

SITE PROFILE

Gateway Commerce Park - West

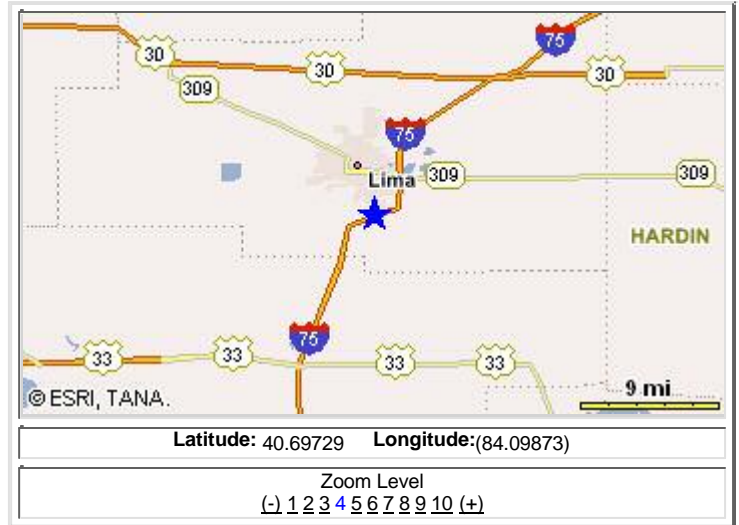


Gateway Commerce Park Dr, Lima, OH 45804

Sale Price: \$25,000 per acre
(Price In USD @ \$1 per \$1 USD)

Lease Price:
(Price In USD @ \$1 per \$1 USD)

Total Acres (acres): 164.3
Maximum Acres Available (acres): 164.3
Minimum Acres Available (acres): 10
Subdividable Acres (acres):
Additional Acres (acres):



Location Details

Location: Industrial Park is located on the East side of I-75 between exits for SR 65 and Breese Rd

In City Limits: No

City: Lima

Township: Shawnee

County/Entity: Allen County

Country: US

Postal Code: 45804

Site Features

Type of Park: Industrial

Zoning: Industrial

Traffic Count:

Available: Yes

Vacant: Yes

Developed: No

Date Available: 12/1/2002

Environmental Information

Environ. Assessment: Yes

Flood Plain: No

Soil Type:

Soil Borings: Yes

Soil Load Bearings (lbs./sf):

Geographic Characteristics

Topography: Flat

Elevation (ft.):

Water Table :

Wetlands Percentage:

Mass Transit

Mass Transit: No

City Bus: No

Closest Mass Transit Stop (mi.): 5

City Bus Distance (mi.): 2

Light Rail: No

Inter-City Bus: No

Light Rail Distance (mi.):

Inter-City Bus Distance (mi.):

Protective Services

Distance to Police Department (mi.): 4.00
24-Hour Police Patrol: Yes

Distance to Fire Department (mi.): 3.00
Fire Dept. Employee Type: Both

Major Tenants

Location in Major Tenants Complex?: No

Major Tenants in Complex:

Utilities

Electric

Service Provider: AEP Ohio
Location: On Site
Dual Feed Available 1:
Dual Feed Available 2:

Distribution Voltage:

Primary Voltage: 138 kV
Primary Distance (ft.):
Delivery Voltage:
Secondary Voltage:

Gas

Service Provider: Dominion East Ohio Gas Company
Main Size (in.): 6
Line Size (in.):

Location: On Site
Pressure (psi): 50
Heat Value (BTU):

Water

Service Provider: City of Lima
Location: On Site
Pressure (psi): 70
Distance (ft.):
On-Site Storage:
Source: 5 reservoirs
Excess Capacity (gal.): 16,000,000

Static Pressure (psi):
Flow per Minute (gal.):
Storage Elevated:
Rated Capacity (gal.):
Chemical Breakdown:

Main Size (in.): 16
Line Size (in.):
Residual Pressure (psi):
Booster Pump:
Storage Capacity (gal.):
Peak Demand (gal.):

Sewer

Service Provider: City of Lima
Main Size (in.): 16
Use of Lift:
Rated Capacity (gal.):

Line Size (in.):
Distance (ft.):
Peak Demand (GPD):

Location: On Site
Treatment Plant Type: Tertiary
Treatment Method:
Excess Capacity (GPD): 5,500,000

Storm Sewer

Storm Drainage:

Storm Drainage Location:

Waste Disposal

Service Provider: Waste Management Services
Distance (mi.): 5
Solid Waste Disposal Type: Landfill

Industrial Waste Disposal: Yes

Telecommunications

Local Carrier: Sprint
Type of Service: Both
CO Distance (mi.):
ISDN Available:
Cable Modem Service: Yes
POP Distance (mi.):

Fiber Optic: Yes
CO ADSL Available:
CO on Fiber Ring:
ISP:
Fiber POP Location:

Switching: Digital
CO Location:
CO DSL Available: Yes
Competitive Local Exchange Carrier:
Dual Service Provided from 2 COs:

Transportation

Highways

Name	Distance (mi.)	Number of Lanes	Internal Site Access
SR 65	1	2	

Interstates

Name	Distance (mi.)	Number of Lanes
I-75	1	4

Railroads

Name	Distance (mi.)	Siding
Not Available		No

Airports

Name: Allen County Airport	Landing Lights: Yes	Distance (mi.): 5
Runway Length (ft.): 5,149	Aircraft Maintenance: Yes	Airport Type: B
Aircraft Storage: Yes	Number of Daily Non-Stop Flights:	Surface Type: Asphalt
Instrument Landing System: Yes		

Major Airlines:
No Major Airlines Listed

Name: Dayton International Airport	Landing Lights: Yes	Distance (mi.): 66
Runway Length (ft.): 10,900	Aircraft Maintenance: Yes	Airport Type: B
Aircraft Storage: Yes	Number of Daily Non-Stop Flights: 85	Surface Type: Concrete
Instrument Landing System: Yes		

Major Airlines:
AirTran Airways
American
American Eagle
ComAir
Continental
Continental Express
Delta
Frontier
Northwest AirlinK
United
United Express
US Airways
US Airways Express

Water Ports

Name: Port of Toledo/Lake Erie

Channel Depth (ft.): 27

Barge Service:

Port Of Entry:

Storage Capabilities:

Distance (mi.): 70

Turning Basin:

Nearest Deepwater Port:

Tax Structure

(Currency Values in USD @ \$1 per \$1 USD)

State Taxes

Corporate Income Tax: Yes

Corporate Franchise Tax: No

Sales Tax: 5.5 %

Gasoline Tax (cents per gallon): 28

State Tax Web Site: <http://tax.ohio.gov/>

County/Entity Taxes

Sales Tax: 1%

Income Tax: 0%

Tax	Rate	Assessment	Unit
Real Estate			
Personal			

Community Taxes

Tax District: Shawnee Twp. - Shawnee LSD

City Sales Tax: 0%

Municipal Income Tax: 0%

Tax	Rate	Assessment	Unit
Total Real Property Tax For District	\$54.093334	35%	1000
Total Tangible Pers. Prop. Tax For Dist.			ELIMINATED Statewide per the Ohio 2005 Tax Reform

Incentives

Incentives Possible: Yes

Enterprise Zone: Yes

Empowerment Zone: No

Foreign Trade Zone: No

Specialized Zone: No

Contact Information

No Agent information available

LEDO: Allen Economic Development Group

Address: 147 N. Main Street

City: Lima

State: OH

Contact Person: Marcel Wagner

E-Mail: info@aedg.org

Postal Code: 45801

Telephone: 419-222-7706

Alternative Telephone: 877-222-7706

Fax: 419-222-7916

Owner: Allen County Commissioners

Telephone: 4192283700

Fax:

Contact Person: Sam Bassitt

Alternative Telephone:

State:

Address:

City:

Postal Code:

Comments

Industrial Park is owned by the Allen County Commissioners. Phase 1 environmental and wetland studies have been completed.

Contact

Other Information

No Other Information Available





Although this information was obtained by reliable sources, the Allen Economic Development Group cannot guarantee accuracy.

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