of space	Vacant Land, Industrial
Ownership	Urban Renewables II LLC
Min size	5 acres
Max size	73.88 contiguous developable acreage (83.7 total)
Price per acre	\$55,000/acre
Industrial park	Yes
Enterprise Zone	Yes
Foreign Trade Zone	No
Opportunity 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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- Myranda Keister at mkeister@waynecountyedc.com
- jobsohio.com/sites



Rittman Industrial Site 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	Paperboard Manufacturing
Total acres	83.7 total (73.88 contiguous)
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Industrial/Nature Preserve
Number of years park has been in existence	1 year
Number of companies in the park	2
Distance from residential	3 miles
Distance from schools	3 miles
Distance from public parks	0.5 miles
Distance from retirement centers	4 miles
Distance from correctional facilities	15 miles
Distance from cemeteries	5 miles
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	Less than 3%
Is the site in a 100-year floodplain?	Yes, 30.45% around the site boundaries
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Yes, wetlands to the east of the property
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	Utility
Is site easily accessible?	Yes
Number of roads accessing the site	3
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	5 miles to SR 57 & SR 94
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 SO2)	Yes
Lead	Yes

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

UTILITIES

Utility information as of 9.10.2020
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	3 MW
Distance to the electric substation	1 Mile
Type of feed	Single feed – single substation
Redundant	No
Total sustained interruptions annually	1.6
Total momentary interruptions annually	0
Total outage duration (hours/year)	3.3

Natural gas to park boundaries	Yes
Name of provider	Columbia Gas
Excess gas capacity	40 MCFH
Available pressure	15 PSIG
Gas line size	8 inches

Water to park boundaries	Yes
Name of provider	City of Rittman
Excess water capacity	1.3 MGD
Total capacity of system	2 MGD
Water line size	8 and 12 inches

Sewer to park boundaries	Yes
Name of provider	City of Rittman
Excess sewer capacity	2 MGD
Total capacity of system	3 MGD
Sewer line size	27 inches

Fiber/telecom to park boundaries	Yes
Name of provider	Lumen

Rail to park boundaries	Yes
Name of provider	CSX and Wheeling & Lake Erie
Connections to Class I providers	Yes
Existing spur	Yes
Number of trains per week	3
Distance to nearest rail storage yard	12 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

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- Regional population within 45 miles: **2,778,002**
- Regional workforce within 45 miles: **1,615,300**

REGIONAL MAP

Rittman Industrial Site



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For more information on Rittman Industrial Site, please contact **Bryce Sylvester** at bsylvester@teamneo.org or **Myranda Keister** at mkeister@waynecountyedc.com

TRANSPORTATION MAP

Rittman Industrial Site

