

ASHVILLE INDUSTRIAL PARK

at Rickenbacker



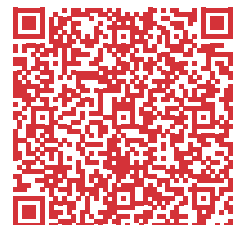
Property Lines are estimates

±195 ACRE SHOVEL READY INDUSTRIAL LAND

Contact Information:

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NAIOhio Equities



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PROPERTY OVERVIEW



NAI Ohio Equities is pleased to present ±195 acres of land for sale in Ashville, OH located within an Enterprise Zone. This site is just 30 minutes south of Columbus and offers convenient proximity to Rickenbacker International Airport and easy access to nearby highways. Zoned LI (Limited Industrial District), the site offers tax abatements and potential income tax incentives, making it an excellent opportunity for manufacturing, distribution, or a data center. The site is fully entitled and Seller has access to share a full due diligence package with qualified buyers.

Address

0 SR 752
Ashville, OH 43103



Village of Ashville

Price

Negotiable



45MW Available from
South Central Power/
AEP

Acreage

±195 Acres



Columbia Gas of Ohio

Zoning

LI- Limited Industrial

Location

Village of Ashville



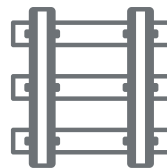
Village of Ashville

Economic

Located within

Development

Enterprise Zone



Potential Rail Access

Target

Data, Manufacturing or

Development

Distribution

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DRIVE TIMES



COLUMBUS, OH

29
MINUTES



I-70 & I-270

24
MINUTES



RICKENBACKER
INTERNATIONAL
AIRPORT

17
MINUTES



US-23 & I-270

14
MINUTES



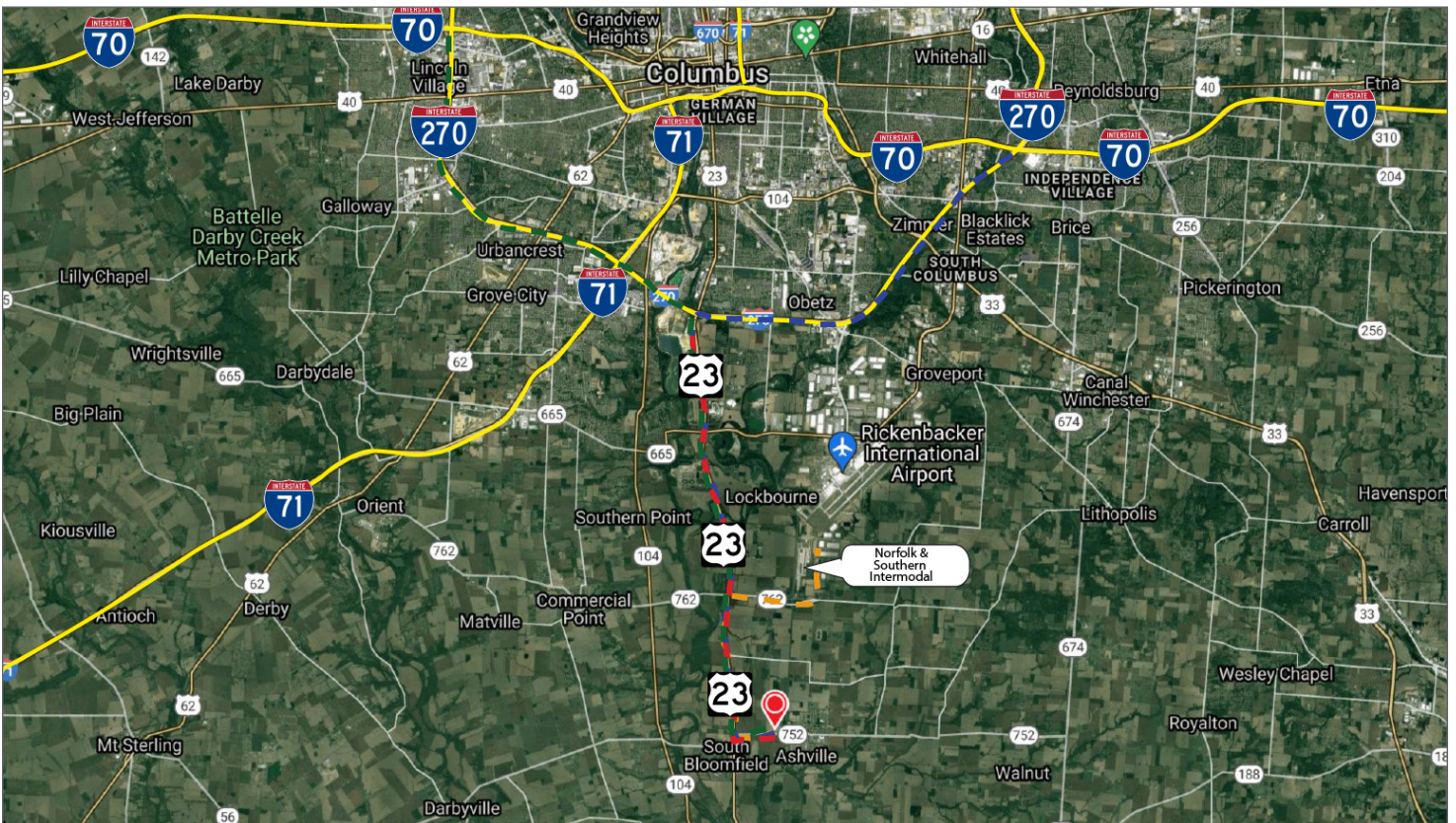
COMMERCIAL
POINT

12
MINUTES



NORFOLK &
SOUTHERN
INTERNATIONAL

7
MINUTES



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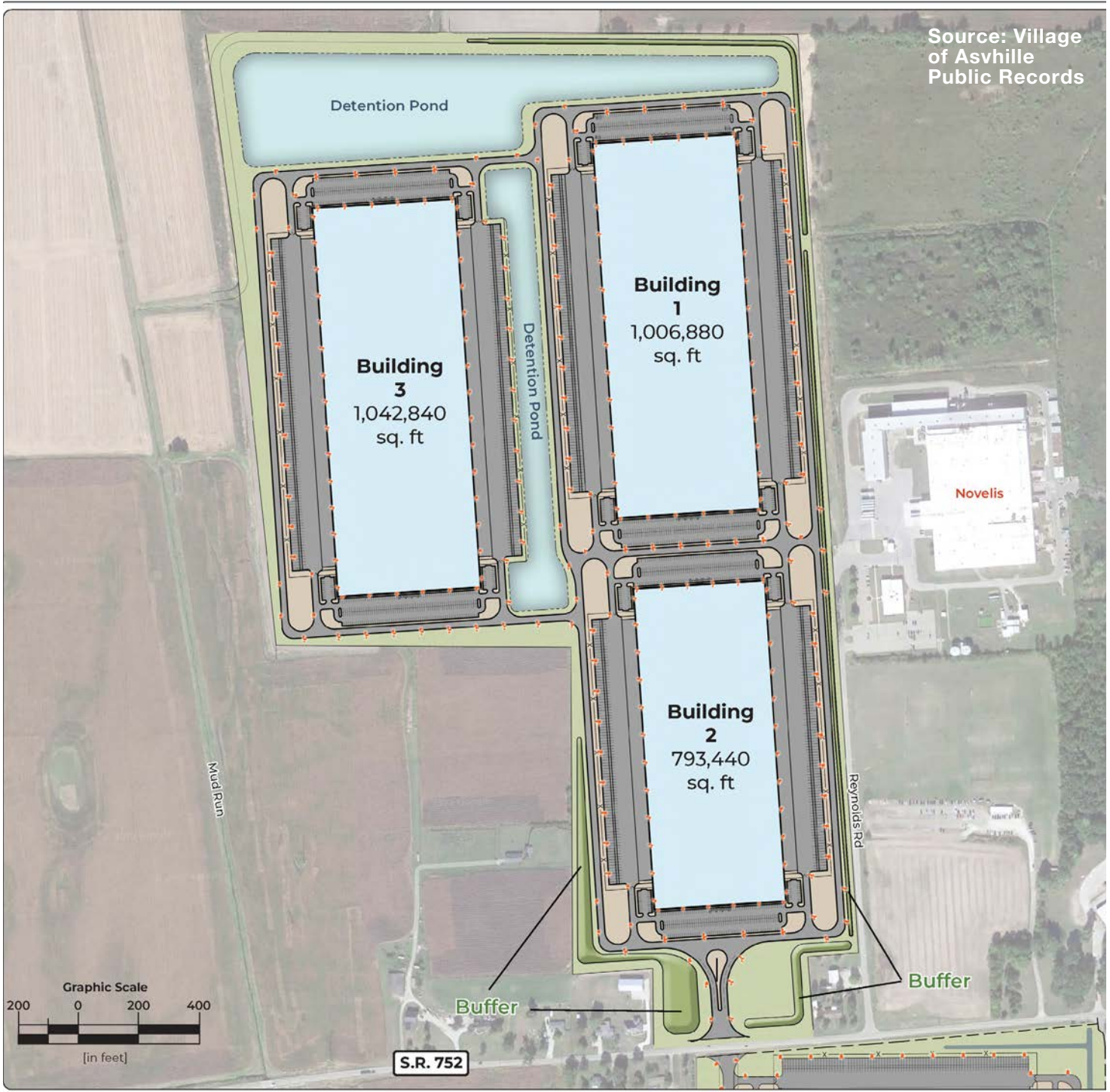
LOCATION MAPS



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POTENTIAL DISTRIBUTION SITE PLAN



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For more information please contact:

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614.629.5262

An aerial photograph of a large, flat industrial site. The site is outlined in a thick red line. In the background, there are some buildings and a residential area. The sky is blue with scattered white clouds.

NAI Ohio Equities

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