

Ohio

Northwoods Business Park

Northwoods Blvd and I-75, Vandalia, Ohio 45377 - Montgomery County



Property Details

Type of space: Industrial, Vacant Land
Min Size: 5 acres
Max Size: 350 acres
Last Updated: 10/21/2020

Availability

For Sale: Yes
Price per acre: \$40,000
Ownership: CSX
Date Property is Available: Immediately
For Lease: Yes
Lease Type: Land price is negotiable.
Property Description: Developed sites at Northwoods Business Parks. Minimum divisible of 5 acres. 100% 15-Year Tax abatement on ALL buildings!! Rail served by CSX. Utilities at site. Located at I-70/I-75 in the Nation's #1 90-minute market. Many amenities nearby - restaurants, grocery, hotels and office supplies. Located a 1/4 mile from the Dayton International Airport.

Broker Contact

Contact Name: Scott Pickett
Contact Company: Avison Young
Contact Phone: 614-264-4400
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Description

Developed sites at Northwoods Business Parks. Minimum divisible of 5 acres. 100% 15-Year Tax abatement. Rail served by CSX. Utilities at site. Located at I-70/I-75 in the Nation's #1 90-minute market. Many amenities nearby - restaurants, grocery, hotels and office supplies. Located a 1/4 mile from the Dayton International Airport.

Site Details

Parcel ID #(s): B02 00504 0005
Industrial Park: Yes
Industrial Park Name: Northwoods Business Park
Lot Size: -5,320 acres
Total Acres: 350 acres
Total Developable Acres: 320 acres
Divisible: Yes
Zoning: Industrial
Flood Plain: Yes
Percent in Flood Plain: 0 %
Flood Plain Comments: Two isolated areas totaling 0.6 acres.
Business Near Site: FedEx Ground facility, Inteva, an engineering company once part of Delphi and All Service Plastic Molding are close to the site. Vandalia the City is filled with restaurants, coffee

Contact Information

Company: Montgomery County Economic Development Department
Contact Name: Daniel Bish
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City: Dayton
State: Ohio
Phone: 9372243850
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Contact Information

Company: Dayton Development Coalition
Contact Name: Matt Shimp
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City: Dayton
State: Ohio
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Website: www.daytonregion.com



Contact Information

Company: JobsOhio
Contact Name: Tyler Lash
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City: Columbus
State: Ohio
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Documents

[Northwoods Business Park Flyer 10-15-2018.pdf](#)
[Northwoods Business Park - Electric Utility Map](#)
[Northwoods Business Park - Natural Gas Map](#)

shops, pubs, and fast-food eateries as well as a fine collection of hotels, fitness centers, public park, golf course and much, much more!

Topography: Flat

Incentives

Enterprise Zone: Yes

Local Incentive Comments: Economic Development Government Equity Grant Program (ED/GE)

Utilities

Electric at Site: Yes

Electric Provider: Dayton Power & Light

Dual Electric Feeds: Yes

Redundant Power: Yes

Gas at Site: Yes

Distance to natural gas: 4 feet

Gas Provider: Vectren Energy Delivery

Gas Line Size: 4 in

Gas Pressure: current conditions, at this point in time, the 4" medium pressure main can supply 10,000 Mcf per month (14 Mcf per hour) at 10 psig delivery pressure psi

Water at Site: Yes

Water Provider: City of Vandalia

Water Line Size: 12 in

Excess Water Capacity at Site: 1,000,000 GPD

Sewer at Site: Yes

Sewer Provider: City of Vandalia

Excess Sewer Capacity at Site: 1,000,000 GPD

Fiber Service to Site: Yes

Fiber Provider: AT&T

Maximum Data Bandwidth: 1G DIA

Telecom: Yes

Telecom Provider: Both

Utility Comments: Vectren Services states "Present day capacity, Vectren has a 4" medium pressure main located on three roads within the industrial park on Northwoods Blvd.; Falls Creek Drive; and Deer Run Road. Based on our analysis of current conditions, at this point in time, the 4" medium pressure main can supply 10,000 Mcf per month (14 Mcf per hour) at 10 psig delivery pressure.

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes

Wetlands Delineation Completed: Yes

Transportation

Nearest Highway: US 40

Distance to Nearest Highway: 1 miles

Nearest Interstate: I-75

Distance to Nearest Interstate: 0.5 miles

Interstate 2: I-70

Distance to Interstate 2: 2 miles

Nearest Airport: Dayton International Airport

Distance to Nearest Airport: 2 miles

Distance to Port: 50 miles

Rail at Property: Yes

Rail Provider(s): CSX Transportation