

WEST CENTRAL OHIO INDUSTRIAL CENTER

AUGLAIZE COUNTY



West Central Ohio Industrial Center:

- Community controlled site
- Dual Feed-Dual Substations
- Over 1 MGD of excess water and sewer capacity

SITE UTILITY MAP

- Electric
- Water
- Fiber
- Gas
- Sewer



PROPERTY DETAILS

Physical address	I-75 at US 33
City	Wapakoneta
County	Auglaize
Zip Code	45895
Type of space	Industrial
Ownership	West Central Ohio Industrial Center
Min Size	5 acres
Max size	120 acres
Price per acre	\$28,500
Industrial park	Yes
Enterprise zone	No
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 Shimp at mshimp@daytonregion.com
- Joshua Bloomfield at jbloomfield@whywapakoneta.com
- jobsOhio.com/sites



West Central Ohio 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	340
Divisible	Yes
Zoning	Industrial
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Agriculture, Interstate
Number of years park has been in existence	13
Number of companies in the park	11
Distance from residential	2 miles
Distance from schools	3 miles
Distance from public parks	2 miles
Distance from retirement centers	2.5 miles
Distance from correctional facilities	1.5 miles
Distance from cemeteries	2 miles
General site configuration	Rectangular
Topography/terrain	Gently rolling
Percent slope of site	1% - 15%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Yes. Total wetlands equal 2.347 acres or 0.008% of the total industrial park.
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on the site that will impact constructibility?	Yes. One farmhouse under option, one rental property owned by City of Wapakoneta.
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	Electric easement
Is site easily accessible?	Yes
Number of roads accessing the site	4
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	0.5 miles to US 33
Can site be viewed from the highway or interstate?	Yes

Regional attainment status

Eight-hour ozone	Attainment
Particulate matter (PM2.5)	Attainment
Sulfur dioxide (1-Hour SO2)	Attainment
Lead	Attainment
Nitrogen Oxides	Attainment
Carbon Monoxide	Attainment

UTILITIES

Utility information as of 11/1/2022. 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	City of Wapakoneta
Excess electric capacity	5 MW
Distance to the electric substation	0 miles
Type of feed	Dual feed-dual substations
Redundant	Yes

Natural gas to park boundaries	Yes
Name of provider	Dominion Energy Ohio
Excess gas capacity	1,000-9,999 MCF/Month
Available pressure	100 PSI
Gas line size	4 and 8 inches

Water to park boundaries	Yes
Name of provider	City of Wapakoneta
Excess water capacity	1.5 MGD
Total capacity of system	4.0 MGD
Water line size	16 inches

Sewer to park boundaries	Yes
Name of provider	City of Wapakoneta
Excess sewer capacity	1.2 MGD
Total capacity of system	4 MGD
Sewer line size	12 inches

Fiber/telecom to park boundaries	Yes
Name of provider	TSC-Hanson Communications

Rail access to park boundaries	Yes
Name of provider	CSX

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
Archaeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

WEST CENTRAL OHIO INDUSTRIAL CENTER

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Regional population within 45 miles

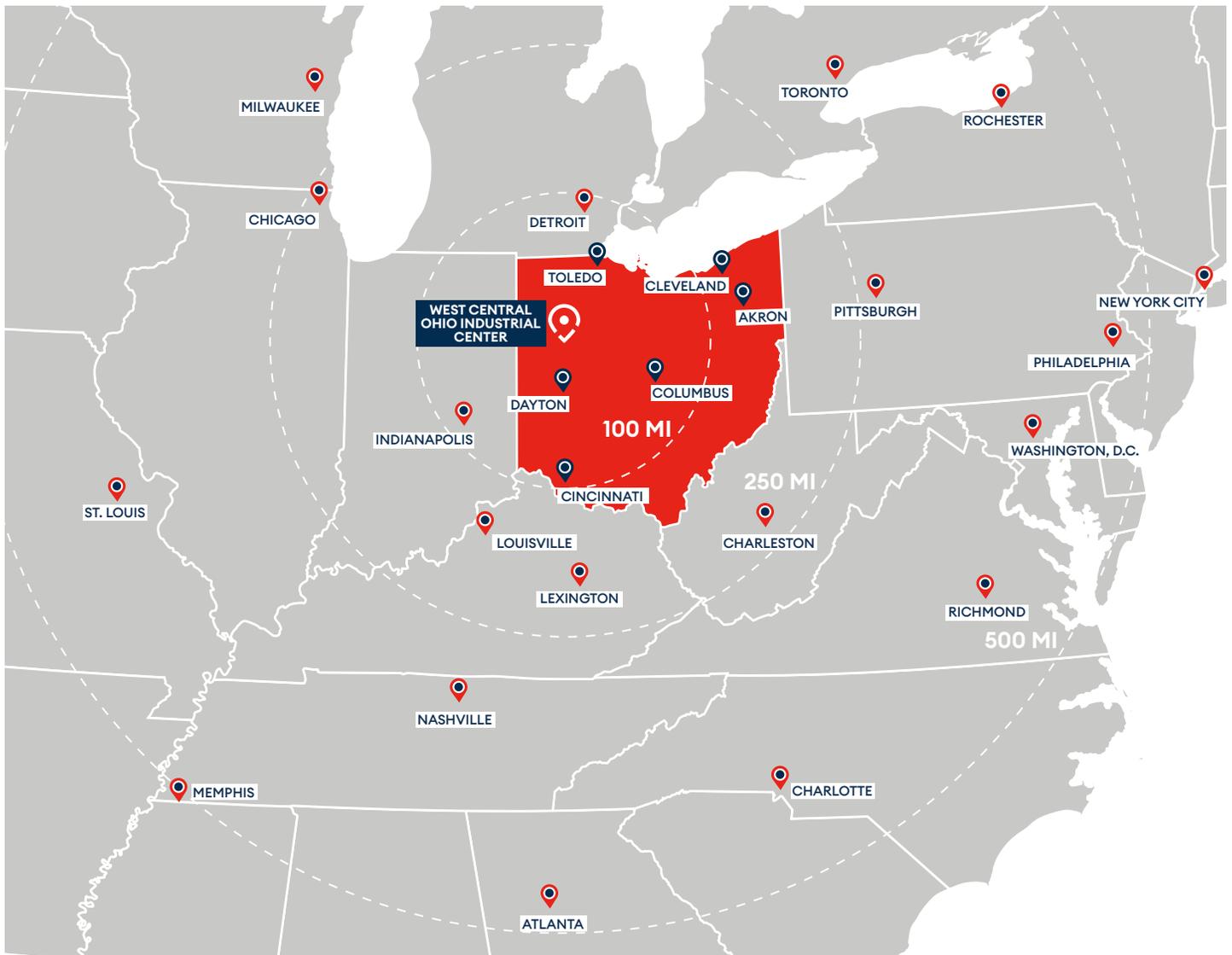
471,651

Regional workforce/talent within 45 miles

231,087

REGIONAL MAP

West Central Ohio Industrial Center



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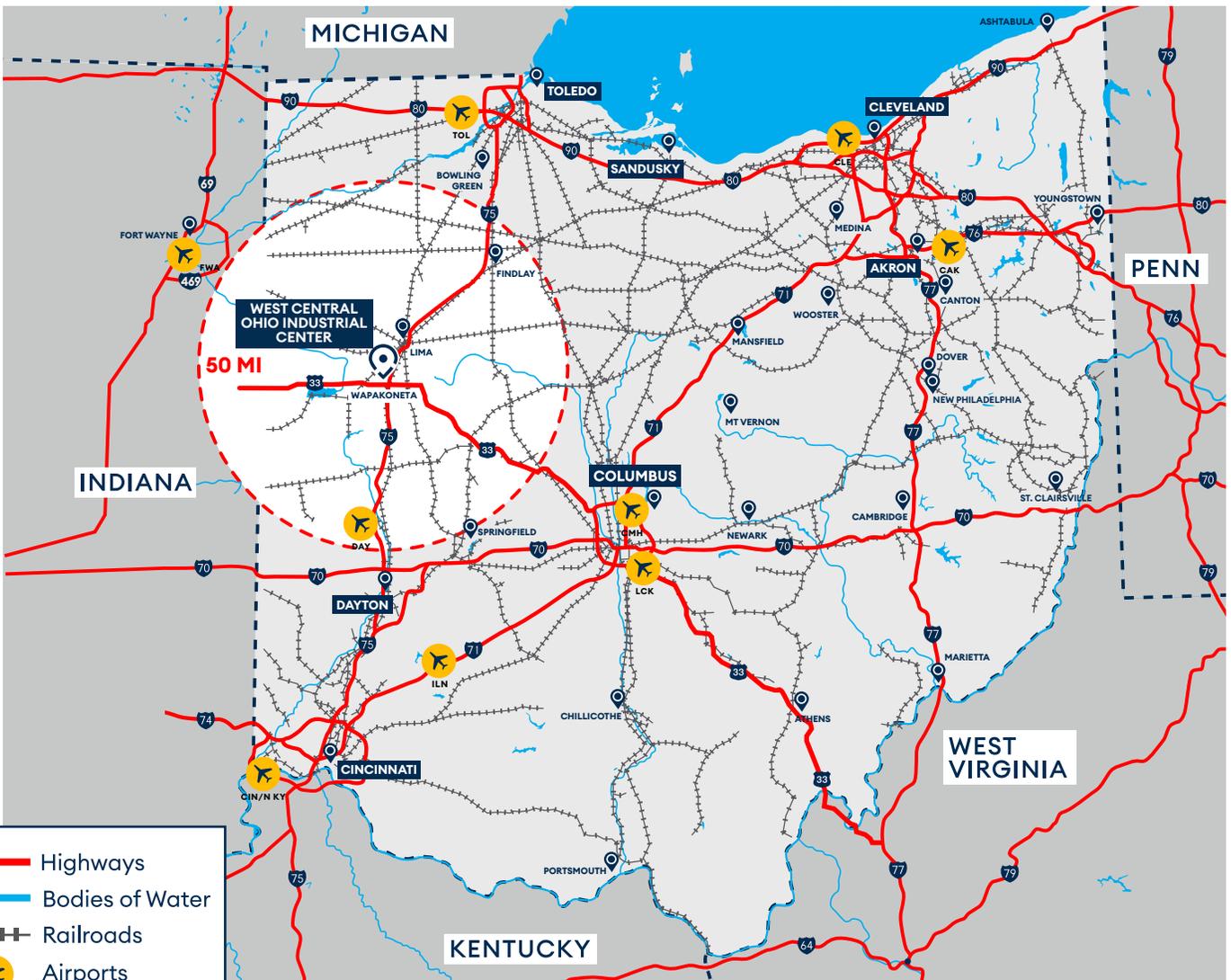


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REGIONAL MAP

West Central Ohio Industrial Center



- Highways
- Bodies of Water
- + + + + Railroads
- ✈ Airports

