



## Vision Industrial Park (AEPOH)

Available Acres: 59

### Address:

Dutch John Road and US 30  
Van Wert, OH 45891 (Van Wert)



### Property and Area Description:

Vision Industrial Park is located in the northwest corner of the City of Van Wert. It is bounded on the N by US 30, S by CR 232 (Grill Rd./Kear Road) and W by TR 83 (Dutch John Road). The original portion of the park has 38 shovel-ready acres remaining, which consists of 4 lots of 3 - 15 acres with an asking price of \$12,000 per acre. An additional 59 acres located adjacent to the E side of the park is under option to the Van Wert Business Development Corporation with an asking price of \$20,000 per acre.

### Contact:

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### Site Details:

Available Acres: 59	Adjacent Avail. Acres: 0
Topography: Level/Nearly Level	Setting: Industrial Park
Zoning: Industrial	Within City Limits: Yes

### Transportation:

Nearest Interstate: I-69 and I-75	Distance (miles): 35
Nearest 4-Lane Highway: US 30	Distance (miles): 1.3
Nearest Commercial Airport: Fort Wayne International Airport	Distance (miles): 38
Rail Served: No	

Sue Gerker  
Van Wert County Economic Development  
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Web site: <http://www.vanwertcounty.org>

### Utilities:

Electric Distribution: AEP Ohio  
Natural Gas Distribution: Dominion East Ohio Gas  
Water: City of Van Wert  
Sewer: City of Van Wert  
Local Telecommunications Service: Telephone Service Company

### Offering:

Sale Price: \$12,000 - \$20,000 per acre  
Lease Rate (Sq. Ft./Per Year): Not Available for Lease