

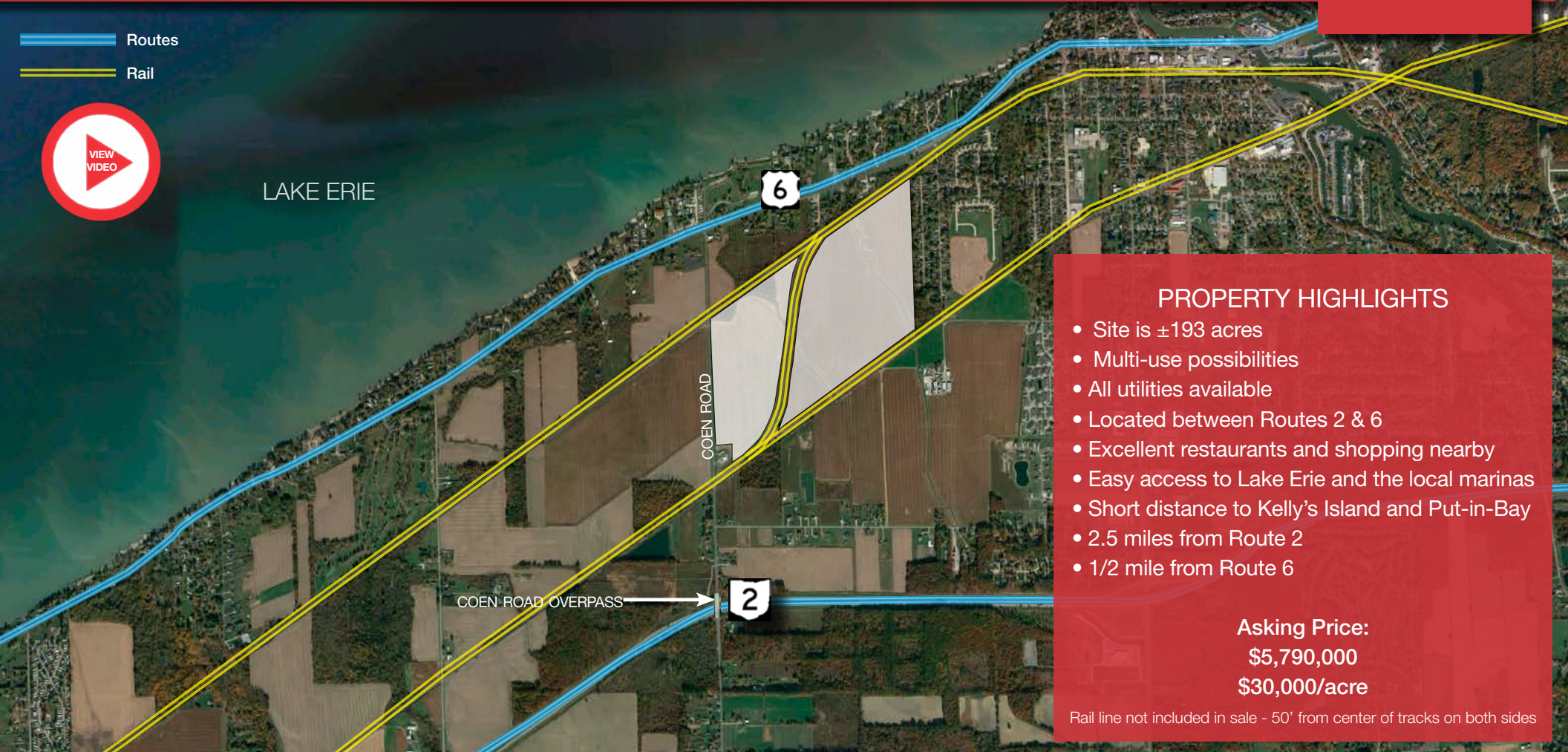
±193 ACRES - INDUSTRIAL DEVELOPMENT OPPORTUNITY / RAIL ACCESS

COEN ROAD
VERMILION, OH

Routes
Rail



LAKE ERIE



PROPERTY HIGHLIGHTS

- Site is ±193 acres
- Multi-use possibilities
- All utilities available
- Located between Routes 2 & 6
- Excellent restaurants and shopping nearby
- Easy access to Lake Erie and the local marinas
- Short distance to Kelly's Island and Put-in-Bay
- 2.5 miles from Route 2
- 1/2 mile from Route 6

Asking Price:
\$5,790,000
\$30,000/acre

Rail line not included in sale - 50' from center of tracks on both sides

For more information

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NAI Global Industrial Chairperson

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ELECTRIC

There is 12.5 kV 3 phase that runs along Coen Road (west side of site). There is a 69 kV transmission line approximately 1000 feet south of the site.



Provider: First Energy



NATURAL GAS

No Gas Line at site boundary
Distance to Natural Gas distribution line - ~1,200'
Distribution Line Size - 4"
Distribution Gas Line Pressure - Medium



Provider: Columbia Gas



Situated between Coen Road and Jackson Street West to east and between Routes 6 and 2 from north to south.



Average household Income exceeds \$111,000 within 3 miles

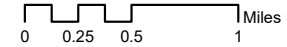


Site is zoned I-1, Light Industrial

ZONING I-1
USES [HERE](#)

ZONING I-3
USES [HERE](#)

Vermilion Township Erie County, Ohio Zoning Map



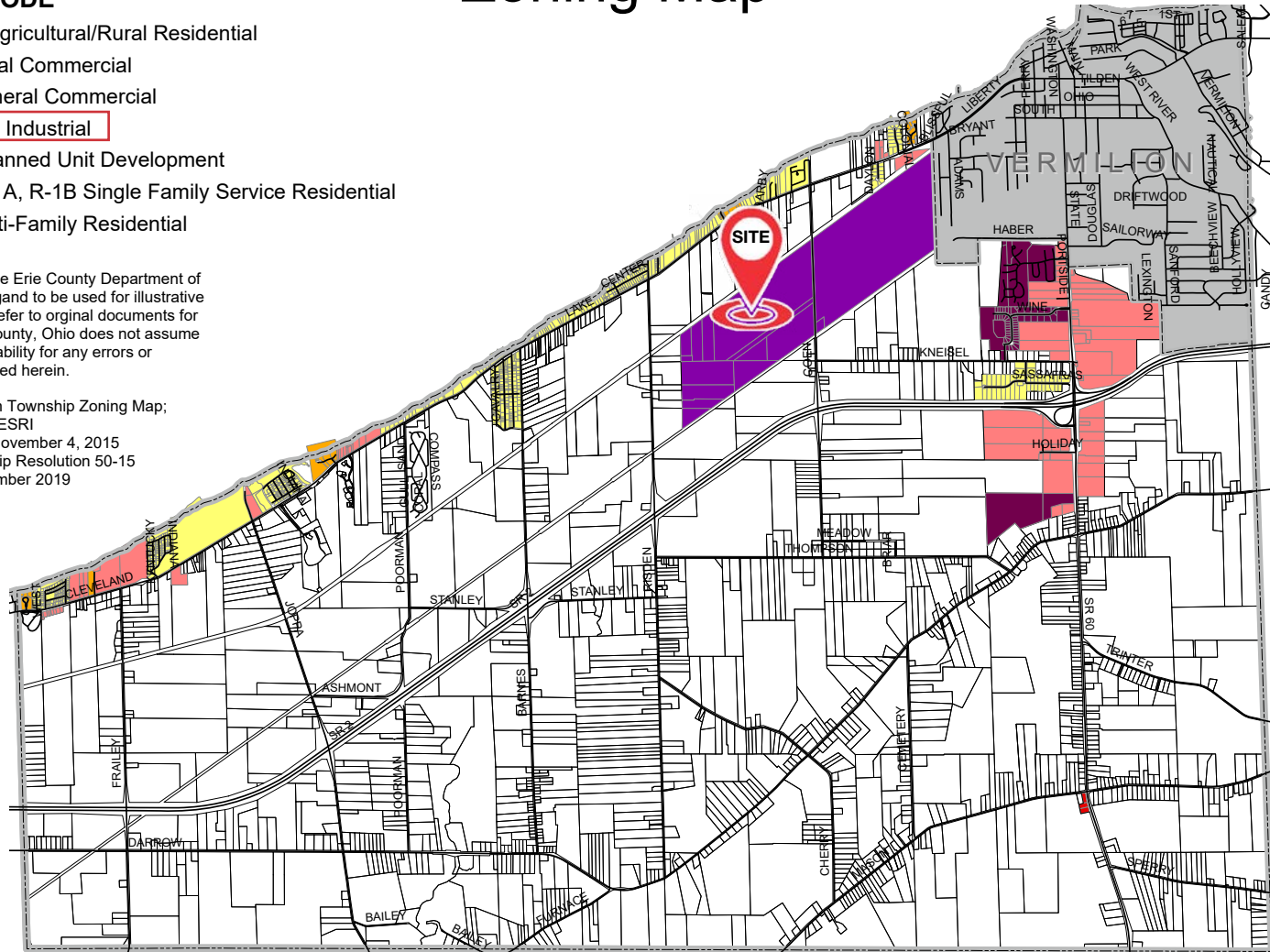
Legend

ZONING CODE

- A/R-R Agricultural/Rural Residential
- C-1 Local Commercial
- C-2 General Commercial
- I-1 Light Industrial
- PUD Planned Unit Development
- R-1, R-1A, R-1B Single Family Service Residential
- R-3 Multi-Family Residential

Map created by the Erie County Department of Regional Planning and to be used for illustrative purposes only. Refer to original documents for accuracy. Erie County, Ohio does not assume responsibility or liability for any errors or omissions contained herein.

Source: Vermilion Township Zoning Map;
Erie County GIS, ESRI
Map Approved: November 4, 2015
Vermilion Township Resolution 50-15
Recertified: December 2019

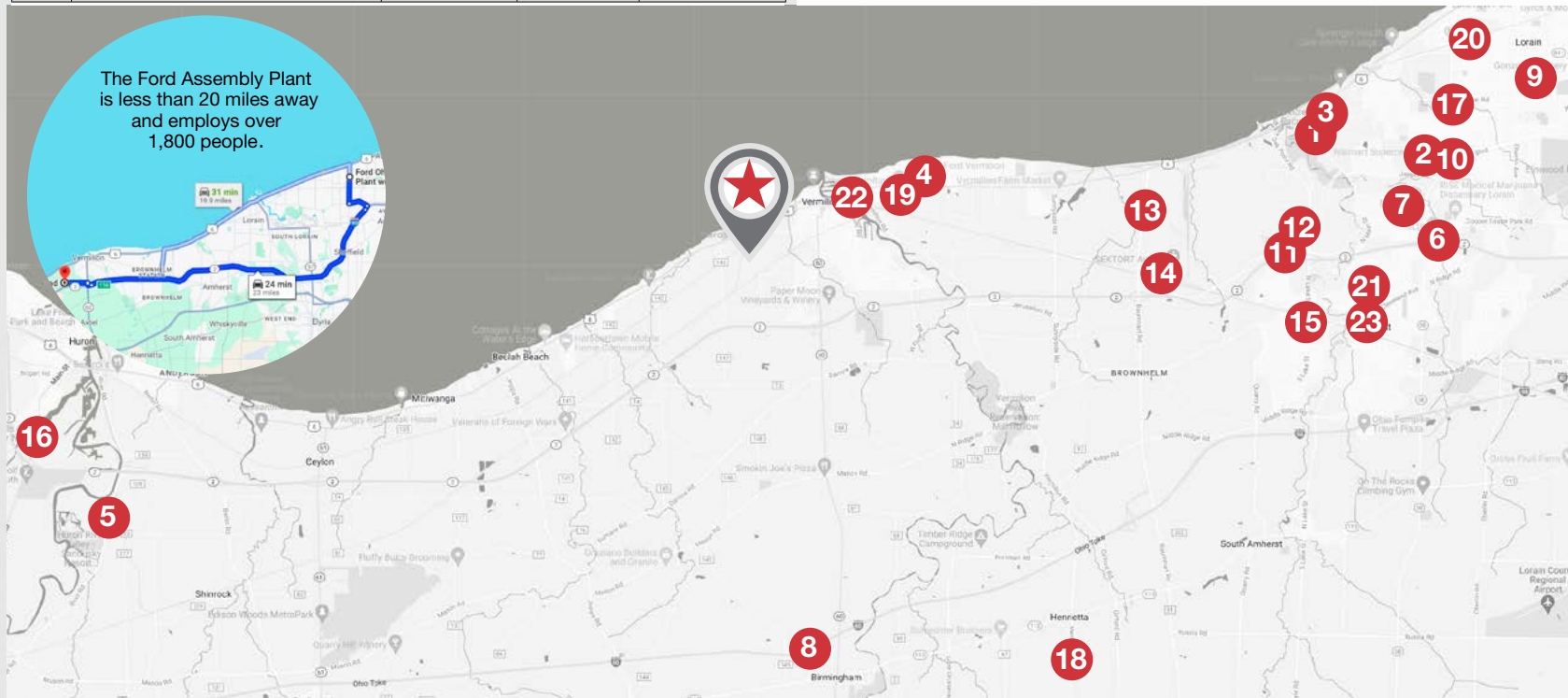


TOP EMPLOYERS WITHIN 10 MILES

COEN ROAD
VERMILION, OH

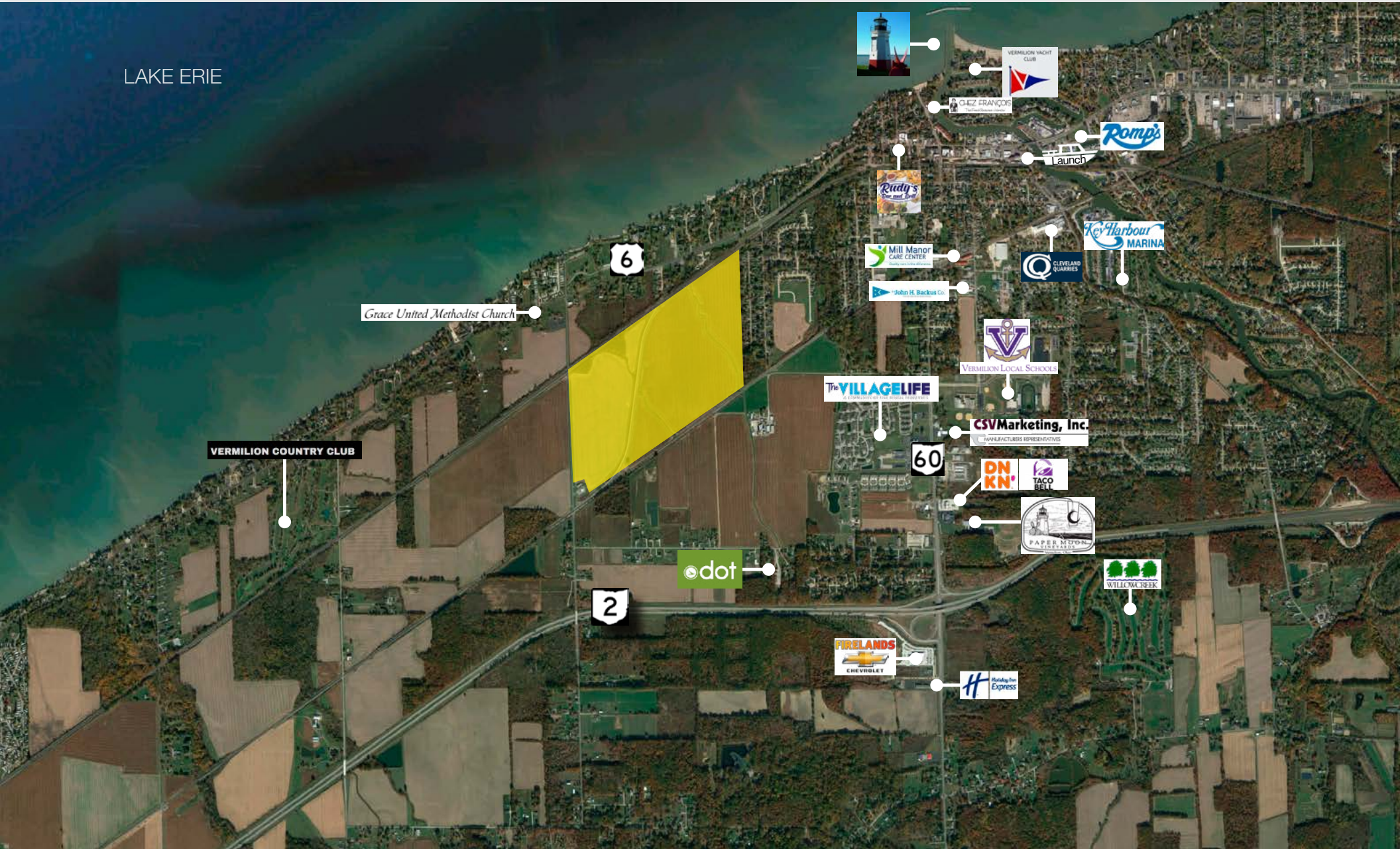
#	COMPANY NAME	CITY	EMP SIZE	MILES FROM SITE	#	COMPANY NAME	CITY	EMP SIZE	MILES FROM SITE
1	Mercy Health-Lorain Hospital	Lorain	1525	7.69	13	Heidelberg Distributing Co	Lorain	120	5.4
2	Walmart Supercenter	Lorain	335	9.13	14	RDF Logistics	Lorain	120	5.57
3	Lake Pointe Health Ctr	Lorain	250	7.79	15	Amherst Manor Retirement	Amherst	119	7.59
4	Kingston Of Vermilion Nursing	Vermilion	203	2.5	16	Thunderbird Hills Golf Club	Huron	113	9.86
5	District Petroleum Products	Huron	200	9.36	17	Echoing Lake Dunham Home	Lorain	100	9.55
6	Giant Eagle	Amherst	170	9.24	18	Firelands Elementary School	Oberlin	100	7.12
7	Meijer	Lorain	162	8.88	19	Giant Eagle	Vermilion	100	2.11
8	Bettcher Industries Inc	Wakeman	150	5.64	20	Lorain City Schools	Lorain	100	9.98
9	Cleveland Clinic-Lorain Family	Lorain	150	10.77	21	Marion L Steele High School	Amherst	100	8.34
10	Home Depot	Lorain	150	9.3	22	Quaker Steak & Lube	Vermilion	100	1.34
11	Target	Amherst	150	7.29	23	Specialty Hospital Of Lorain	Amherst	100	8.32
12	Lowe's Home Improvement	Lorain	140	7.3					

source: dataaxle.com



NEIGHBORING BUSINESSES

COEN ROAD
VERMILION, OH



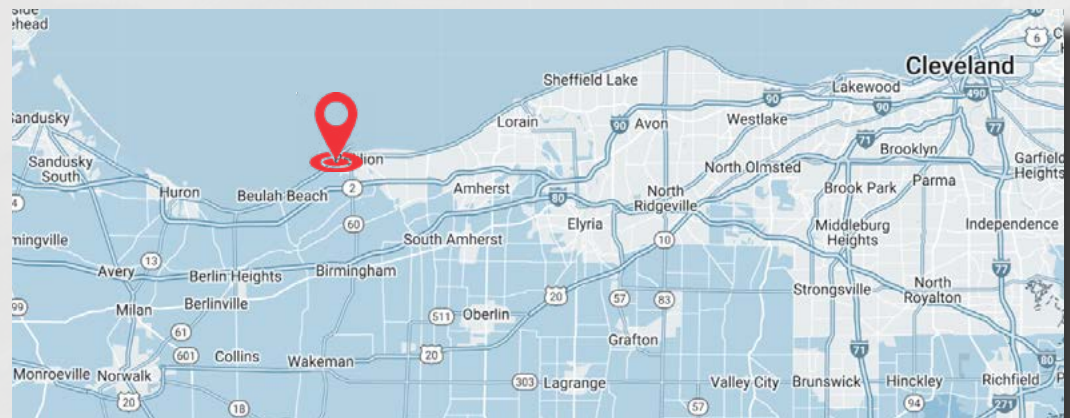
ABOUT VERMILION

COEN ROAD
VERMILION, OH

Vermilion is a city in Erie and Lorain Counties in Ohio, on Lake Erie. Its population was 10,659 at the 2020 census. Located about 35 miles west of Cleveland and 17 miles east of Sandusky, it is part of the Cleveland metropolitan area and Sandusky micropolitan area.

Vermilion harbor features sandy beaches, recreational boating, jet skis, canoeing, and sailboats. Shipbuilding was once the major industry there.

Vermilion is home to over 12 parks and facilities, including the Vermilion River Reservation, featuring the Bacon Woods and Mill Hollow areas on each side of the Vermilion River, which runs through the reservation and directly out to Lake Erie. Picnic shelters and trails are located in Vermilion.



<i>Demographics</i>		3 Miles	5 Miles	7 Miles
Population		9,856	16,310	21,320
Total Employees		2,221	2,409	2,750
Average HHI		\$111,656	\$103,129	\$101,267

ABOUT NORFOLK SOUTHERN

COEN ROAD
VERMILION, OH



Norfolk Southern Corporation (NYSE: NSC) is one of the nation's premier transportation companies. Its Norfolk Southern Railway Company subsidiary operates approximately 19,500 route miles in 22 states and the District of Columbia, serves every major container port in the eastern United States, and provides efficient connections to other rail carriers. Norfolk Southern is a major transporter of industrial products, including chemicals, agriculture, and metals and construction materials. In addition, the railroad operates the most extensive intermodal network in the East and is a principal carrier of coal, automobiles, and automotive parts.

About NORFOLK SOUTHERN



MAKING CONNECTIONS

Norfolk Southern (NYSE: NSC) has served the freight transportation needs of America for nearly two centuries, connecting businesses and communities to the marketplaces of the world — creating jobs, supporting economies, and transporting goods on safe, environmentally friendly rail.

- 43 PORTS SERVED**
- 61 AUTOMOTIVE FACILITIES SERVED**
- 55 INTERMODAL TERMINALS**
- 154 TUNNELS**
- 62,700 FREIGHT CARS**
- 250 SHORT LINE CONNECTIONS**
Adds 20,000+ miles to NS network
- CONNECTS**
with Western rail carriers
- 4,155 LOCOMOTIVES**
- 9,706 BRIDGES**
- 41 RAIL-TRUCK TRANSFER FACILITIES**