



# LOGISTICS PARK OHIO

NORTHWEST OHIO INTERMODAL TERMINAL

16615 DESHLER ROAD  
NORTH BALTIMORE, OH

## ±133 ACRES

OF ENTITLED INDUSTRIAL LAND  
FOR SALE OR LEASE

133 ACRES  
AVAILABLE

[WWW.LOGISTICSPARKOHIO.COM](http://WWW.LOGISTICSPARKOHIO.COM)



North American & Global  
Trade Logistics Solution

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# THE CSX TRANSPORTATION INTERMODAL ADVANTAGE —

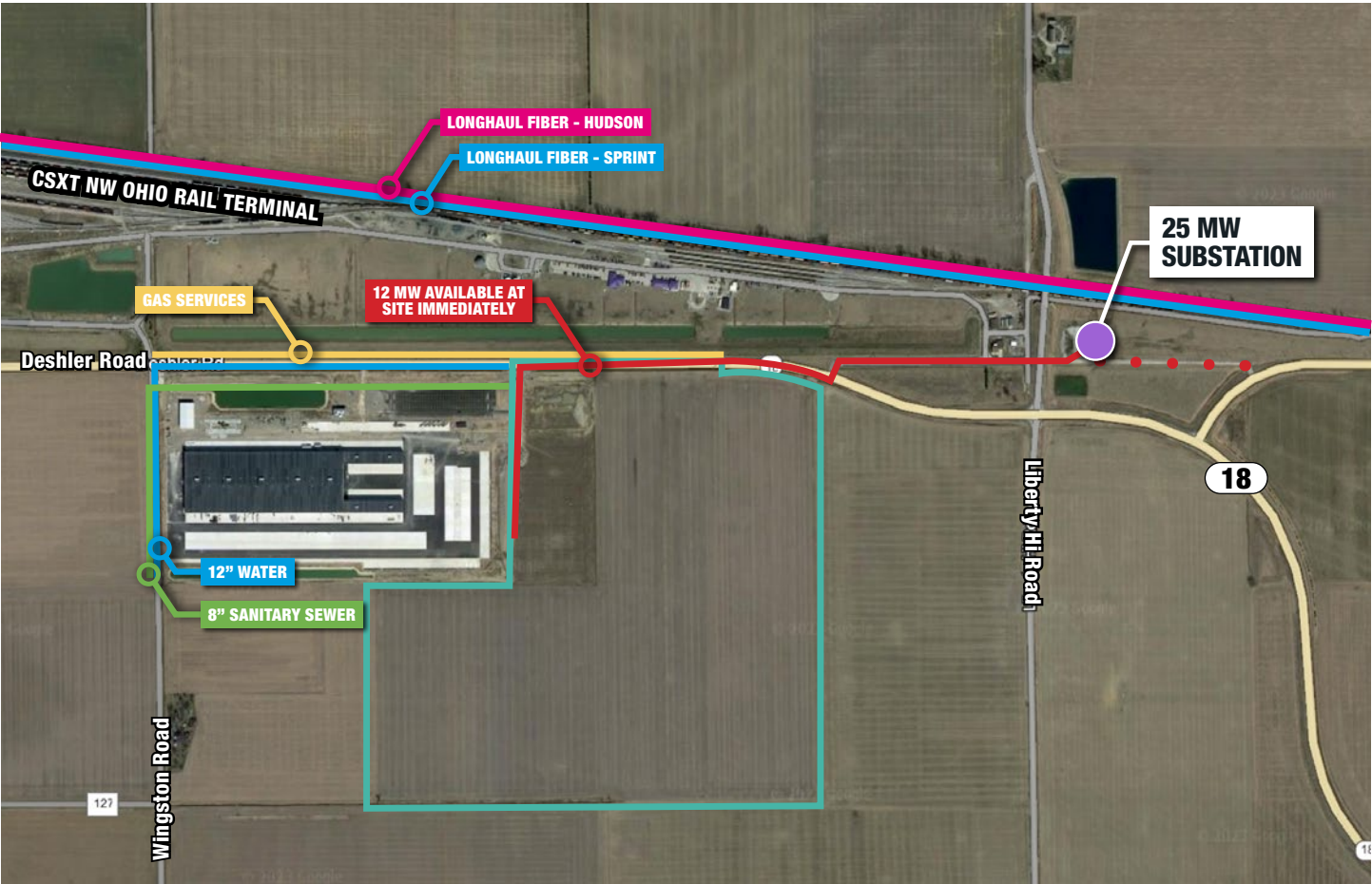


- 500 acres in North Baltimore, Ohio
- 700,000 lift capacity to serve the local market, served by seven (7) wide-span electric cranes
- Eight (8) processing tracks, totaling 41,000 feet of track
- Three (3) in-gate and three (3) out-gate lanes, featuring driver-initiated technology to expedite turn time

To learn more about intermodal rail at CSX Transportation, visit [www.intermodal.com](http://www.intermodal.com).



# SITE UTILITY OVERVIEW



## UTILITIES

### Electricity

|                               |        |
|-------------------------------|--------|
| Available Megawatts (MW)      | 12MW   |
| Transmission Lines Voltage    | 138 kV |
| Substation Remaining Capacity | 25 MW  |

|       |                              |
|-------|------------------------------|
| Water | 100,000 GPD (12" water main) |
|-------|------------------------------|

|          |                                 |
|----------|---------------------------------|
| Sanitary | 200,000 GPD (15" gravity sewer) |
|----------|---------------------------------|

|     |                 |
|-----|-----------------|
| Gas | Service at site |
|-----|-----------------|



### HEAVY POWER AVAILABLE

Heavy power available to support manufacturing.



### CONVENIENT HIGHWAY ACCESS

Located just three miles off I-75, with convenient truck access to local and regional markets from Chicago to Pittsburgh and Detroit to Cincinnati.



### CSX INTERMODAL TERMINAL

Adjacent to CSX Transportation's Northwest Ohio Intermodal Terminal, featuring coast to coast intermodal rail service and soon to be designated as an inland port.



# BUILD-TO-SUIT OPPORTUNITY —

Full entitled industrial site with heavy power and all utilities available

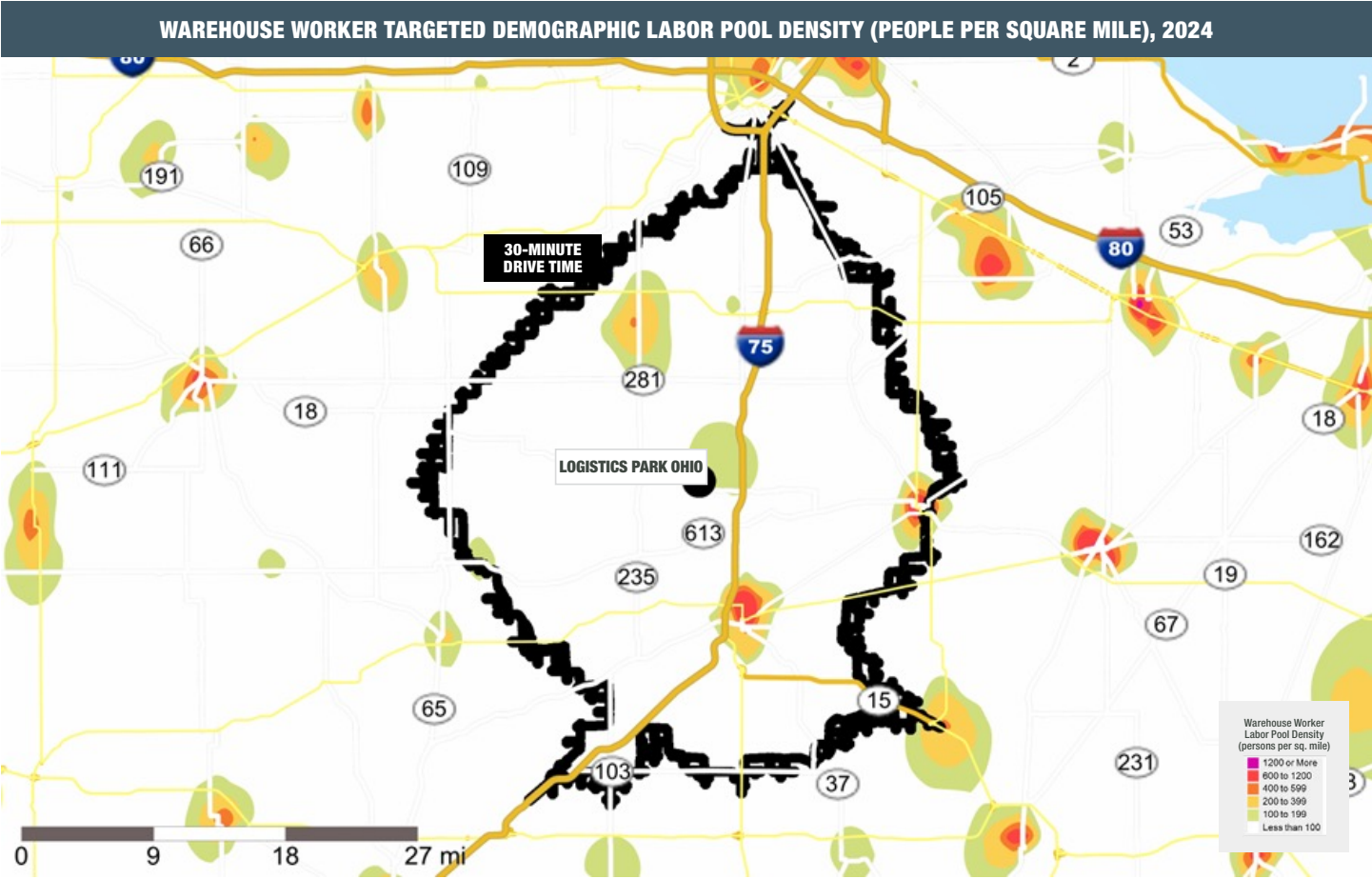


**±1.5 MSF**  
BUILD-TO-SUIT INDUSTRIAL  
DEVELOPMENT


- State-of-the-art, Class A building standards
- Container yard capacity
- Train to truck to warehouse in minutes
- All-concrete buildings constructed to accommodate heavyweight cargo and break-bulk operation for all commodity types

# LABOR ASSESSMENT


Logistics Park Ohio in the Northwest Ohio labor has a warehouse worker labor pool of over 21,000 people. The region’s warehouse worker supply/demand surplus and high concentration, coupled with low area affluence and large groups of part-time college students, unemployed, and underemployed, help support the market’s capacity to sustain an additional 900 warehouse jobs.




**LOGISTICS PARK OHIO LABOR MARKET ADVANTAGES INCLUDE:**




**LARGE**  
WAREHOUSE WORKER  
LABOR POOL




**HIGH**  
UNEMPLOYMENT  
RATE




**HIGH**  
WORKER  
CONCENTRATION




**LOW**  
AREA AFFLUENCE



**WAREHOUSE WORKER  
SUPPLY/DEMAND  
SURPLUS**



**\$17.23**  
MEDIAN HOURLY WAGE:  
FULFILLMENT SPECIALIST



**\$20.57**  
MEDIAN HOURLY WAGE:  
FORKLIFT OPERATOR

**SELECTED LABOR MARKET STATISTICS, Q4 2024 (30-Minute Drive Time)**

| LOCATION            | POPULATION<br>TOTAL | WAREHOUSE WORKER LABOR POOL <sup>1</sup> |                                  |  | WORKING AGE<br>PARTICIPATION RATE | JANUARY 2025 UNEMPLOYMENT |           | AREA AFFLUENCE<br>MEDIAN HOUSEHOLD INCOME |                 | BLUE COLLAR TOTAL<br>UNDEREMPLOYED | PART-TIME COLLEGE<br>STUDENT ENROLLMENT |
|---------------------|---------------------|--|----------------------------------|--|-----------------------------------|---------------------------|-----------|---|-----------------|------------------------------------|---|
|                     |                     | TOTAL                                    | CONCENTRATION<br>V.S. U.S. = 1.0 | NET SUPPLY/DEMAND BALANCE<br>(5 MILES) |                                   | RATE                      | TOTAL     | TOTAL                                     | LESS THAN \$35K |                                    |   |
| Logistics Park Ohio | 140,049             | 21,373                                   | 1.4                              | 57 Surplus                             | 84%                               | 5.2%                      | 4,063     | \$71,403                                  | 26.1%           | 6,399                              | 10,771                                  |
| U.S. Average        | --                  | --                                       | 1.0                              | --                                     | 79%                               | 4.0%                      | 6,834,489 | \$76,141                                  | 22.6%           | 10,970,291                         | --                                      |

Better Conditions Moderate Conditions Less Desirable Conditions

Footnotes  
1) Targeted Demographic Labor Pool Definition: Individuals represent the civilian population (ages 16+) with demographic characteristics best aligned with a typical hourly warehouse worker profile (i.e., lower/moderate income, blue collar and mix of service sector occupational tendencies, high school educated).  
Data Sources: Experian, U.S. Census Bureau, Economic Research Institute, NorthPoint methodology, National Labor Relations Board