

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

Availability

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 Cheifan 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