

An aerial photograph of a large industrial site, likely a water treatment plant, situated along a river. The site features several large circular tanks, rectangular buildings, and various pipes and structures. The surrounding area includes open fields, some trees, and a few small buildings in the distance. A blue line outlines the property boundary.

7 Kexon Drive

Pioneer, OH 43554

84.997 ACRES FOR SALE

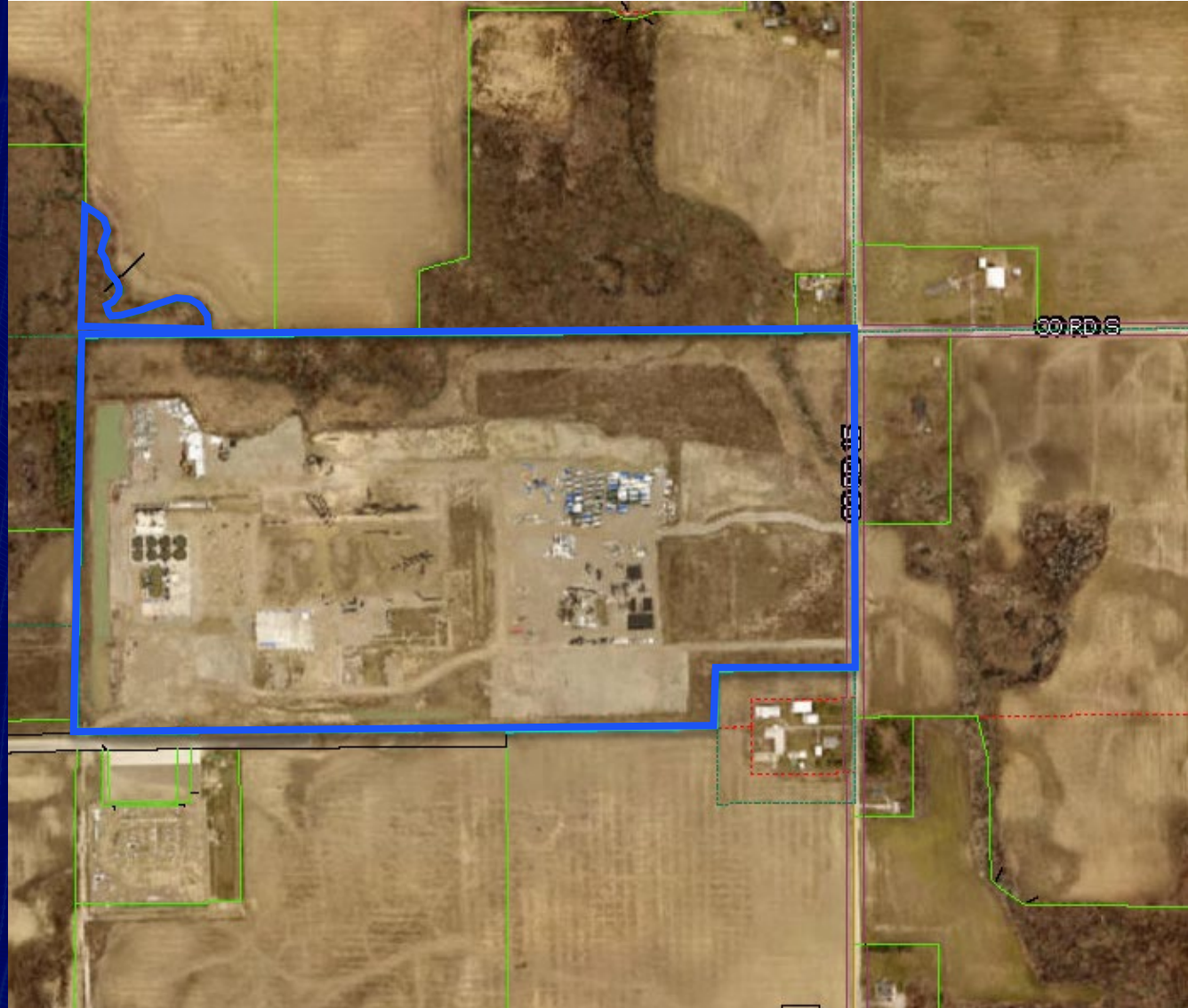


Accelerating success.

PROPERTY SUMMARY

Property Overview:

Address:	7 Kexon Dr
City:	Pioneer
State:	Ohio
Zip:	43554
County:	Williams
School District:	North Central LSD (Williams Co)
Parcel #'s:	<u>092-160-13-025.005</u> <u>092-090-00-007.001</u>
Acres:	84.997
Taxes:	\$20,618.20
Zoning:	M-2 General Industrial District

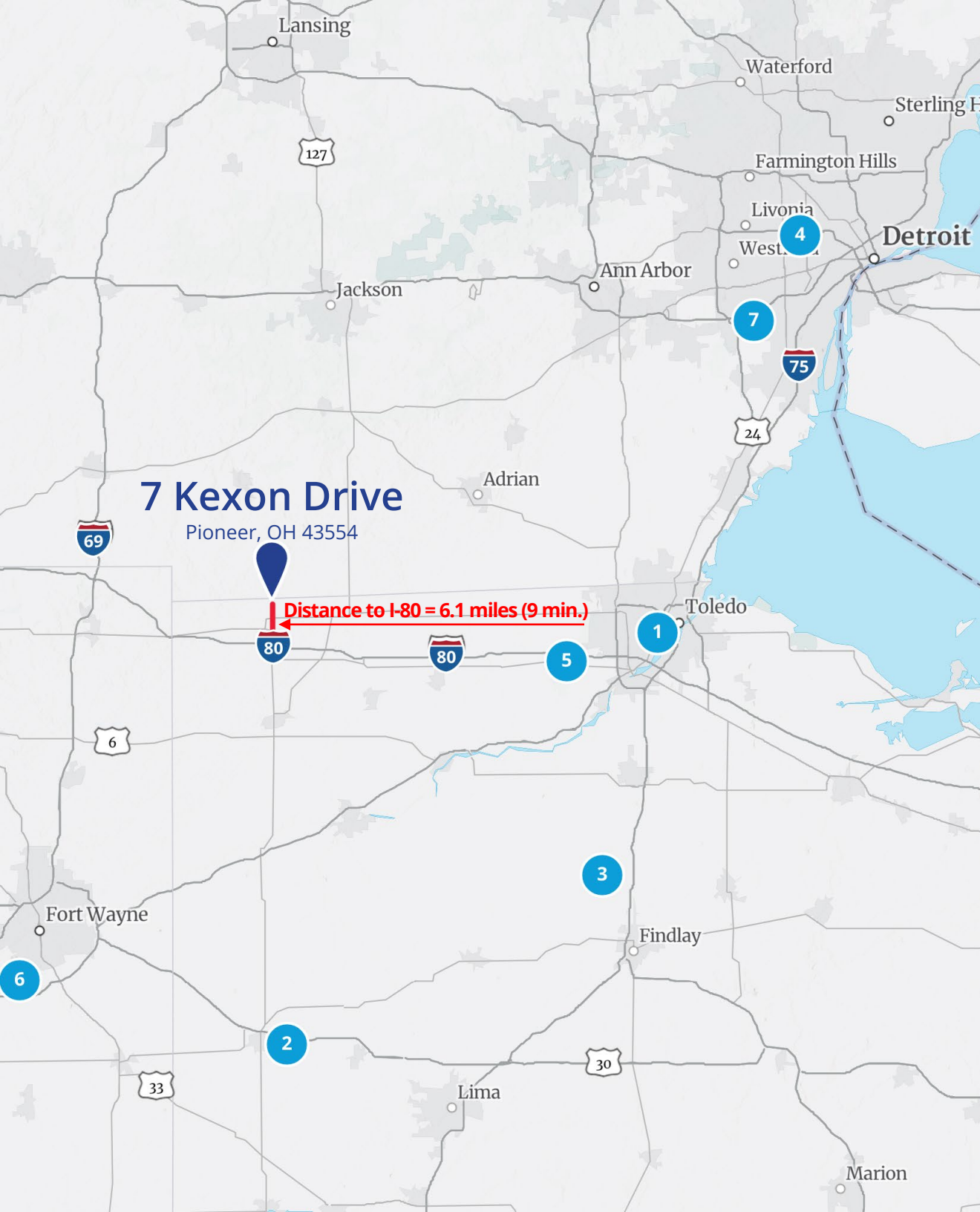


Utility Information

	UTILITY	CAPACITY	PROVIDER	NOTES
	Electric	Up to 84 MW (56 MW Active)	American Municipal Power	Substation designed with three (3) 28 MW cells. 2/3 currently active. Load study currently underway to identify additional power availability (100MW+).
	Gas	4" @ 130 PSI	Ohio Gas	8" main at the Ohio Gas regulation station can be extended to Kexon Dr.
	Water	900k GPD (Entire System)	Village of Pioneer	City system is running at approximately 30% capacity.
	Sewer	900k GPD (Entire System)	Village of Pioneer	City system is running at approximately 30% capacity.
	Process Water	5.25M GPD	n/a	Permits in place and current. Well field needs to be tied to the site.
	Discharge	5.25M GPD	n/a	Wastewater and dissipation field permits in place and current.
	Telecom	10 GBPS Fiber	Spectrum	

PICTURES



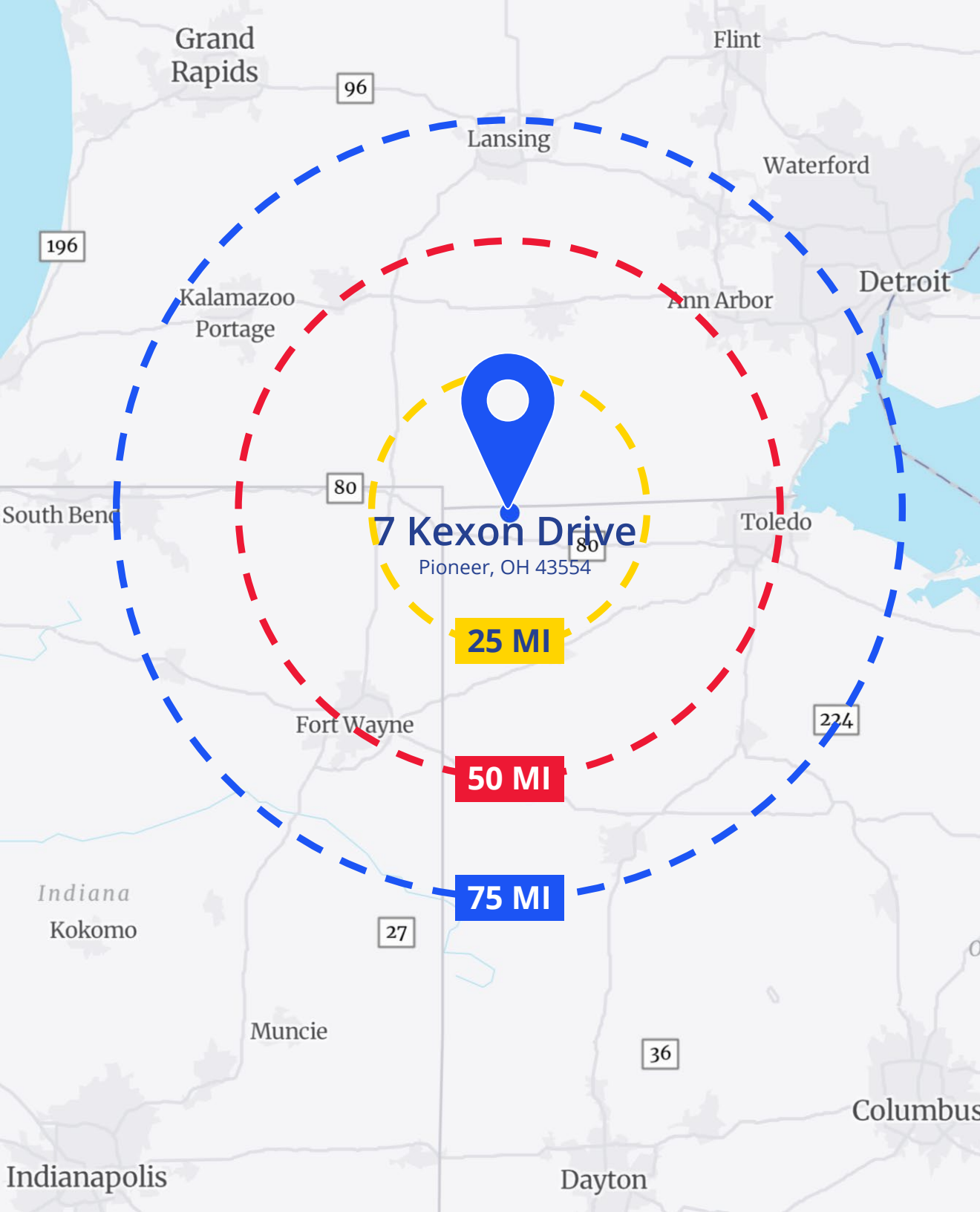


PROPERTY SUMMARY

Location

- Access to multiple Class I rail intermodal ramps
- A major global air cargo hub (DTW)
- A nearby dedicated cargo airport (Toledo Express within 1 hour)

1	Norfolk Southern Airline Junction (Air Line Yard)	59 Miles
2	Van Wert Transload/Intermodal	63 Miles
3	CSX Intermodal of Northwest Ohio (North Baltimore Yard)	76 Miles
4	CPKC Railway Detroit Intermodal Terminal	114 Miles
5	Toledo Express Airport (TOL)	46 Miles
6	Fort Wayne International Airport (FWA)	74 Miles
7	Detroit Metropolitan Airport (DTW)	100 Miles



DEMOGRAPHICS

Access to Labor

25 MI

72,464

47.4%

2025 Total Workforce

Blue Collar Workers

50 MI

604,225

40.9%

2025 Total Workforce

Blue Collar Workers

75 MI

2,090,231

38.8%

2025 Total Workforce

Blue Collar Workers

Access to Consumers

25 MI

152,840

\$87,424

2025 Total Population

Avg. HH Income

50 MI

1,245,319

\$102,459

2025 Total Population

Avg. HH Income

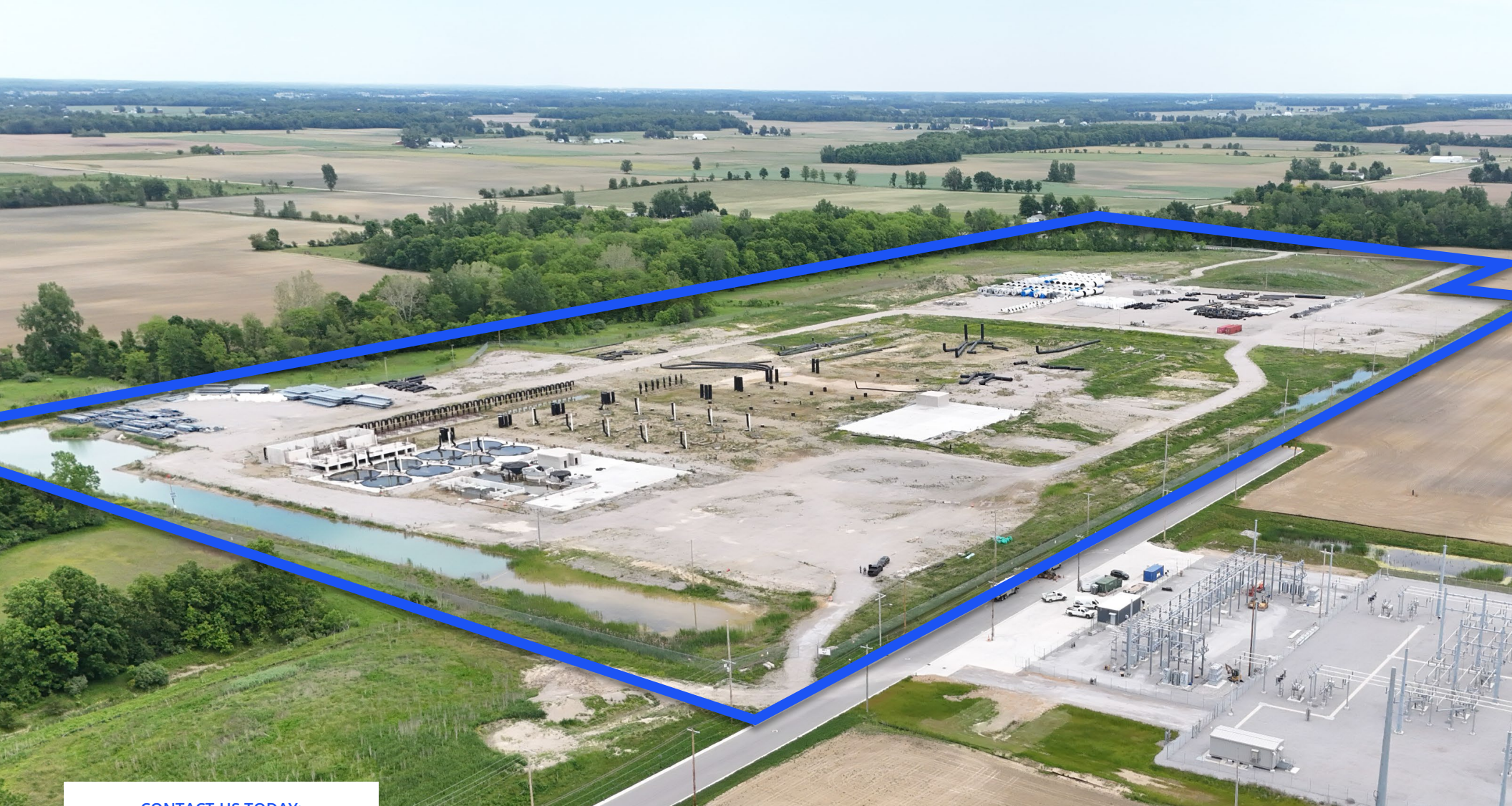
75 MI

4,262,085

\$104,249

2025 Total Population

Avg. HH Income



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