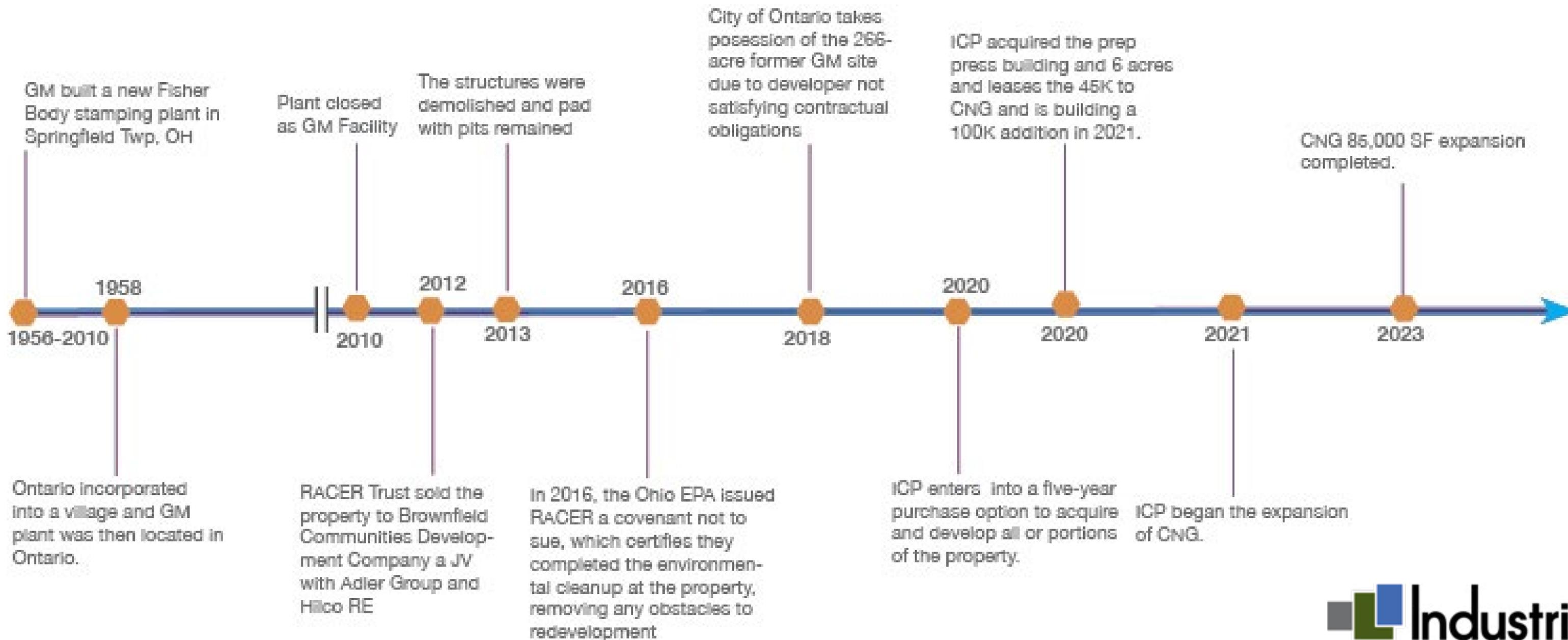


RICHLAND COUNTY PORT AUTHORITY

Ontario Commerce Center

2525 W 4th Street

Ontario, OH - Richland County



Ontario History

“The original town of Ontario started as a settlement on the trail between Mansfield and Bucyrus. In 1834, the combination of that settlement, another small settlement known as New Castle and additional land to be the east and west became the Village of Ontario. In 1958, after General Motors located a stamping plant in Springfield Township, Ontario residents voted to incorporate the village. Several annexations have been added since that time and millions of dollars have been spent on the construction of streets, water and sewer facilities, parks and buildings accommodating the Administrative offices, Service Departments and Water Department. The Administration has been located in the Charles K. Hellinger and Charlotte M. Hellinger Municipal Building since 1986. Ontario became a city on April 30, 2001.”

Source OntarioOhio.org

The GM Plant closed in 2010 and Adler Group of Miami acquired the property in 2012. Adler demolished the plant, leaving the cement pad and a 45,000-square-foot prep press building. RACER was granted a CNS in 2016, removing obstacles to redevelopment. In 2017 the city sent the owners of Ontario Business Park a notice of default of surety guaranty under the development agreement after failing to meet requirements of the agreement within five years. Ontario took possession of the site in 2018 instead of filing a lawsuit and fighting for \$1 million in escrow. In 2020, the Cleveland-based company, ICP, entered into a development agreement with Ontario and started the redevelopment in 2021. ICP subsequently purchased the remaining land from the City of Ontario in 2024.



Source: Mansfield New Journal



Source: RichlandSource.com 11/2018

Ontario Commerce Center

2525 W 4th Street

Ontario, OH - Richland County



2017

SASH Foamworks, Inc

Thompson Elite
Lawn Care

Beer Rd

Universal Enterprises, Inc

Lucas Tool

Beer Rd

Sala LTL Freight

Beer Rd

Motors Liquidation

Charter Next Generation

Cardinal Rental & Sa

Hob
& Glo-In-P

Stumbo Rd N

Stumbo Rd N

W 4th St

IndustrialTM
COMMERCIAL PROPERTIES
Transforming the shape of business.

2023



SITE DATA

BUILDING DATA "A"
 WAREHOUSE 123,136 SF
 OFFICE 16,224 SF

BUILDING DATA "B"
 WAREHOUSE 550,000 SF
 OFFICE 45,000 SF

BUILDING DATA "C"
 WAREHOUSE 280,000 SF
 OFFICE 25,000 SF
 MAINTENANCE 15,000 SF

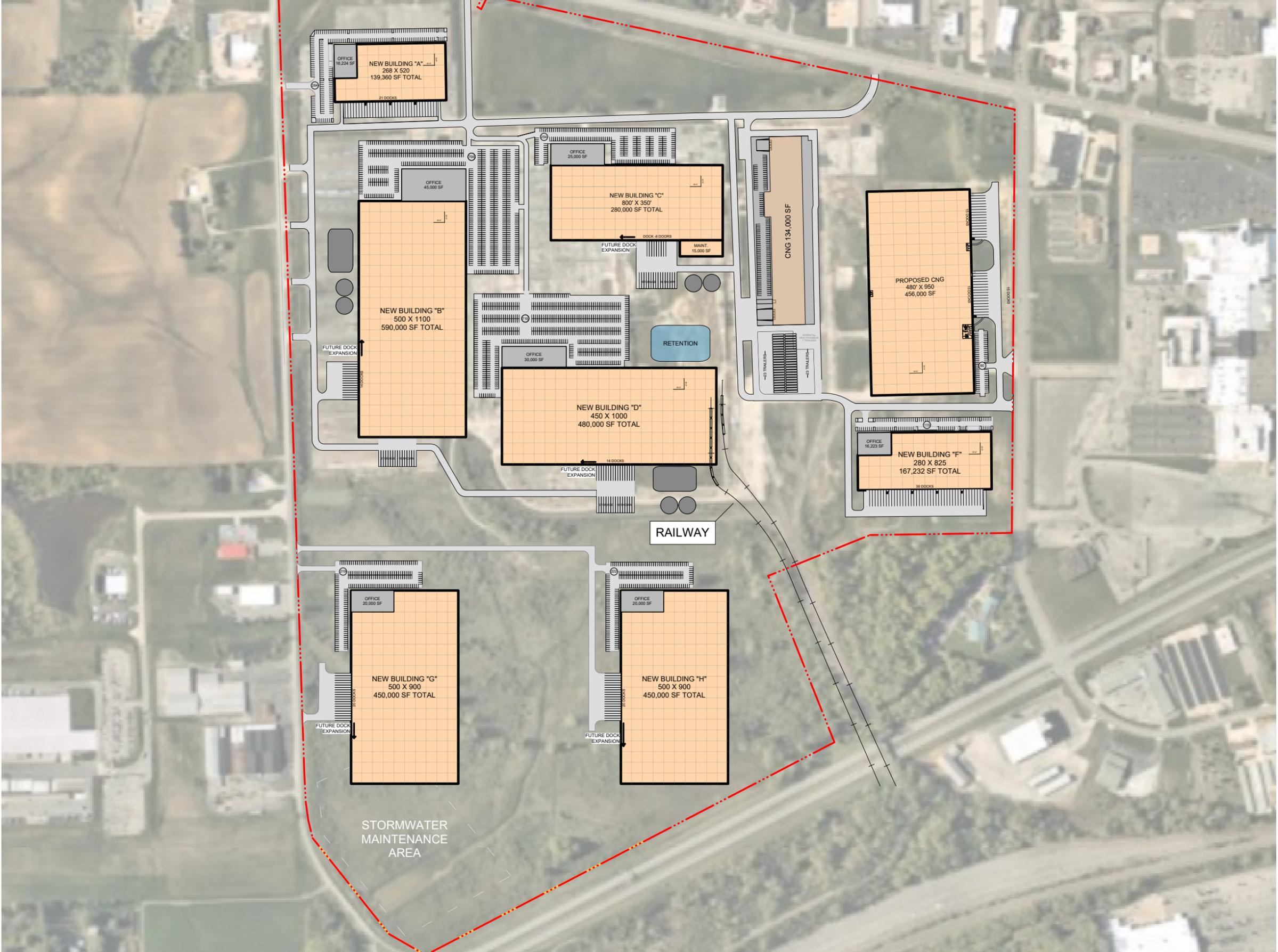
BUILDING DATA "D"
 WAREHOUSE 450,000 SF
 OFFICE 30,000 SF

PROPOSED CNG
 WAREHOUSE 231,000 SF

BUILDING DATA "F"
 WAREHOUSE 151,009 SF
 OFFICE 16,223 SF

BUILDING DATA "G"
 WAREHOUSE 430,000 SF
 OFFICE 20,000 SF

BUILDING DATA "H"
 WAREHOUSE 430,000 SF
 OFFICE 20,000 SF



1 Ontario Master
 Scale: 1:5000



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SITE PLAN

FOR
CNG

CITY OF ONTARIO, COUNTY OF RICHALND, STATE OF OHIO

SITE INFORMATION:

SITE LOCATION: 225 W. 4TH ST., ONTARIO, OHIO

TOTAL SITE AREA: 28.7± AC

ZONING DISTRICT: G-I GENERAL INDUSTRIAL

PERMITTED USES : WAREHOUSE

ZONING DISTRICT REQUIREMENTS: G-I GENERAL INDUSTRIAL (1141.01)

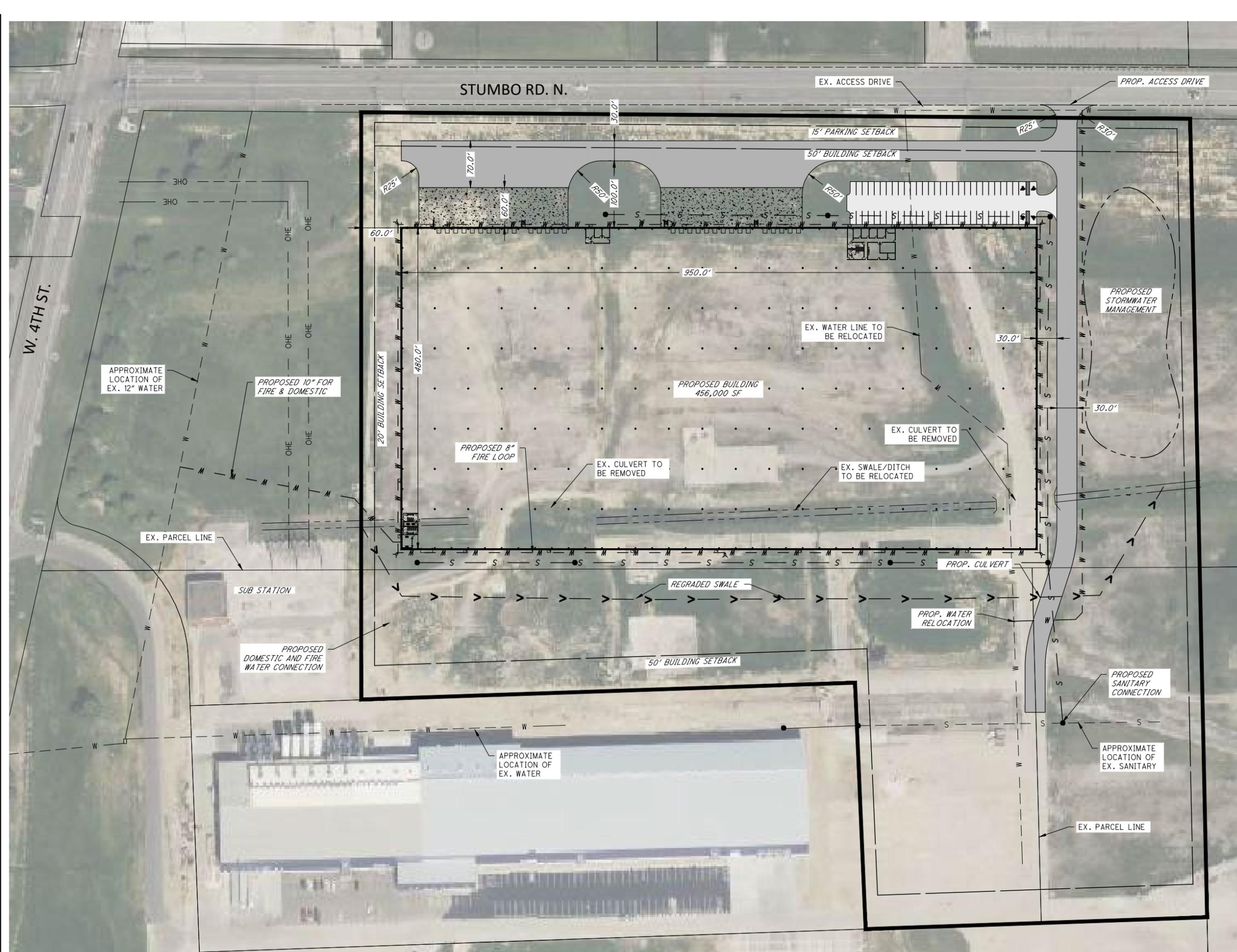
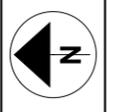
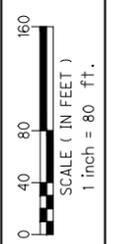
	PER CODE	SHOWN
-MIN. LOT AREA:	NOT SPECIFIED	
-MIN. LOT WIDTH:	NOT SPECIFIED	
-MAX. BUILDING/PARKING COVERAGE:	NOT SPECIFIED	
-MIN. RIGHT-OF-WAY SETBACK:	50'	50'
-MIN. SIDE YARD:	20'	20'
-MIN. REAR YARD:	50'	50'

	PER CODE	SHOWN
-MIN. PARKING SETBACKS:		
-FROM RIGHT-OF-WAY:	15'	15'
-SIDE & REAR:	10'	10'
-MAX. BUILDING HEIGHT:	50'	1-
-REQUIRED LANDSCAPING:	NOT SPECIFIED	
-PARKING LANDSCAPING:	NOT SPECIFIED	

	PER CODE	SHOWN
-PARKING SPACE REQUIREMENTS (1145.18):		
-WAREHOUSES:	1 PER EACH EMPLOYEE AT LARGEST SHIFT	60
-PARKING SPACES PROVIDED		60
-PARKING SPACE SIZE (1145.19):		
-MIN. PARKING SPACE SIZE:	9'x20'	9'x20'
-MIN. DRIVE LANE WIDTH:	24'	24'

LEGEND

- CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- FUTURE PAVEMENT



Capital Lease - Ontario Commerce Center - New Construction

Port Authority Term Sheets

	Richland	Blanchard
Bond Issuance	\$16MM	\$16MM
Lease Term	6 years min	5 year min
Projected Project Budget	\$ 21,000,000	\$ 20,687,000
Est Sales Tax Savings	\$ 686,401	\$ 686,401
Port Fee	\$ 171,600	\$ 68,640
Transfer Fee	\$ -	\$ 10,000
Legal Fees	Included in total	\$50,000
Annual Fees	\$ 5,000	\$ -
Fee Due at Signing (included in total)	\$ 15,000	\$ -
total	\$ 191,600	\$ 128,640

Project	Sq. Ft.	Project Cost	Sales Tax Exemption
2026 New Building for CNG	456,000	\$ 21,000,000	\$ 686,401
Additional Development (A+B)	735,360	\$ 55,152,000	\$ 1,930,320
Additional Development (C+D)	800,000	\$ 60,000,000	\$ 2,100,000
Additional Development (G+H)	900,000	\$ 67,500,000	\$ 2,362,500
total	2,891,360	\$ 203,652,000	\$ 7,079,221

ICP (75%)	RCPA (25%)
\$ 514,801	\$ 171,600
\$ 1,447,740	\$ 482,580
\$ 1,575,000	\$ 525,000
\$ 1,771,875	\$ 590,625
\$ 5,309,416	\$ 1,769,805

ICP (80%)	RCPA (20%)
\$ 549,121	\$ 137,280
\$ 1,544,256	\$ 386,064
\$ 1,680,000	\$ 420,000
\$ 1,890,000	\$ 472,500
\$ 5,663,377	\$ 1,415,844

ICP (85%)	RCPA (15%)
\$ 583,441	\$ 102,960
\$1,640,772	\$ 289,548
\$1,785,000	\$ 315,000
\$2,008,125	\$ 354,375
\$6,017,338	\$1,061,883

ICP (90%)	RCPA (10%)
\$ 617,761	\$ 68,640
\$ 1,737,288	\$ 193,032
\$ 1,890,000	\$ 210,000
\$ 2,126,250	\$ 236,250
\$ 6,371,299	\$ 707,922

5% Diff.	\$ 34,320	\$ (34,320)	10% Diff.	\$ 68,640	\$ (68,640)	15% Diff.	\$ 102,960	\$ (102,960)
	\$ 96,516	\$ (96,516)		\$ 193,032	\$ (193,032)		\$ 289,548	\$ (289,548)
	\$ 105,000	\$ (105,000)		\$ 210,000	\$ (210,000)		\$ 315,000	\$ (315,000)
	\$ 118,125	\$ (118,125)		\$ 236,250	\$ (236,250)		\$ 354,375	\$ (354,375)
	\$ 353,961	\$ (353,961)		\$ 707,922	\$ (707,922)		\$ 1,061,883	\$ (1,061,883)

