



35-ACRE SITE RAIL-SERVED

Central Ohio Aerospace & Technology Center South Campus

Ready-To-Build Site: The 35+/- acre rail-served site on the Central Ohio Aerospace & Technology Center campus in Heath is truly shovel-ready. The site has water, sanitary sewer, roadway, rail, natural gas, and telecom infrastructure already in place. Permitting processes have already been completed as well. The site has previously obtained site certification status. It recently returned to the market when a previous buyer opted to explore expansion at its current location instead of a planned relocation.

People-Ready: The site is located amidst the largest manufacturing corridor in Central Ohio. The location has been a magnet for manufacturing for decades because of the pipeline of skilled workforce available nearby.

Hassle-Free: The City of Heath offers a “hassle-free” 100%, 15-year tax abatement on new buildings built on the Aerospace Center campus as well as a income tax rebate incentive. Most importantly: Heath has earned a well-deserved reputation for being business-friendly.



FEATURES

This fully-served site is ready-to-build.

- 4 miles to I-70
- Adjacent to state-owned rail line operated by the Ohio Central Railroad
- Hassle-free, 100%, 15-year tax abatement
- Heath’s income tax incentive available
- Completed state, federal regulatory permits
- 34.5 KV electric
- 69 KV at site
- 8” high pressure gas main at site
- Publicly-owned land
- Creative financing options
- Broker protected



CENTRAL OHIO
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