

PRIME COMMERCIAL/INDUSTRIAL PROPERTY IN ONTARIO, OHIO



Prime industrial land in **Ontario/Mansfield, OH**

Created December 20, 2011 • Updated November 20, 2018

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Property Summary

Former GM Ontario Stamping Plant Property
2525 West 4th Street
Ontario, OH 44906

This Property is the former location of the GM Ontario Stamping Plant. It is vacant land that is ready for development. The former manufacturing building slab and foundation and a 45,000-square-foot press prep building remain. The Property is rail-served and accessible from Ohio Rte. 309, a four-lane divided highway that merges with U.S. 30 near the Property and connects to I-71 approximately 8 miles east of the Property. The Property is in an [Ohio Community Reinvestment Area](#) and [Ohio Job Creation Tax Credits](#) are available. Legacy environmental impacts have been remediated to the satisfaction of the Ohio Environmental Protection Agency, which issued a Covenant Not to Sue in April 2016, certifying completion of the active cleanup.

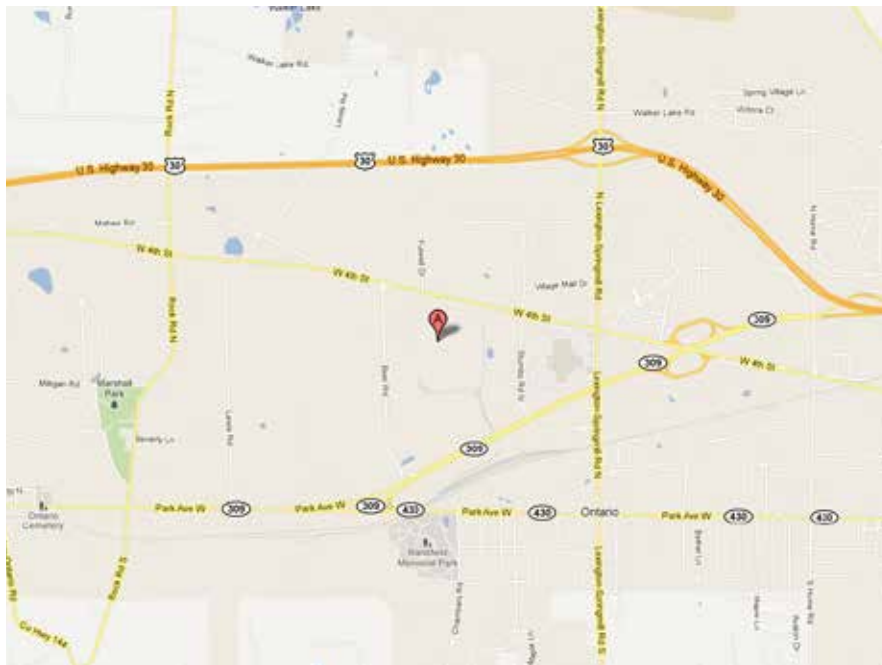
County:	Richland
Land Area:	265.052 +/- acres
General Description:	Vacant land for development
Zoning:	GI, General Industry
Tax Parcel Numbers:	0386015202000; 0386015203000; 0386015205000; 0386015206000

FOR MORE INFORMATION, CONTACT:

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Property Location

 Former GM Ontario Stamping Plant Property
2525 West 4th Street
Ontario, OH 44906



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**Disclaimer: Property boundaries presented on this map are for informational purposes only and have not been prepared for legal, engineering, or surveying purposes. RACER makes no representations as to the accuracy of the maps, aerial photographs, or boundary depictions contained herein.*

Property Assets

- 265.052 +/- acres ready for immediate development
- Property is rail-served and accessible by a four-lane divided highway
- Legacy environmental impacts have been remediated to the satisfaction of the Ohio Environmental Protection Agency, which issued a Covenant Not to Sue in April 2016, certifying completion of the active cleanup
- Existing parking for approximately 3,800 vehicles
- Within one hour's drive of three commercial airports and Cleveland's shipping port on Lake Erie, which ships 13-15 million tons of cargo each year
- The Property is in an [Ohio Community Reinvestment Area](#) and [Ohio Job Creation Tax Credits](#) are available.

Property Details

Overview	
Location	2525 West 4th Street, Ontario, OH 44906
Zoning	GI, General Industry
Tax Parcel ID Numbers	0386015202000; 0386015203000; 0386015205000; 0386015206000
Total Land Area of Property (Acres)	265.052 +/-
Total Assessment	\$5,250,010
Total Annual Property Taxes	\$27,625
Visibility	Average
Shape	Irregular
Road Frontage	0'+
Road Access	Adequate
Number of Structures at Property	1
Types of Structures at Property	Press prep building
Total Floor Area (SF)	Approx. 45,000
Licenses for Temporary Use (If Any)	None
Electric Service	100 MW via two independent feeds from Ohio Edison
Natural Gas Service	Columbia gas 10" supply line
Water Service	Served by the City of Mansfield

Property Details

IT Service	Fiber optic and CATV
Storm Water Management System	On-site retention pond
Security System	Perimeter fencing; all entrances are gated; surveillance cameras
Vehicle Parking (Number of Spaces)	3,800 +/-
Wastewater Management System	2 biological reactors
Industrial Pretreatment System	None
Owner(s)/Use(s) Prior to GM	None
Previous Operations by GM	A manufacturing building was constructed in 1955 and used by General Motors for stamping sheet metal into automotive parts. General Motors ceased operations at the Property in 2010. The buildings on the Property were dismantled and removed in 2013.
Surrounding Owners/Uses	Richland Mall, mix of commercial and some residential
Rail Service	Yes
Name and Proximity to Nearest Interstate Highway(s)	I-71, 8 miles
Name and Proximity to Nearest Commercial Airport(s)	Mansfield Lahm Regional Airport, 8 miles
Name and Proximity to Nearest Commercial Seaport(s)	Cleveland, 70 miles
School District	Ontario School District

Property Details (continued)

Press Prep Building	
Year Constructed	1984
Construction	Steel siding
Former Use	Storage and training area
Roof Area (SF)	45,000
Roof Construction	Insulated steel, pitched
Total Floor Area (SF)	45,000
Number of Floors	1
Floor Type	Concrete
Ceiling Height (ft.)	42' +/-
Clear Height (ft.)	42' +/-, varies
Fire Suppression System	Overhead sprinkler
Lighting System	High-pressure sodium, metal halide and fluorescent
Heating System	Gas air houses 4" supply line
Electric Service	13.8 KV substation supplying 480 volt at 750 KVA
Natural Gas Service	4" natural gas line supply
Steam Service	None
Compressed Air Service	Third party supplied
Water Service	Served by City of Mansfield
Security System	Fire alarm call boxes
Asbestos-containing Materials	Unknown

Property Ownership and Recent History

A manufacturing building was constructed in 1955 and used by General Motors for stamping sheet metal into automotive parts. General Motors ceased operations at the Property in 2010. The Property was acquired by RACER Trust in 2011 and sold to an entity that dismantled and removed the buildings in 2013 and in turn conveyed the Property to the City of Ontario in 2018.

Environmental Conditions

Environmental conditions at the Property have been evaluated and no significant issues have been identified. Prior spills of wastewater, oil, grease and ethylene glycol were addressed in the 1990s and underground storage tanks were removed in the 2000s. All of this work was performed by General Motors, with the approval and oversight of the Ohio Bureau of Underground Storage Tank Regulations.

On May 25, 2012, RACER Trust submitted to the Ohio EPA a Notice of Entry into the RCRA and Voluntary Action Program Memorandum of Agreement (VAP MOA) Track. This program was developed in 2007 by the U.S. Environmental Protection Agency and the Ohio EPA to promote the cleanup and redevelopment of contaminated or potentially contaminated properties in Ohio.

Ohio EPA issued a Covenant not to Sue in April 2016. Active remediation of the Property is complete.

Collateral Information: Transportation Assets



10 mi
20 km

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Collateral Information: Access/Linkage

In 2007, “Expansion Management” magazine rated the Mansfield area’s road infrastructure the fourth-best in the nation.

Richland County is crisscrossed by a sophisticated and mature network of highways, including Interstate 71, a north-south artery through the heart of Ohio that has four interchanges, at least one of which can be reached in 20 minutes or less from any point in the county.

There is overnight highway access to the major cities of the East Coast, Midwest and South.

The Property is accessible from Ohio Rte. 309, a four-lane divided highway that merges with U.S. 30 near the Property and connects to I-71 approximately 8 miles east of the Property. Interstate 90 stretches across Ohio to the north and Interstate 70 runs through the state’s midsection to the south, providing same-day access to the metropolises along the Great Lakes and in the heartland.

Three rail carriers serve Richland County. Ashland Railway operates a shortline, and Norfolk Southern and CSX operate main lines. The presence of Norfolk Southern and CSX provides Richland County businesses with national reach for their products. Ashland Railway has interchanges with the two major railroads. Together, they provide 24-hour service along 55 miles of track in Richland County.



Collateral Information: Airports

Three commercial airports are within roughly an hour's drive of Richland County. Cleveland Hopkins International (www.clevelandairport.com) is serviced by several commercial carriers and by the major air cargo carriers.

John Glenn Columbus International Airport (<https://flycolumbus.com>) and Akron/Canton Airport (<https://www.akroncantonairport.com>) also offer passenger service.

Mansfield Lahm Regional Airport (<http://www.ci.mansfield.oh.us/lahm-airport.html>), three miles north of Mansfield, has two runways — one 9,000 feet, the other 6,795 feet — and an air traffic control tower. The airport, owned by the City of Mansfield, accommodates private general aviation and Air National Guard flights, including large commercial and military aircraft.



*Information obtained
from various public
sources.*

Collateral Information: Port Facilities

Cleveland, approximately 70 miles north, has the nearest major port. The Port of Cleveland (<http://www.portofcleveland.com>) is operated by the Cleveland-Cuyahoga County Port Authority. The port, on Lake Erie, offers shipping access to the Great Lakes region and overseas via the St. Lawrence Seaway, a low-cost marine super-highway and the world's longest deep-draft navigation system. It extends 2,300 miles and borders eight states (Illinois, Indiana, Michigan, Minnesota, New York, Ohio, Pennsylvania and Wisconsin) and two Canadian provinces (Ontario and Quebec). More than 100 commercial ports line the navigation channel, serving as gateways for waterborne commerce moving within the region or between North American and overseas destinations. Customized financing is available for a wide range of companies and non-profits seeking to build, expand or upgrade facilities and machinery at the port, which has helped organizations secure nearly \$2 billion in financing since 1993.

The Toledo-Lucas County Port Authority (www.toledoportauthority.org) operates the Port of Toledo (<http://www.toledoport.org>), also on Lake Erie. The Port of Toledo is well positioned as an inland distribution point for North American commerce and is home to 15 terminals linked to global markets through the Great Lakes/St. Lawrence Seaway System. The Port of Toledo handles over 12 million tons of cargo and 700 vessel calls each year, and The Toledo Shipyard is home to one of the only U.S. full service shipyards with graving docks on the lower lakes. The Toledo-Lucas County Port Authority has developed a national reputation for innovative business financing, assisting over 575 economic development projects representing a total investment of more than \$2 billion while helping to create and retain nearly 19,000 jobs.



*Information obtained
from various public
sources.*

Collateral Information: Regional Bus Service

Richland County Transit (www.richlandcountytransit.com) operates 14 fixed routes, providing a transportation network for work, school, appointments or shopping. There is regularly scheduled fixed route service to the City of Mansfield and the Village of Ontario; wheelchair-accessible buses; and special services for the elderly and disabled.



Information obtained from various public sources.

Collateral Information: Utilities

Electricity is provided by Ohio Edison (www.firstenergycorp.com/content/customer/ohio_edison.html). FirstEnergy Corp., parent company of Ohio Edison, is consistently ranked by “Site Selection” magazine among the nation’s leading utilities in promoting economic development. The magazine recognizes utility companies that complement reliable power delivery to their customers with a hands-on approach to encouraging business development in their operational areas. Overall, FirstEnergy has helped attract more than \$3.7 billion in capital investment to its Ohio, Pennsylvania, and New Jersey service areas that resulted in more than 6,500 new jobs.

Collateral Information: Natural Gas

The natural gas industry is a complex network of companies that produce, transport, and distribute natural gas. In Ohio, more than three million people use natural gas. The Public Utilities Commission of Ohio (www.puco.ohio.gov) oversees more than 54,000 miles of distribution lines, which provide natural gas to individual users, as well as more than 6,000 miles of transmission lines. Natural gas customers in Ohio can choose who provides their natural gas. A 10-inch line from Columbia Gas (www.columbiagasohio.com) services the Property in Ontario.

Natural gas is the most common home heating fuel in Richland County, with about four of every five households using it.

Information obtained from various public sources.

Collateral Information: Zoning and Business Assistance

The Property is zoned GI, General Industry.

The Property is located within the boundaries of Foreign Trade Zone 181. A FTZ provides competitive advantages to companies involved in international trade through deferral, reduction or elimination of U.S. Customs duties. Potential buyers interested in applying for FTZ status or as a foreign trade subzone should contact the FTZ 181 grantee, the Northeast Ohio Trade and Economic Consortium, at 330-672-4080.

A variety of incentive programs are available to benefit business and industry, both at the local and state levels. Richland County has an Economic Development Revolving Loan Fund (RLF), established in 1985. The program is administered by the Richland County Regional Planning Commission (www.rcrpc.org). The RLF uses community development block grant fund program income to serve as gap financing for employers creating new job opportunities to persons primarily of low and moderate income.

The county also has a large number of Enterprise Zones, which provide local tax incentives for businesses that expand or locate in those designated areas.

The Ohio Business Gateway (OBG), a state program, has a goal of making government accessible to entrepreneurs and businesses by helping them find the information and services they need to keep thriving in Ohio. For example, OBG offers Ohio businesses a time- and money-saving online filing and payment system that helps simplify business' relationship with government agencies. To learn more about OBG and its many services, visit www.business.ohio.gov.

Information obtained from various public sources.

Collateral Information: Economic Development Partners

Richland Community Development Group: The Richland Community Development Group (<http://www.chooserichland.com>) works in partnership with local government, business, industries and dedicated citizens to improve Richland County. Site selection, workforce identification, government incentives and financing options are some of the services provided to expanding, relocating or new employers. Community betterment activities include beautification, enrichment and enhancement activities. For more information, please call (419) 755-7234.

Team NEO: Team NEO (<https://www.clevelandplus.com/teamneo/>) enhances the economy of Northeast Ohio by collaborating with its partners and others to attract new businesses, help existing businesses grow and accelerate the impact of innovation in the region. Team NEO also helps bring together local, regional and state resources to raise the profile of the region and make the case for investment in Northeast Ohio, focusing on proven businesses that will contribute to the region's success. Team NEO is part of the robust Northeast Ohio Economic Development network, providing business decision-makers with access to customized solutions that accelerate growth, foster innovation and mitigate risk through a connected and collaborative ecosystem. For more information, please call (216) 363-5400.

JobsOhio: JobsOhio (<https://jobsohio.com>) plays a leading role in economic development and serves as a catalyst to accelerate growth by investing in communities, helping Ohio's businesses expand and attracting new companies to the state – all contributing to job creation, greater payrolls and more investment. Making a difference is a core value for JobsOhio. Its strategies and programs are designed to improve the lives of Ohioans and strengthen the communities where they live. JobsOhio was ranked the No. 3 state economic development organization in the country in 2017, according to a survey of U.S. corporate executives and site selection consultants released at the International Economic Development Council (IEDC) Annual Conference. For more information, please call (614) 350-0378 or (866) 727-7511.

Regional Overview: Workforce

The U.S. Department of Labor's Bureau of Labor Statistics reported a preliminary unemployment rate of 4.2 percent in the Mansfield labor market for September 2018, the most recent month for which statistics are available. The state rate was 4.6 percent and the national rate was 3.7 percent.

The Mansfield area has several workforce development services available to help train employees and prepare people for the evolving workplace. These include:

- Ohio State University Center for Corporate and Community Education — ccce.mansfield.ohio-state.edu

The Center for Corporate and Community Education is a full service workforce development organization located on The Ohio State University Mansfield campus. The Center recognizes and addresses skills gaps in employee and organizational abilities. The Center has the capacity to develop training and educational solutions and to implement those solutions and is committed to helping organizations improve their processes and exceed their goals by delivery of results-driven employee training.

- Workforce Partnerships of North Central Ohio — <http://workforcepartnerships.org>

Workforce Partnerships of North Central Ohio is composed of institutions — North Central State College, Pioneer, Madison Adult Career Center — that serve the entire region through their satellite campuses, and shared training facilities. The partnership enjoys the support of the Richland County Board of Commissioners and works closely with representatives of the Ohio Department of Job and Family Services. Workforce Partnerships of North Central Ohio helps bridge the skills gap, from refresher courses to wholesale training, to meet the needs of regional employers.



Regional Overview: Workforce (continued)

- Ohio Means Jobs — www.ohiomeansjobs.com

Developed by the State of Ohio, OhioMeansJobs.com is a website for job seekers and employers alike. Job seekers can refine searches by using a variety of keywords, symbols and filters. They can search for jobs by specific skills, by location, by salary estimate, by career and education level, among other criteria, and learn about such potential benefits as training grants, apprenticeships and job fairs. OhioMeansJobs.com allows employers to post jobs, search millions of Ohio-area resumes at no cost, and manage the recruitment process fast and free. Employers also can access information about labor markets, tax credits or starting a business.

- Area 10 Richland-Crawford Workforce Development Board — <https://www.richlandcrawfordworks.com>

The Area 10 Richland-Crawford Workforce Development Board is responsible for overseeing the Workforce Innovation and Opportunity Act (WIOA) funds for the Richland and Crawford County area. The Board is made up of over 50 percent business owners or individuals from business who have hiring authority. It also includes representation from the local community college and other training providers as well as elected officials and workforce development service providers.

Other workforce training opportunities include:

- The Pioneer Career and Technology Center in Shelby — www.pctc.k12.oh.us
- Madison Adult Career Center — http://www.mlsc.net/adultcareercenter_home.aspx
- Mansfield City Schools Adult and Community Education Career-Tech — www.tygerpride.com

Regional Overview: Education

There are 53 public schools and 10 private schools in Richland County, with a total student population of about 21,500. The high school graduation rate is about 82 percent, on par with state and national averages.

Richland County has nine public school districts with enrollments ranging from almost 600 to more than 5,000. For those who prefer private schools, there are many to choose: three parochial, three Christian-based and one non-religiously affiliated. Of the seven private schools, three offer a complete K-12 curriculum (St. Peter's, Mansfield Christian and Temple Christian).

Information about each of the public school districts as well as the private schools is abundant online:

- Clear Fork Valley Local Schools — www.clearfork.k12.oh.us
- Crestline — www.crestline.k12.oh.us
- Lexington Local Schools — www.lexington.k12.oh.us
- Lucas Local School District — www.lucascubs.org
- Madison Local School District — www.madisonmohawks.org
- Mansfield City Schools — www.tygerpride.com
- Ontario Local Schools — www.ontarioschools.org
- Plymouth-Shiloh Local School District — www.plymouth.k12.oh.us
- Shelby City Schools — www.shelbyk12.org

To find out how a particular school was graded, visit <https://reportcard.education.ohio.gov> and enter the school or school district name in the search box.

Information obtained from various public sources.

Regional Overview: Education (continued)

Richland County has several colleges and other advanced-study opportunities nearby.

For the past half century, The Ohio State University has had a campus on the northeast side of Mansfield. North Central State College has shared a campus with Ohio State-Mansfield for most of the 50-plus years of its existence. Ashland University is just a few miles beyond the eastern border of Richland County.

Ohio State-Mansfield offers four-year degree programs in Business, Criminology, Early and Childhood Education, English, History, Social Work, Sociology, Psychology, and Child and Youth Studies.

North Central State College offers a host of two-year degrees in programs such as Business, Health Sciences, Public Service and Education, and Technology and Engineering.

In addition to a range of associate's and bachelor's degree programs, Ashland University offers master's degrees in Corporate & Strategic Communication, Creative Writing, Adult Education, Educational Leadership and Administrative Licensure, as well as doctoral degrees in education, nursing and executive leadership.

Within an hour's drive: 18 other colleges and other advanced-learning opportunities, including the main campus of Ohio State and the University of Akron.

Links to local colleges and universities:

- The Ohio State University at Mansfield — www.mansfield.ohio-state.edu
- North Central State College — www.ncstatecollege.edu
- Ashland University — www.ashland.edu

Information obtained from various public sources.



Regional Overview: Education (continued)



Regional Overview: Largest Non-Retail Employers in Richland County:

- | | |
|----------------------------|-----------------|
| • MedCentral Health System | 2,400 employees |
| • Newman Technologies | 715 employees |
| • Arcelor Mittal | 670 employees |
| • Stoneridge, Inc. | 550 employees |
| • Next Generation Films | 550 employees |
| • The Gorman-Rupp Company | 500 employees |
| • Startek | 500 employees |
| • Avita Health Systems | 400 employees |
| • Therm-O-Disc, Inc. | 390 employees |
| • AK Steel | 325 employees |
| • Nanogate Jay Systems | 250 employees |

Information obtained from various public sources.

Regional Overview: Medical Facilities and Emergency Services

MedCentral Health System is a regional health care facility and the leading employer in Richland County. MedCentral operates two hospitals in the county, one in Shelby and the other in Mansfield.

MedCentral Health System operates Mansfield Hospital (<https://www.ohiohealth.com/locations/hospitals/mansfield-hospital>), a 326-bed hospital that has provided quality healthcare to north central Ohio since 1918. The hospital offers a comprehensive mix of inpatient and outpatient healthcare services, including delicate neurological and cardiovascular surgeries, sophisticated diagnostic testing and comprehensive cancer and trauma care. Mansfield Hospital also offers world-class medical care to heart and vascular patients with the latest technology and advanced procedures. The area's largest team of orthopedic and sports medicine physicians provides patients with the most advanced treatment and therapy for everything from fractures to rheumatology. Each year, Mansfield Hospital treats more than 52,000 emergency patients in its Level II Trauma Center, admits more than 10,000 patients, performs more than 7,000 surgical procedures and welcomes 1,000 babies.

The Samaritan Regional Health System (www.samaritanhospital.org) serves Ashland, and Galion Community Hospital serves nearby Galion.

Regional Overview: Amenities

Richland County, named for the fertility of its land, is home to an estimated 120,598 people, a loss of approximately 4,000 from the 2010 Census.

Richland County's cost of living is less than three-quarters the national average, making it affordable for more people to buy a home or start a business.

About 85 percent of the land area is in agricultural use or forested, with 990 farms in the county averaging 146 acres.

Richland County residents tend to work close to home. Fewer than one of five commute more than 30 minutes to work, and more than one in three say their commute is under 15 minutes.

Cultural assets include Malabar Farm State Park, the Ohio home of novelist, screenwriter and conservationist Louis Broomfield. Activities at the park include house tours, hiking and hayrides. Amenities include a youth hostel, primitive campground and horse camp, and a 2,500-volume library on sustainable agriculture.

The Kingwood Center is one of the nation's finest botanical gardens. The Renaissance Theater is the 1,400-seat home of the Mansfield Symphony Orchestra. Mansfield Reformatory, a restored prison, is open for tours, having served as a location for several films, including *Shawshank Redemption*.

Recreational opportunities are plentiful both in Richland County and in neighboring counties, whether on land or on water.



The Kingwood Center Tulip Garden

Regional Overview: Amenities (continued)



Links to Local/Regional Resources

A variety of websites contain a vast amount of information to help you learn about and locate in Richland County. Among them are:

* Local/Regional Resources

- City of Ontario — www.ontarioohio.org
- Richland Community Development Group — <http://www.chooserichland.com>
- Richland County — www.richlandcountyoh.us
- Mansfield/Richland County Public Library — www.mrcpl.org
- CLR Search — <https://www.clrsearch.com/Ontario-Demographics/OH/>

* State Resources

- Department of Development/JobsOhio: Oversees programs designed to attract new businesses to Ohio, retain current businesses, help small businesses grow, and promote travel and tourism. — www.development.ohio.gov; <https://jobsohio.com>
- Department of Administrative Services: Provides centralized services to state agencies by helping to procure goods and services, recruit and train personnel, and by providing a variety of other services — www.das.ohio.gov
- Department of Commerce: Enforces regulations for industries ranging from financial institutions to travel agencies — www.com.ohio.gov
- Department of Job and Family Services: Provides financial and medical assistance and social service programs for Ohioans. The department's goal is to help Ohioans be healthy and safe, while gaining and maintaining employment and independence. — www.jfs.ohio.gov
- Department of Taxation: Makes all tax assessments, valuations, determinations, computations and orders related to taxes — www.tax.ohio.gov

Links to Helpful Resources (continued)

- Department of Transportation: Maintains, builds and/or regulates the state's highways, bridges and railways. — www.dot.state.oh.us
- Bureau of Workers' Compensation: Provides compensation for work-related injuries, diseases and death. — <https://www.bwc.ohio.gov>

* Federal Resources

- U.S. Census Bureau — www.census.gov
- U.S. Department of Commerce — www.commerce.gov
- U.S. Economic Development Administration — www.eda.gov
- U.S. General Services Administration — www.gsa.gov
- U.S. Small Business Administration — www.sba.gov

Regional Overview: Demographic Information for Richland County, OH

Population:

2010: 124,475
2000: 128,852

Population Growth:

2000 – 2010: -4,377

Median Age:

2010: 39.8
2000: 37.7

Median Household Income:

2010: \$42,233

Per Capita Income:

2010: \$21,607

Housing Units:

2010: 54,947
2000: 53,062

Vacant Units:

2010: 5,352
2000: 3,528

Owner Occupied:

2010: 35,491
2000: 35,426

Renter Occupied:

2010: 14,104
2000: 14,108

Housing Value:

2010: \$111,600
2000: 88,100

2010 Household Income:

Income less than \$15,000:	11.24%
\$15,000 to \$24,999:	13.40%
\$25,000 to \$34,999:	11.80%
\$35,000 to \$49,999:	14.69%
\$50,000 to \$74,999:	10.44%
\$75,000 to \$99,999:	17.74%
\$100,000 to \$124,999:	10.44%
\$124,999 to \$149,999:	7.81%
\$150,000 to \$199,999:	1.47%
\$200,000 and Higher:	0.96%

Average Household Size:

2010: 2.40
2000: 2.47

2010 Population by Race and Origin:

White:	109,888
Black:	11,824
Hispanic or Latino (of any race):	1,732
Asian:	832
Native Hawaiian and Other Pacific Islander:	14
American Indian/Alaska Native:	366
*Some Other Race:	609
Two or More Races:	2,258

2010 Population by Age:

Aged Under 18:	28,019
Aged 18 & Over:	96,456
Aged 20 to 24 Years:	7,192
Aged 25 to 34 Years:	14,758
Aged 35 to 49 Years:	24,720
Aged 50 to 64 Years:	26,209
Aged 65 & Over:	20,260

2010 Population Over 25 by Educational Attainment:

Did Not Complete High School:	16%
Completed High School:	43%
Some College:	19%
Completed Associate Degree:	7%
Completed Bachelor's Degree:	10%
Completed Graduate Degree:	5%

**Includes people who self-identified as Hispanic or Latino.
Information obtained from various public sources.*

Regional Overview: Demographic Information (continued)

2010 Owner Occupied Units by Housing

Value:

Valued Less than \$50,000:	12.07%
Valued \$50,000 to \$99,999:	30.83%
Valued \$100,000 to \$149,999:	28.54%
Valued \$150,000 to \$199,999:	15.82%
Valued \$200,000 to \$299,999:	8.95%
Valued \$300,000 to \$499,999:	2.77%
Valued \$500,000 to \$999,999:	0.89%
Valued More than \$1,000,000:	0.13%

2010 Estimated Housing Units by Year

Structure Built:

Structure Built 1999 or Later:	6.88%
Structure Built 1990 to 1998:	10.44%
Structure Built 1980 to 1989:	6.62%
Structure Built 1970 to 1979:	13.78%
Structure Built 1960 to 1969:	13.13%
Structure Built 1950 to 1959:	18.17%
Structure Built 1940 to 1949:	8.99%
Structure Built 1939 or Earlier:	21.99%



Ontario Municipal Building

The RACER Trust Redevelopment Team:



Bruce Rasher
Redevelopment Manager
brasher@racertrust.org



Patricia Spitzley
Deputy Redevelopment Manager
pspitzley@racertrust.org



Steven Black
Transaction Manager
sblack@racertrust.org

Conditions

The material contained in this brochure is for the purpose of considering the purchase of the Property (the "Property") described herein.

The information contained in this brochure was prepared on December 20, 2011 and last updated on December 7, 2017 by the Revitalizing Auto Communities Environmental Response Trust ("RACER" or "Trust"), which owns the Property. It is intended to be used by prospective buyers in evaluating this Property for sale. Neither RACER, nor its respective officers, employees or agents, makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained herein or any of its contents, and no legal commitments or obligations shall arise based upon this brochure or any of its contents.

Prospective buyers are advised (i) that changes may have occurred in the Property or property value described herein, as well as the condition of the Property since the time this brochure was issued and that (ii) all information is provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of RACER and, therefore, are subject to material variation. Prospective buyers are advised and encouraged to conduct their own comprehensive review and analysis of the information contained herein.

Contact Us by Mail

For More Information, Contact:

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Cell: 419-565-0566
Fax: 419-529-6132
Email: rhutchinson@ontarioohio.org.

This brochure is a solicitation of interest only and is not an offer to sell the Property. RACER expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice.

RACER has no legal commitment or obligation to any entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to RACER has been fully executed, delivered and approved by RACER and any conditions to RACER thereunder have been satisfied or waived.

By accepting this brochure, you agree that the information contained herein (i) will be used solely for the purpose for which it is intended; (ii) will remain the property of RACER and; (iii) will not be used by you for your own purpose except in connection with a potential agreement with RACER.

The terms and conditions stated in this section relate to all sections of this brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly destroy any downloaded due diligence at your earliest possible convenience.

Trustee:



Elliott P. Laws
trustee@racertrust.org

Who is RACER and What Do We Do

The RACER Trust was created in March 2011 by the U.S. Bankruptcy Court to clean up and position for redevelopment 89 properties and other facilities owned by the former General Motors Corp. before its 2009 bankruptcy.

Offers for purchase must be evaluated by RACER against six criteria required by a Settlement Agreement that, with the Court's approval, created the Trust. You may view the Settlement Agreement at www.racertrust.org/About_RACER/Settlement_Agreement. While purchase price is a factor, RACER also must consider each proposal's ability to create jobs and generate new economic opportunity in the communities hurt by the GM bankruptcy. RACER will require prospective buyers to furnish detailed information to demonstrate that its offer satisfies each of the six criteria described in the Settlement Agreement.

Links for Buyers

- * Settlement Agreement — www.racertrust.org/About_RACER/Settlement_Agreement
- * Sale Process — www.racertrust.org/Economic_Development
- * Sale Criteria — www.racertrust.org/Economic_Development/Sales_Lease_Criteria
- * Confidentiality Agreement — http://buyfromracer.org/confidentiality_agreement
- * Letter of Intent — http://racertrust.org/Properties/Submitting_Offers
- * Online Property Information — www.racertrust.org/Properties/PropertyDetail/Ontario_1201