



Lake Erie Port Industrial Center – Ironville Terminals

2863 Front Street, Toledo, Ohio



Job Ready Site
Certified



Located three miles from downtown Toledo on the Maumee River, Ironville Terminal has two parcels ready for industrial development. Ironville Terminal has access to all utilities as well as the Great Lakes St. Lawrence Seaway maritime shipping capabilities and rail connectivity. With approximately \$23 million in public and private investments for site improvements since the Toledo-Lucas County Port Authority purchased the site in 2008, the 181-acre Ironville Terminal is one of the premier port development sites along Lake Erie.

Ironville Terminal is part of the Port of Toledo and is comprised of a 74-acre north parcel along the Maumee River and a 107-acre south parcel located south of Front Street. Access to the Federal Shipping Channel is available on the site via an upgraded dock facing that accommodates barges, lake trading and ocean vessels. A newly installed conveyor and material transfer system is capable of handling any dry bulk material. The site has direct rail service with Norfolk South and has the ability in the future to connect with CSX rail lines east of the site.

With the installation of a multi-modal delivery system, Ironville Terminal is optimal as a laydown yard and transfer facility in the northern parcel and as a manufacturing operation in the southern parcel with nearly 80 acres of land available for industrial operations. All utility lines are available and accessible at the site. The site is zoned for industrial use and owned by the Port Authority who has entered into a long-term agreement with Midwest Terminals of Toledo to manage the port operation.

In March 2014, following the completion of more than \$6 million of site and infrastructure improvements, The Austin Company completed the certification review and confirmed that the Lake Erie Port Industrial Center - Ironville Terminal meets the requirements to be designated as a Certified JRS Manufacturing site.



Development
Services Agency

John R. Kasich, Governor

David Goodman, Director

Transportation Access to the Lake Erie Port Industrial Center – Ironville Terminal



Highway

- Interstate 280 – 1.8 miles
- Interstate 75 – 4.5 miles
- Interstate 80 & Interstate 90 – 11 miles

Airport

- Toledo Express Airport – 16 miles
- Detroit Metropolitan Wayne County Airport – 45 miles

Inter-modal Facility

- Norfolk Southern – Airline Yard Terminal at 2101 Hill Avenue, Toledo, Ohio – 8 miles
- CSX Northwest Ohio Intermodal Terminal in North Baltimore – 42 miles

Railroad

- On-site 20,000-foot loop track owned by Toledo-Lucas County Port Authority
- Midwest Terminals performs on-site rail switching
- Rail service to the loop track provided by Norfolk Southern
- Loop track connects to Norfolk Southern line along western boundary
 - Norfolk Southern connects to CSX, Ann Arbor Railroad and Canadian National in Toledo



Location	Distance
Detroit, MI	60 miles
Cleveland, OH	117 miles
Columbus, OH	143 miles
Cincinnati, OH	204 miles
Pittsburgh, PA	228 miles
Chicago, IL	245 miles



Utilities at the Site

	Provider	Size	Capacity
Electric	First Energy/Toledo Edison	12.5kV distribution line; 69kV transmission line	6 MW
Gas	Columbia Gas of Ohio	4" medium pressure line along Millard Avenue	Available
Water	City of Toledo	12" line along Front Street	1.8 MGD
Sewer	City of Toledo	20" line along Front Street	Available
Telecommunications	AT&T & Buckeye CableSystem	Fiber Optic	Available

All utilities are in place at the site to provide service to either the northern or southern parcels. Electricity is provided by First Energy/Toledo Edison with both 12.5kV (distribution) and 69kV (transmission) circuits located at the site. First Energy/Toledo Edison also has higher voltage transmission lines, 138kV and 345kV within a half-mile of the site. The transmission circuits are connected directly with coal and nuclear electric generation plants located in northwest Ohio and southeast Michigan.

The site currently has the ability to access a 4-inch natural gas line at Millard Avenue and Tiffin Avenue with service provided by Columbia Gas of Ohio.

The city of Toledo provides water, sanitary sewer and storm sewer infrastructure at the site. Water service is provided from an existing 12-inch water main on Front Street. The site is serviced by water from the Collins Park Water Treatment Plant. The 12-inch water main has a static pressure of 66 psi. Sanitary service is provided through an existing 20-inch line along the railroad track that connects to a 72-inch interceptor. Sanitary sewer is treated at city's Bayview Water Reclamation Facility. Storm sewer drainage outlets are available on Milliard Avenue and along Front Street.

AT&T and Buckeye CableSystem provide telecommunications service to the site. Adequate fiber and copper capacity is at or near the site, and AT&T has the ability to provide looped fiber optics service to the site.



Toledo & Lucas County

Located in northwest Ohio, the city of Toledo is at the western end of Lake Erie and at the crossroads of Interstate 75 and the Ohio Turnpike (Interstate 80/90). The city of Toledo is a multi-modal transportation hub with maritime, railroad and highway activity in northwest Ohio. Toledo is the third largest rail hub in the United States, with lines providing service across the Midwest region and into Canada. Toledo is home to three class 1 railroad providers, two regional railroad providers, three of the most traveled interstate highways and the Port of Toledo. The Port of Toledo recently doubled in size making it the largest U.S. seaport in land mass on the Great Lakes St. Lawrence Seaway System and links Toledo to global markets through the St. Lawrence Seaway. Toledo also has Amtrak, passenger rail service, under the Capital Limited and Lake Shore Limited lines.

Toledo and Lucas County are known for their industry, particularly in glass and auto manufacturing, as well as for education, healthcare and sports teams. The green industries, including solar energy research at the universities and production at new facilities, are an emerging sector for the region. Toledo has a population of 287,208, and the Toledo metropolitan area, which covers four counties and includes more than 20 communities, has a population of 651,429.

Due Diligence Completed/Technical Reports Completed

- Current Zoning: IG General Industrial (City of Toledo – Property north of Front Street, Property between Front Street and Duck Creek) M-2 General Industrial (City of Oregon – Property southeast of Duck Creek)
- ALTA Survey, 181 acres, Updated November 2012
- Flood Insurance Rate Map, site located within Zone AE (100 Year Flood Zone) and Zone X (Outside 500 Year Flood Zone)
- Phase I Environmental Site Assessment (ASTM 1527-05), March 2008
- Ohio E.P.A. Covenant Not to Sue, Issued September 17, 2003
- Geotechnical Stability Analysis, July 2012
- Surface Water Delineation Report, November 2012
- U.S. Fish & Wildlife, February 2010, No impact on rare or endangered species or habitats
- Ohio Department of Natural Resources, February 2010, No impact on rare or endangered species or habitats
- Ohio Historic Preservation Office, June 2009, No impact on historic properties



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