



Sale Price: \$10,000/acre

Available Acreage:

Lot 1: 60 acres

Lot 2: 79 acres

Maximum Contiguous: 139 acres

Zoning: Unzoned

Incentives: Enterprise Zone
Workforce Training
Foreign Trade Zone

DETAILS :

- Rail Access - Yes, Norfolk Southern
- Foreign Trade Zone - Yes
- Phase I Report - Yes
- Erie-Ottawa International Airport (12 miles)
- Detroit International Airport (77 miles)
- Cleveland International Airport (74 miles)
- Port of Toledo (32 miles)
- Interstate 80/90 (18 miles)

FEATURES:

- EPA Attainment Area Status
- Rectangular Shape Acreage
- Fiber Infrastructure
- Wind turbines on site - 2
- Two freshwater intakes in Lake Erie - additional 1.5 million gpd raw water

PROVIDERS:

- Electric - First Energy
- Gas - Columbia Gas
- Sanitary & Sewer - 12" Main City of Port Clinton
- Storm Sewer - onsite retention pond
- Water - 8" main, 90 PSI Ottawa County

**FOR
SALE**

Lake Erie Business Park

Available Acreage - SR 2, Port Clinton, OH 43452

Property Aspects:

- Property located in an unzoned township—no zoning issues/height restrictions to address for development
- Property is available for sale immediately

Ottawa County Improvement Corporation (www.ocic.biz):

- Comprehensive economic & workforce development agency serving Ottawa County
 - Comprehensive Economic Development Services
 - Workforce Development Department - works with employers to identify workforce needs, training needs, and training dollars to support business growth needs
 - OhioMeansJobs Ottawa County Department - works directly with job seekers to build job seeking/interview skills and connect individuals to job openings in Ottawa County
- Fully-staffed organization with 6 employees

Additional Property Features:

- High voltage electric onsite
- High pressure natural gas & terminal adjacent to industrial park for expansion needs
- Industrial park located in rural community, between Detroit and Cleveland markets
- Ottawa County labor shed - skilled job seekers are drawn from a 30-mile radius of the county including Lucas County, Wood County, Sandusky County, and Huron County (access to 500,000+ population)
- Academic Institutions within 45 minute drive of site:
 - Bowling Green State University
 - University of Toledo
 - Northwest State Community College
 - Owens Community College
 - Terra Community College
 - Lorain County Community College