Ohio

American Municipal Power (AMP) Gorsuch Site

16600 St Rt 7N, Marietta, Ohio 45750 - Washington County



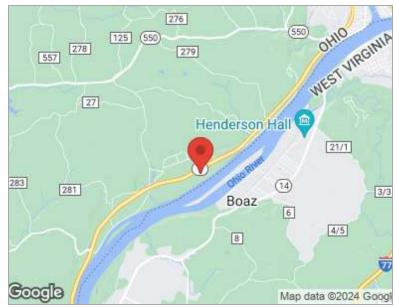
Property Details

Latitude/Longitude: 39.3686, -81.5166 Type of space: Industrial Min Size: 51 acres Max Size: 51 acres Last Updated: 2/13/2024

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For Sale: Yes Sale Price: \$3,500,000 For Lease: Yes Lease Rate: 20,000.00 /sf Lease Type: Triple Net

Property Description: The site consists of 51 acres with access to the Ohio River. Approximately two-thirds of the site is 48 feet above the normal operating pool of the Ohio River and the NE portion is in the 1% annual chance flood zone. The site is located at Ohio River marker 176. Location has 138KV substation on-site; in addition, there is a 1,000KVA transformer and 2 other smaller feeds all with a primary of 12,470V. This site has rail, which can be upgraded to enhance the intermodal transloading capabilities of the site. This site has access to the Eramet sewer treatment facility slightly west of the site. The site includes roughly 1,500 feet of river access and a barge unloading facility for 2 barges. The site has material handling capability with infrastructure that includes a 15-ton E-crane and a system of belts and hoppers capable of moving up to 600 tons of product per hour. Site serviced by Warren Water with 6-inch main size at 80-100 psi and excess capacity of 400,000 GDP. Direct Energy (steam supplier) is adjacent to the parcel.



Broker Contact

Contact Name: Erin Miller Contact Company: American Municipal Power, Inc. Contact Phone: (614) 540-1019 Email Address: emiller@amppartners.org

Description

The site consists of 51 acres with access to the Ohio River and an active US Army Corps of Engineers. Approximately two-thirds of the site is 48 feet above the normal operating pool of the Ohio River and the NE portion is in the 1% annual chance flood zone. The site is located at Ohio River marker 176. Location has 138KV substation on-site; in addition, there is a 1,000KVA transformer and 2 other smaller feeds all with a primary of 12,470V. This site has rail, which can be upgraded to enhance the intermodal transloading capabilities of the site. This site has access to the Eramet sewer treatment facility slightly west of the site. The site includes roughly 1,500 feet of river access and a barge unloading facility for 2 barges. The site has material handling capability with infrastructure that includes a 15-ton E-crane and a system of belts and hoppers capable of moving up to 600 tons of product per hour. Site serviced by Warren Water with 6-inch main size at 80-100 psi and excess capacity of 400,000 GDP. Direct Energy (steam supplier) is adjacent to the parcel.

Site Details

Parcel ID #(s): 340067845001 Lot Size: 51 acres Total Acres: 51 acres

Contact Information

Company: Southeastern Ohio Port Authority Contact Name: Jesse Roush Address: 223 Putnam Street City: Marietta State: Ohio Phone: 740-760-0158 Cell: 740-541-5282 Email: jesse@seohioport.com Website: www.seohioport.com

Contact Information

Company: OhioSE Contact Name: Donna Hrezo Address: 31480 Cheiftan Drive City: Logan State: Ohio Cell: 740-381-0230 Email: donna@ohiose.com Website: www.ohiose.com



Documents

Fixed Pedestal E-Crane 2019.08.19 RHGS Final.pdf AMP-Engineer2.pdf AMP-Wetland3.pdf AMP-Floodplain2.pdf AMP-Wetland2.pdf AMP-Topo2.pdf AMP-Boundary2.pdf Total Developable Acres: 16 acres Maximum Contiguous Developable Acres: 16 acres Current Use: Barge material unloading. Zoning: None-Out of City Flood Plain: Yes Percent in Flood Plain: 50 % Flood Plain Comments: Flood plain does not impact the most developable portions of the property. Attainment: Eight-Hour Ozone: Attainment Attainment: Particulate Matter (PM 2.5): Attainment Attainment: Sulfur Dioxide (1-Hour SO2): See Map for Details Attainment: Lead: Attainment Attainment: NOX: Attainment Attainment: CO: Attainment Topography: flat some rolling Brownfield: Yes

Incentives

TIF District: Yes

Utilities

Electric at Site: Yes Electric Provider: American Electric Power Electric Volts: 138KV V Electric Amps: 2000 amps Power Phases: 3 Gas at Site: Yes Gas Provider: Dominion East Ohio Gas Gas Line Size: 6 in Natural Gas Distribution Line Pressure : 333 Additional Gas Details: Dominion East Ohio will not commit capacity until service has been applied for and project specs have been submitted. Water at Site: No Distance to water: 500 feet Water Provider: Warren Water Association Water Line Size: 6 in Water Details: Available capacity will vary based on the demand cycle. Sewer at Site: No Distance to Sewer Line: 500 feet Sewer Provider: Eramet Treatment Facility Sewer Details: Will need to negotiate with Eramet to gain access to sewer capacity as it's a private system. Fiber Service to Site: Yes Distance to Fiber Line: 7 feet Fiber Provider: AT&T Telecom: Yes Telecom Provider: AT&T

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes Phase I ESA Date: April 6, 2020 Phase II ESA Completed: No Environmental Study Comments: 5

Transportation

Nearest Highway: Ohio Rt 7 Distance to Nearest Highway: 0.10 miles

Highway 2: SR 60 Distance to Highway 2: 15 miles Nearest Interstate: I-77 Distance to Nearest Interstate: 8 miles Nearest Airport: Mid Ohio Valley Regional Airport Distance to Nearest Airport: 15 miles Airport 2: Port Columbus International Airport Distance to Airport 2: 119 miles Airport 3: Akron Canton Airport Distance to Airport 3: 121 miles Distance to Port: 0 miles Rail at Property: Yes Rail Provider(s): Belpre Industrial Parkersburg Railroad Rail Type: Shortline w/ CSX Interchange Rail Spur at Property: Yes