

# OHIO CROSSROADS INDUSTRIAL CENTER

## CRAWFORD COUNTY



### Ohio Crossroads Industrial Center:

- Is community owned
- Is visible from US Route 30
- Has access to a large regional labor force

#### SITE UTILITY MAP

Electric

Water

Fiber

Gas

Sewer



### PROPERTY DETAILS

|                   |                      |
|-------------------|----------------------|
| Physical address  | 149 Holmes Court     |
| City              | Bucyrus              |
| County            | Crawford             |
| Zip code          | 44820                |
| Type of space     | Industrial           |
| Ownership         | Crawford Partnership |
| Min size          | 22.2 acres           |
| Max size          | 44.8 acres           |
| Price per acre    | \$15,000             |
| Industrial park   | Yes                  |
| Enterprise zone   | Yes                  |
| Foreign tradezone | Yes                  |
| Date available    | Immediately          |

### CONSTRUCTION READY DAY ONE

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

- Matt Davis at [davis@rgp.org](mailto:davis@rgp.org)
- David Zak at [davidz@crawfordpartnership.org](mailto:davidz@crawfordpartnership.org)
- [jobsOhio.com/sites](http://jobsOhio.com/sites)

**Ohio Crossroads Industrial Center** 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.

## SITE DETAILS

|  |                           |
|--|---------------------------|
| Former use   | Agricultural              |
| Total acres  | 44.8                      |
| Divisible  | Yes                       |
| Zoning   | Industrial                |
| Written covenants  | Yes                       |
| Master development plan  | Yes                       |
| Surrounding uses   | Manufacturing             |
| Number of years park has been in existence   | 22                        |
| Number of companies in the park  | 8                         |
| Distance from residential  | 0.5 mile                  |
| Distance from schools  | 2.1 miles                 |
| Distance from public parks   | 3.5 miles                 |
| Distance from retirement centers   | 4.9 miles                 |
| Distance from correctional facilities  | 4.1 miles                 |
| Distance from cemeteries   | 3.4 miles                 |
| General site configuration   | Trapezoid and Rectangular |
| Topography/terrain   | Flat                      |
| Percent slope of site  | 0                         |
| 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   | Utility easements         |
| Is site easily accessible?   | Yes                       |
| Number of roads accessing the site   | 1                         |
| Access controlled by traffic light?  | Yes                       |
| 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                         | Attainment |
| Particulate matter (PM 2.5)              | Attainment |
| Sulfur dioxide (1-Hour SO <sub>2</sub> ) | Attainment |
| Lead                                     | Attainment |
| Nitrogen Oxides                          | Attainment |
| Carbon Monoxide                          | Attainment |

## UTILITIES

Utility information as of 6/26/2020. Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

|                                     |                               |
|-------------------------------------|-------------------------------|
| <b>Electric to park boundaries</b>  | Yes                           |
| Name of provider                    | AEP Ohio                      |
| Excess electric capacity            | 2.7 MW                        |
| Distance to the electric substation | 1.2 miles                     |
| Type of feed                        | Single feed-single substation |
| Redundant                           | No                            |

|                                       |                      |
|---------------------------------------|----------------------|
| <b>Natural gas to park boundaries</b> | Yes                  |
| Name of provider                      | Columbia Gas of Ohio |
| Excess gas capacity                   | 40 MCFH              |
| Available pressure                    | 15 PSIG              |
| Gas line size                         | 4 inches             |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Water to park boundaries</b> | Yes             |
| Name of provider                | City of Bucyrus |
| Excess water capacity           | 1.7 MGD         |
| Total capacity of system        | 3 MGD           |
| Water line size                 | 12 inches       |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Sewer to park boundaries</b> | Yes             |
| Name of provider                | City of Bucyrus |
| Excess sewer capacity           | 1.4 MGD         |
| Total capacity of system        | 3.5 MGD         |
| Sewer line size                 | 12 inches       |

|   |             |
|---|-------------|
| <b>Fiber/telecom to park boundaries</b> | Yes         |
| Name of provider                        | CenturyLink |

## 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 |

# OHIO CROSSROADS INDUSTRIAL CENTER

## CRAWFORD COUNTY



Regional population within 45 miles

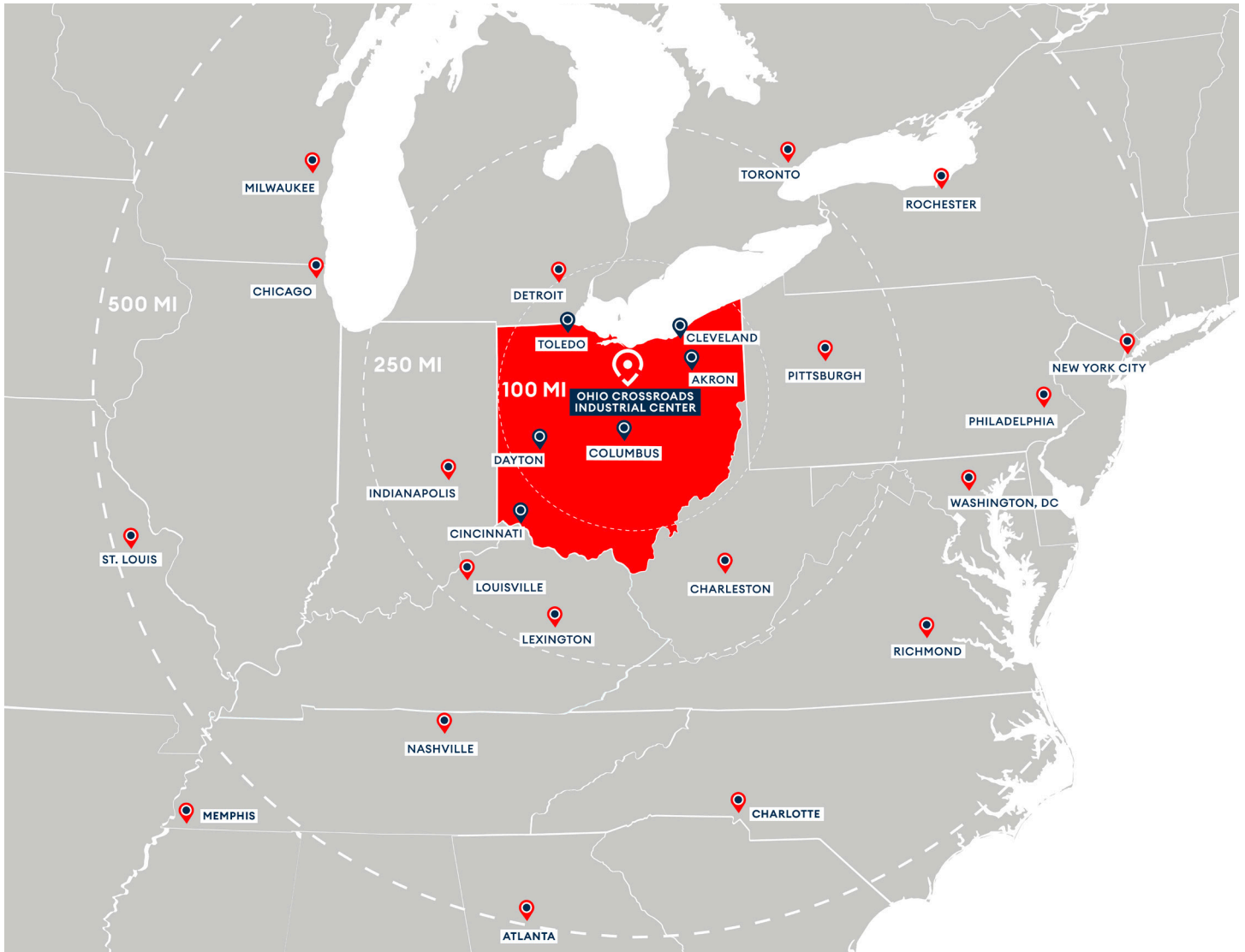
**867,678**

Regional workforce/talent within 45 miles

**682,400**

REGIONAL MAP

Ohio Crossroads Industrial Center





## Ohio Crossroads Industrial Center

