



# ADAIR PROPERTY

Build to Suit  
For Sale or Lease  
Pricing Available on Request

(317) 523 - 6854  
lorileonhard1@gmail.com



## INTEGRITY DRIVE DEFIANCE, OH 43512

LOCATED APPROXIMATELY 1 MILE EAST OF US-24 ON  
US-424 AT INTEGRITY DRIVE.

# SITE PLAN SPECIFICATIONS

Approximately 9.5 acres to the north and 9.5 acres to the south

## Rail Service

Serviced by Michigan Southern Railroad Co.  
Connections with both Norfolk Southern and CSX Transportation  
Proposed non-hazardous trans-load center

Pioneer Railcorp  
1318 S. Johanson Rd.  
Peoria, IL 61607  
Nathan Johns, Marketing  
309-697-1400 - voice  
njohns@pioneer-railcorp.com

## Storm Water

12" storm line on the west side of the property  
15" storm line on the north side of the property

## Sanitary Sewer

10" combined sewer

## Water

12" Water Line

Hydrant #

Static Pressure:  
Residual Pressure:  
Pitot Pressure:  
Flow Pressure:

## Gas

Ohio Gas Company  
Doug Westhoven, Marketing Manager  
(419) 636 - 1117 ext. 239  
Size: 4" Line  
Pressure: 60 lbs.

ANR/TransCanada  
Andy Armstrong  
(832) 320-5273  
South side of property on south side of railroad  
3 gas lines: two 30" lines and one 36" line  
Pressure: 650 psi normal, 858 psi max

## Electricity

Toledo Edison  
Ask for new construction, application for service  
(800) 447 - 3333



**ADAIR PROPERTY**

11650 Olio Road  
Suite 1000-305  
Fishers, IN 46037

(317) 523 - 6854  
lorileonhard1@gmail.com



# ADAIR PROPERTY

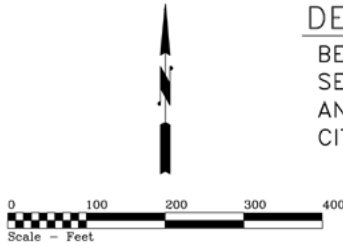
## ADAIR, LTD. ~ CONCEPT PLAN

www.adairproperty.com

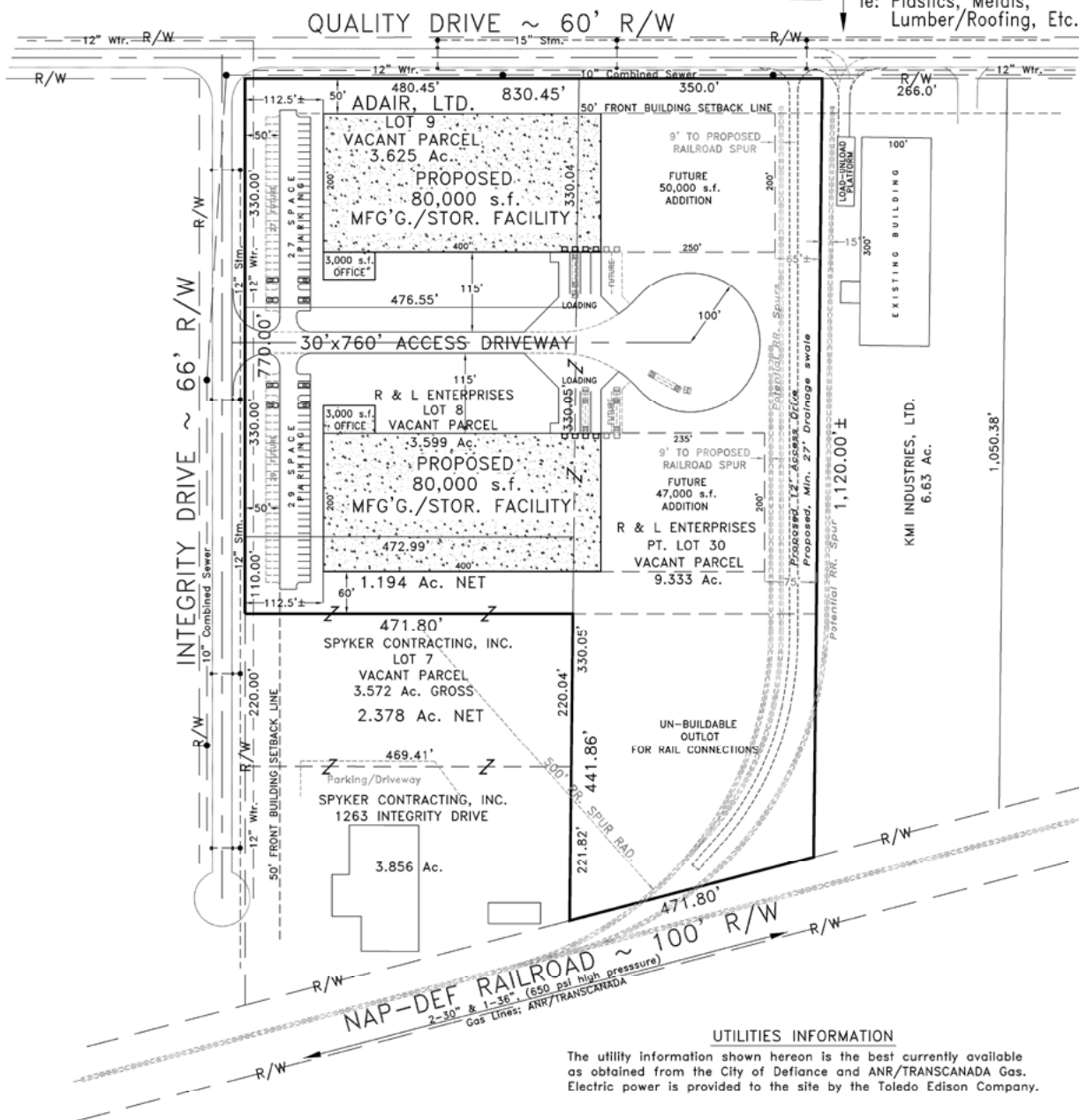
### DEFIANCE, OHIO INDUSTRIAL PARK

BEING A PART OF THE SOUTHWEST 1/4, OF SECTION 27, T-3-N, R-4-E, DEFIANCE TWP., AND PART OF ZELLER'S 1st ADDITION IN THE CITY OF DEFIANCE, DEFIANCE COUNTY, OHIO  
17.77± ACRES

**ZONING INFORMATION**  
THIS PROPERTY IS LOCATED IN THE "M-3" ZONING DISTRICT  
REQ'D. SETBACKS:  
50' FRONT YARD  
40' REAR YARD  
30' SIDE YARD  
MINIMUM LOT SIZE:  
2.0 ACRES  
200' FRONTAGE



**PROPOSED NON-HAZARDOUS TRANS-LOAD CENTER**  
ie: Plastics, Metals, Lumber/Roofing, Etc.



**UTILITIES INFORMATION**  
The utility information shown hereon is the best currently available as obtained from the City of Defiance and ANR/TRANSCANADA Gas. Electric power is provided to the site by the Toledo Edison Company.



# ADAIR PROPERTY



## LOCAL EDUCATIONAL AND TRAINING INSTITUTIONS

Archbold, Ohio	<b>Northwest State Community College</b>
Archbold, Ohio	<b>Four County Career Center</b>
Bowling Green, Ohio	<b>Bowling Green State University</b>
Defiance, Ohio	<b>Defiance College</b>
Perrysburg, Ohio	<b>Owens Community College</b>
Sylvania, Ohio	<b>Lourdes College</b>
Toledo, Ohio	<b>Toledo University</b>
Adrian, Michigan	<b>Siena Heights University</b>
Adrian, Michigan	<b>Adrian College</b>
Adrian, Michigan	<b>Lenawee Intermediate School District</b>
Ann Arbor, Michigan	<b>University of Michigan</b>
Ann Arbor, Michigan	<b>Washtenaw Community College</b>
Coldwater, Michigan	<b>Kellogg Community College</b>
Hillsdale, Michigan	<b>Hillsdale College</b>
Hudson, Michigan	<b>Southern Michigan Center for Science and Industry</b>
Jackson, Michigan	<b>Jackson College</b>
Jackson, Michigan	<b>Academy for Manufacturing Careers</b>
Jackson, Michigan	<b>Jackson Area Career Center</b>
Ypsilanti, Michigan	<b>Eastern Michigan University</b>
Angola, Indiana	<b>Trine University</b>

## LOCAL AIRPORTS

Lenawee County Airport, Adrian, MI (ADG)	5001' x 100' w/ GPS and WAAS approach
Willow Run Airport, Detroit, MI (YIP)	7,543' x 160' w/ ILS approach
Detroit Metropolitan, Detroit, MI (DTW)	
Defiance Memorial Airport, Defiance, OH (DFI)	4,199' x 72' w/ GPS
Fulton County Airport, Wauseon, Ohio (USE)	3,882' x 75' w/ GPS and WAAS approach
Henry County Airport, Napoleon, Ohio (7W5)	4000' x 65' w/ GPS
Toledo Express, Toledo, OH (TOL)	10,600' x 150'
National Flight Service, Toledo, OH (KTOL)	10,600' x 150' w/ ILS approach
Tri-State Steuben County Airport, Angola, IN (ANQ)	4,540' x 75' w/ GPS

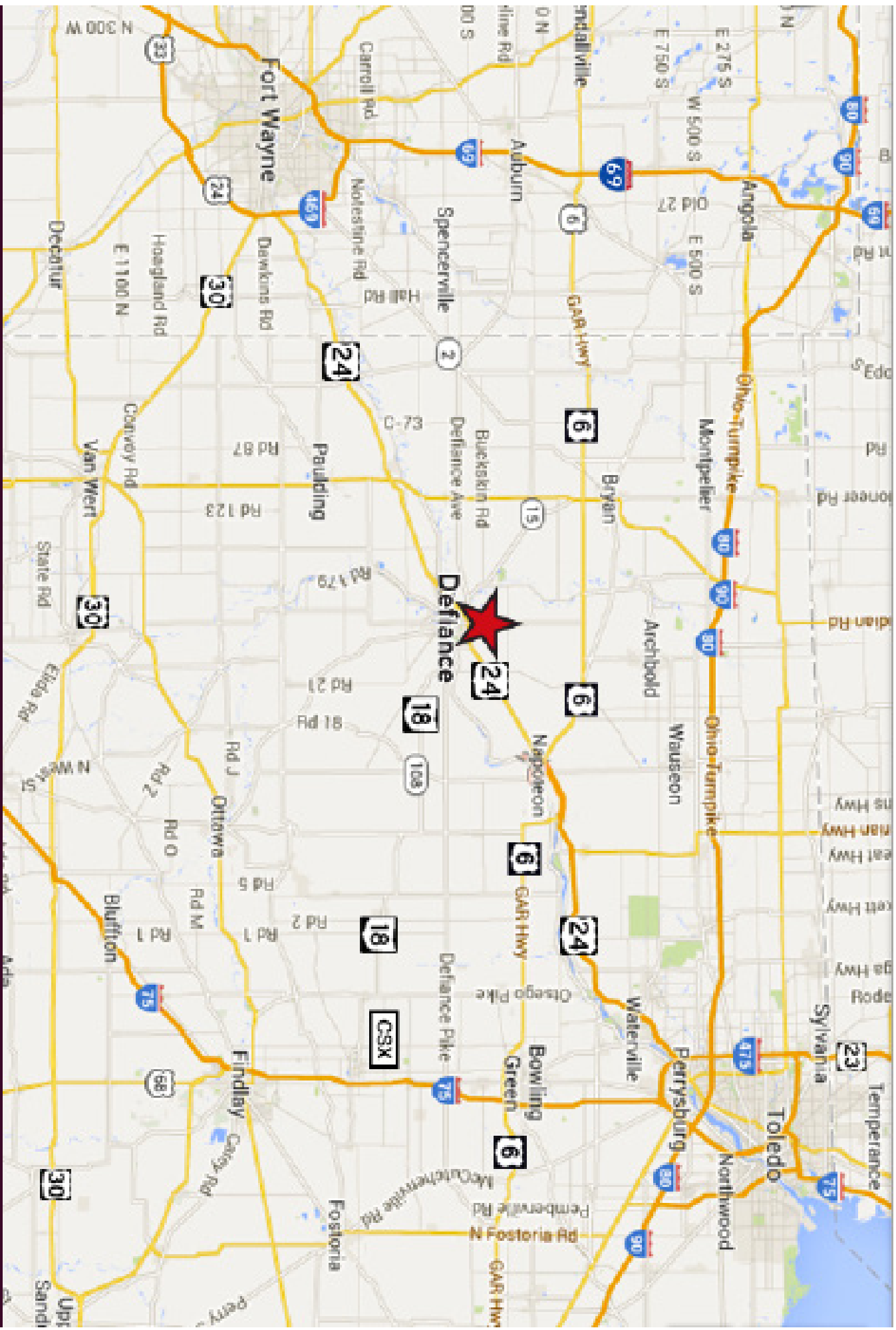


# ADAIR PROPERTY

11650 Olio Road  
Suite 1000-305  
Fishers, IN 46037

(317) 523 - 6854  
lorleonhard1@gmail.com





# ADAIIR PROPERTY

(317) 523 - 6854

54 miles from I-475 in Maumee, OH  
29 miles south of the I-80/I-90 at Archbold, OH

47 miles to I-75 in North Baltimore, OH  
40 miles from I-469 in New Haven, IN