



SEMINARY RIDGE HEATH - 60 AC

Seminary Ridge Business Park, Divisible

Campus Style: The +/-60-acre Heath site is conveniently located along Thornwood Drive, west of St. Rt. 79. The site is less than three miles north of Interstate 70 with access via four-lane St. Rt. 79. Heath offers a hassle-free, pre-negotiated 15-year/100% property tax exemption under its pre-94 CRA zone.

People Ready: The site is located amidst the 79|Seventy Advanced Materials Corridor, the largest manufacturing corridor in Central Ohio. The location has been a magnet for manufacturing because of a manufacturing-oriented workforce available nearby.

Redundant Utilities: The site is served by Energy Cooperative (LRE) and AEP 34.5KV electric with both LRE & AEP substations nearby. The site is bordered by natural gas, water, and sewer. Interstate gas transmission is nearby. The site is a carve out of an overall 330-acre total Seminary Ridge Business Park.



FEATURES

- 3 miles to I-70
- Divisible in lot sizes 4 acres and up
- Redundant 34.5KV electric at site
- Publicly-owned land
- Creative financing options
- Broker protected