



LOGISTICS PARK OHIO

NORTHWEST OHIO INTERMODAL TERMINAL

16615 DESHLER ROAD
NORTH BALTIMORE, OH

±133 ACRES

OF ENTITLED INDUSTRIAL LAND
FOR SALE OR LEASE

133 ACRES
AVAILABLE

WWW.LOGISTICSPARKOHIO.COM



North American & Global
Trade Logistics Solution

Dan Wendorf
dan.wendorf@am.jll.com
614.460.4407

THE CSX TRANSPORTATION INTERMODAL ADVANTAGE —

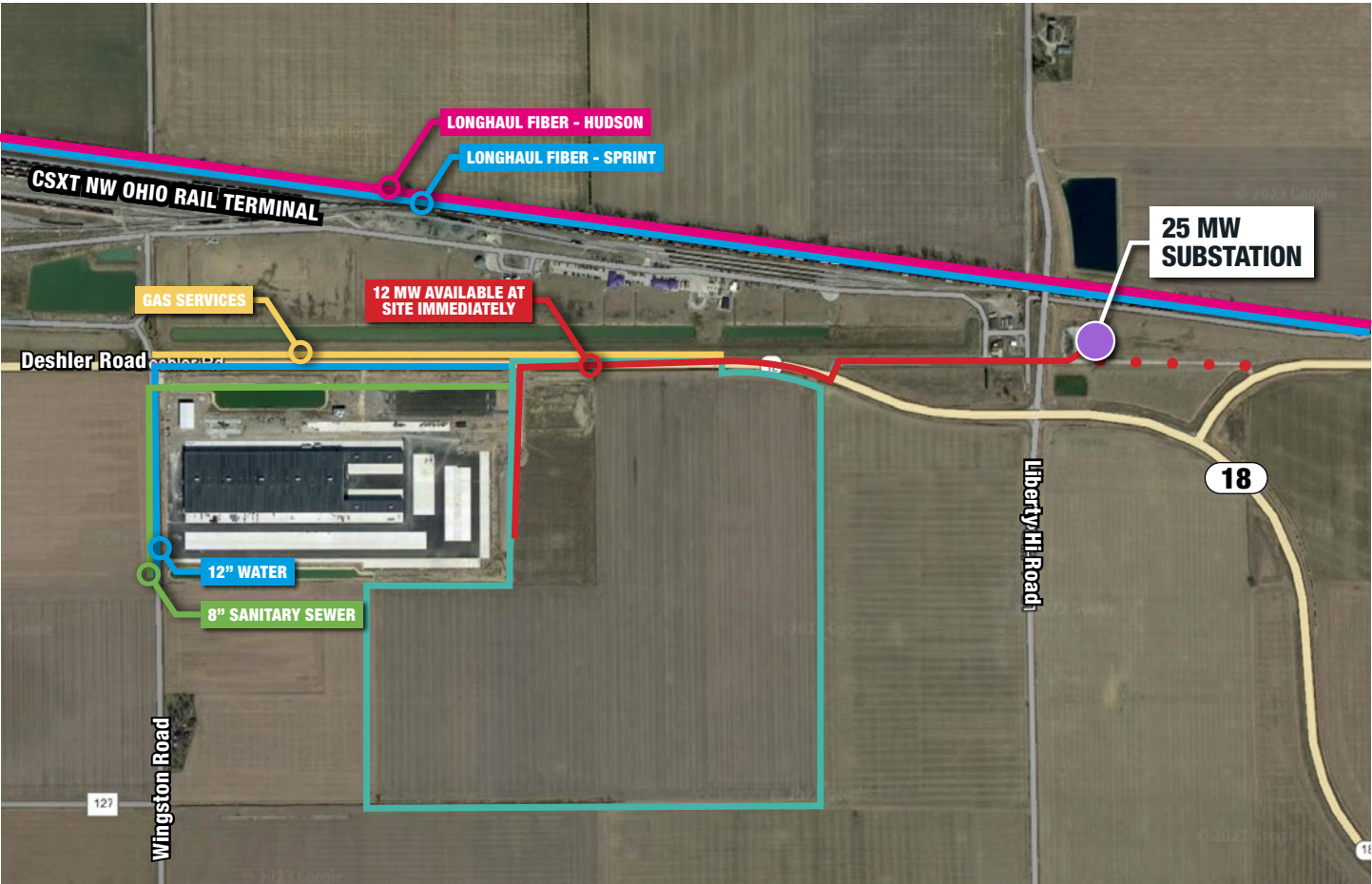


- 500 acres in North Baltimore, Ohio
- 700,000 lift capacity to serve the local market, served by seven (7) wide-span electric cranes
- Eight (8) processing tracks, totaling 41,000 feet of track
- Three (3) in-gate and three (3) out-gate lanes, featuring driver-initiated technology to expedite turn time

To learn more about intermodal rail at CSX Transportation, visit www.intermodal.com.



SITE UTILITY OVERVIEW



UTILITIES

Electricity

Available Megawatts (MW)	12MW
Transmission Lines Voltage	138 kV
Substation Remaining Capacity	25 MW

Water	100,000 GPD (12" water main)
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Sanitary	200,000 GPD (15" graivty sewer)
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Gas	Service at site
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HEAVY POWER AVAILABLE

Heavy power available to support manufacturing.



CONVENIENT HIGHWAY ACCESS

Located just three miles off I-75, with convenient truck access to local and regional markets from Chicago to Pittsburgh and Detroit to Cincinnati.



CSX INTERMODAL TERMINAL

Adjacent to CSX Transportation's Northwest Ohio Intermodal Terminal, featuring coast to coast intermodal rail service and soon to be designated as an inland port.

BUILD-TO-SUIT OPPORTUNITY —

Full entitled industrial site with heavy power and all utilities available



INDUSTRY LEADING DEVELOPER



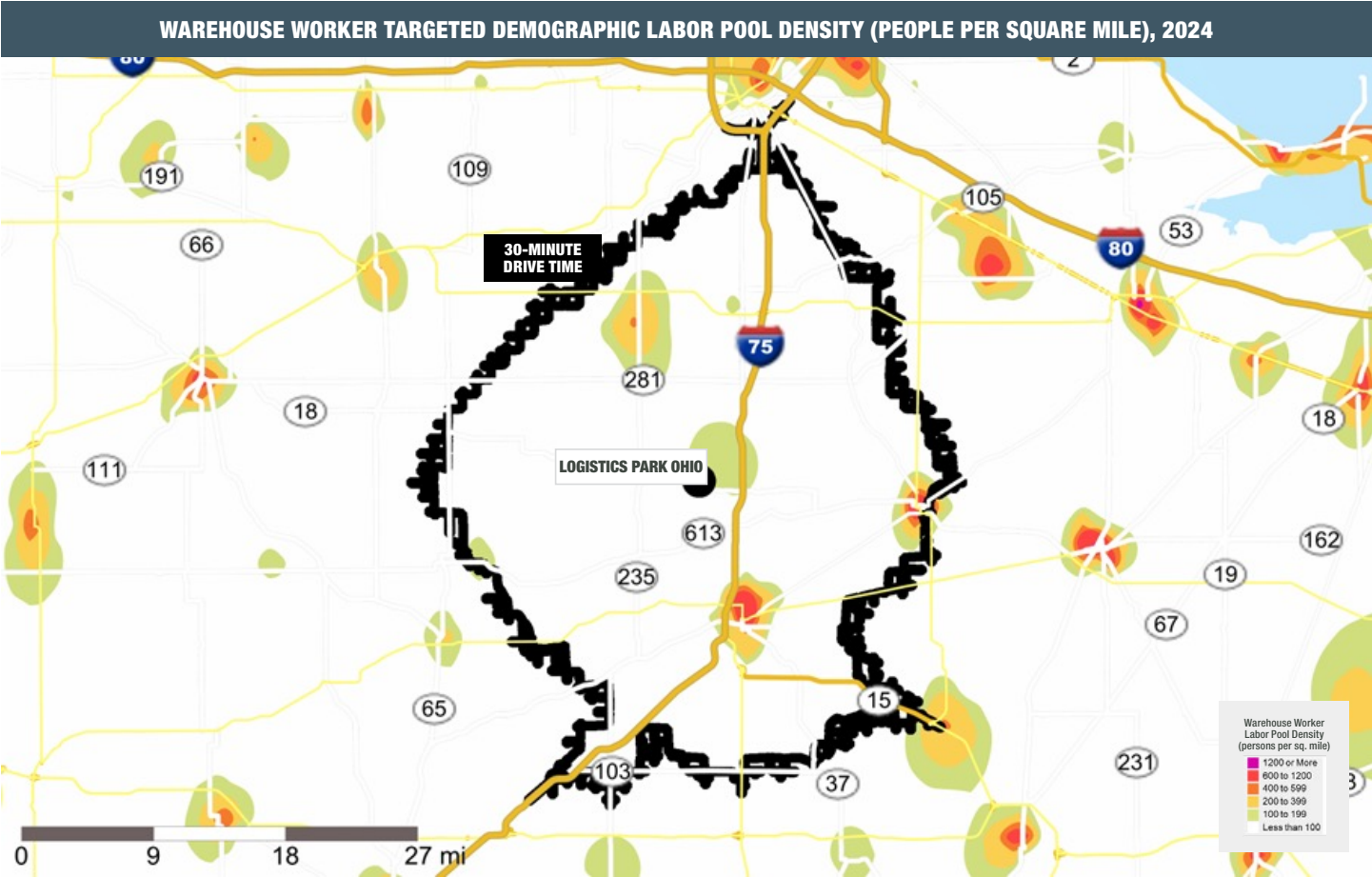
±1.5 MSF

BUILD-TO-SUIT INDUSTRIAL
DEVELOPMENT


- State-of-the-art, Class A building standards
- Container yard capacity
- Train to truck to warehouse in minutes
- All-concrete buildings constructed to accommodate heavyweight cargo and break-bulk operation for all commodity types

LABOR ASSESSMENT


Logistics Park Ohio in the Northwest Ohio labor has a warehouse worker labor pool of over 21,000 people. The region’s warehouse worker supply/demand surplus and high concentration, coupled with low area affluence and large groups of part-time college students, unemployed, and underemployed, help support the market’s capacity to sustain an additional 900 warehouse jobs.




LOGISTICS PARK OHIO LABOR MARKET ADVANTAGES INCLUDE:




LARGE
WAREHOUSE WORKER
LABOR POOL




HIGH
UNEMPLOYMENT
RATE




HIGH
WORKER
CONCENTRATION




LOW
AREA AFFLUENCE



**WAREHOUSE WORKER
SUPPLY/DEMAND
SURPLUS**



\$17.23
MEDIAN HOURLY WAGE:
FULFILLMENT SPECIALIST



\$20.57
MEDIAN HOURLY WAGE:
FORKLIFT OPERATOR

SELECTED LABOR MARKET STATISTICS, Q4 2024 (30-Minute Drive Time)

LOCATION	POPULATION TOTAL	WAREHOUSE WORKER LABOR POOL ¹⁾			WORKING AGE PARTICIPATION RATE	JANUARY 2025 UNEMPLOYMENT		AREA AFFLUENCE MEDIAN HOUSEHOLD INCOME		BLUE COLLAR TOTAL UNDEREMPLOYED	PART-TIME COLLEGE STUDENT ENROLLMENT
		TOTAL	CONCENTRATION V.S. U.S. = 1.0	NET SUPPLY/DEMAND BALANCE (5 MILES)		RATE	TOTAL	TOTAL	LESS THAN \$35K		
Logistics Park Ohio	140,049	21,373	1.4	57 Surplus	84%	5.2%	4,063	\$71,403	26.1%	6,399	10,771
U.S. Average	--	--	1.0	--	79%	4.0%	6,834,489	\$76,141	22.6%	10,970,291	--

Better Conditions Moderate Conditions Less Desirable Conditions

Footnotes
1) Targeted Demographic Labor Pool Definition: Individuals represent the civilian population (ages 16+) with demographic characteristics best aligned with a typical hourly warehouse worker profile (i.e., lower/moderate income, blue collar and mix of service sector occupational tendencies, high school educated).
Data Sources: Experian, U.S. Census Bureau, Economic Research Institute, NorthPoint methodology, National Labor Relations Board