

## 0 Tyber Rd TR 118

Tiffin , Ohio 44883

### Property Highlights

- Zoned M-2 Heavy Industrial District
- Phase 1 and Geotech Reports Available
- Top 100 Micropolitan Area by Site Selection Magazine
- Site Specifically Targeted by Local and Regional Development Officials for Development

### Property Overview

Nearly 94 acres total Zoned M-2 Heavy Industrial with all utilities to site, ready for manufacturing, processing, warehousing, research, or testing operations. Several due diligence reports already completed. Strategically located near major transportation routes U.S. 224, SR 53 and SR 18, with I-80/90 Ohio Turnpike nearby. Local and state incentives are available.

### Offering Summary

North Parcel Sale Price:	\$32,000 / acre
Lot Size:	79.506 Acres
South Parcel Sale Price:	\$29,000 / acre
Lot Size:	13.803 Acres

### For More Information

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Sale Price	North: \$32,000/Ac South: \$29,000/Ac
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### Location Information

Street Address	0 Tyber Rd TR 118
City, State, Zip	Tiffin , OH 44883
County	Seneca
Market	Tiffin
Range	00
Section	07
Nearest Highway	224
Nearest Airport	Seneca County Airport

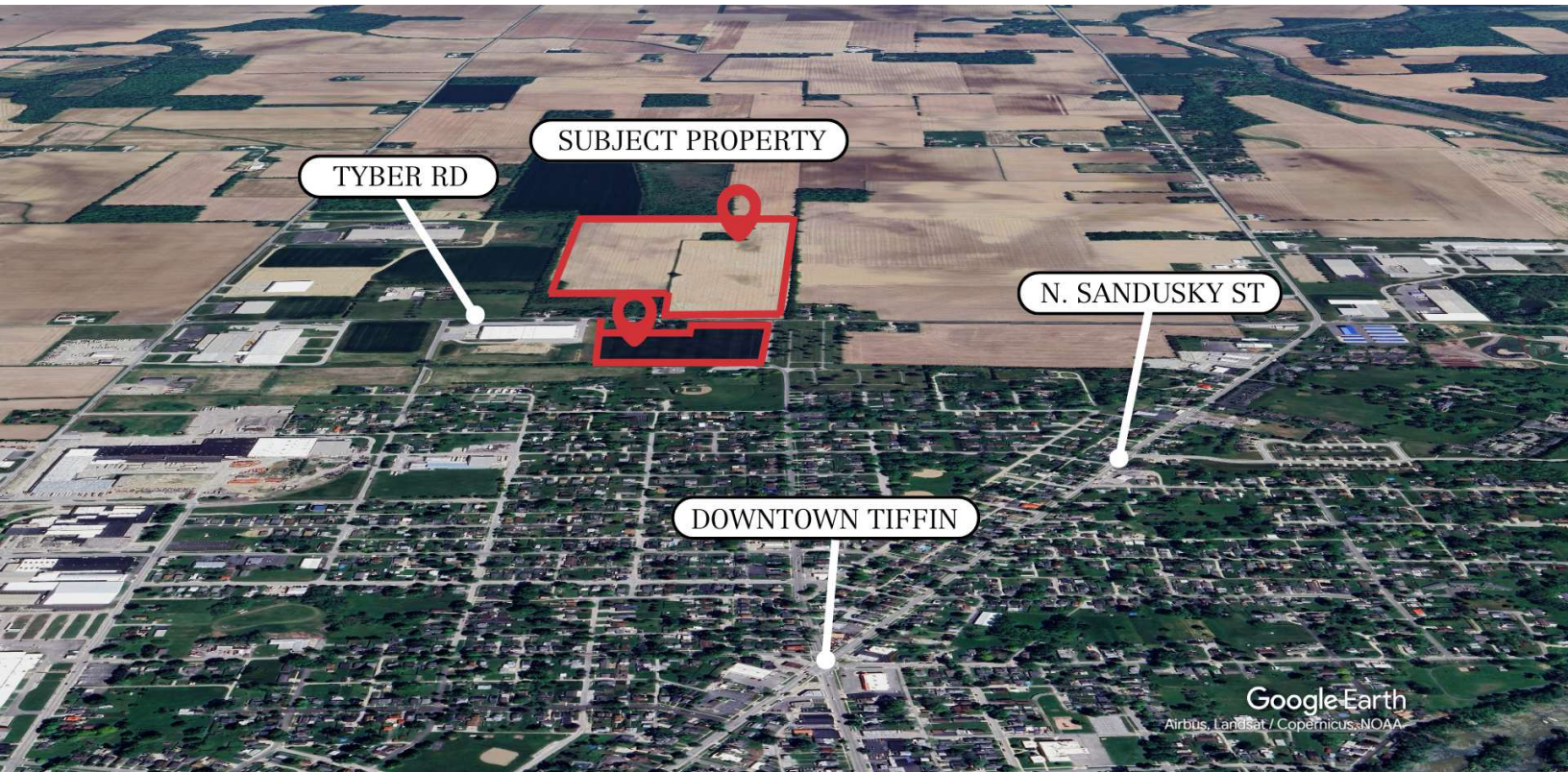
### Utilities

Gas	Columbia Gas
Electric	AEP
Water	Aqua America
Sewer	City of Tiffin

### Property Information

Property Type	Land
Property Subtype	Industrial
Zoning	M-2 Heavy Industrial District
North Lot Size	79.506 Acres
South Lot Size	13.803 Acres
North Parcel #'s	Q53020247520000 D17000247520000
South Parcel #	D17000247480000
Traffic Count	7078
Traffic Count Street	N Sandusky St





### Why Tiffin?

Tiffin-Seneca County Micropolitan Area has been ranked #6 in the nation for economic development. It has been recognized in Site Selection magazine's 2024 rankings, marking 13 consecutive years in the top 10% of micropolitan areas nationwide for attracting new business, expansion and economic success. 2024 major projects include expansions from American Plastics, National Machinery, and Webster Industries. Tiffin has two highly ranked universities providing a consistent pipeline of a talented labor pool and workforce development. Tiffin's revitalized downtown provides a vibrant local economy supporting workforce needs.

Tiffin is strategically located near major transportation routes including U.S. 224 and State Route 18, with proximity to Interstate 80/90 about 30 miles north. This provides easy access to Toledo, Cleveland, and Columbus. Seneca County has a strong economic base and local and regional workforce drawing from a multi-county radius.

### Property Description

This 79 acre property is located adjacent to Northstar Industrial Park at the north edge of Tiffin. It is level at grade and serviced by all utilities. Phase 1 Environmental and Geotechnical reports have already been completed. This property was specifically targeted by local, regional and state development officials as a dynamic industrial development option. Local and state incentives are available.

### Drive Times

Toledo: 59min/50miles ; Columbus: 1hr 50min/100miles ; Cleveland: 1hr 39min/90miles ; Detroit: 1hr 45min/105miles

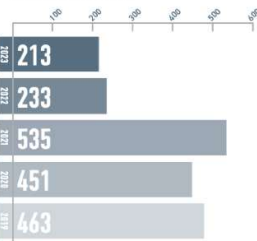
## Facts & Figures

The Tiffin-Seneca area continues to see an improvement in the overall health and well-being of the community. Income levels continue to increase while the unemployment and poverty rates have decreased. The following charts are updated annually with the most recent county-wide data sets for an apples to apples comparison versus previous years.

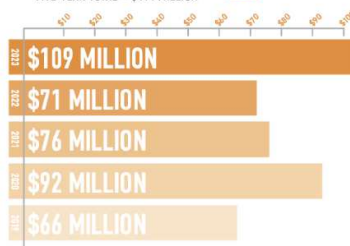
### Income & Poverty

	SENECA CO.	OHIO	USA
Per Capita Income	\$29,131	\$34,595	\$35,384
Median Household Income	\$57,286	\$61,425	\$64,994
Median Income (Families)	\$74,863	\$86,508	\$92,646
Median Income (Married Couple Families)	\$89,660	\$104,401	\$110,482
Median Income (Non-family Households)	\$35,240	\$40,001	\$45,135
Poverty Level	11.63%	13.31%	12.53%

### Jobs Created



### Capital Investment



## Largest Industries in Seneca County

INDUSTRY	EMPLOYMENT 2019   2023	CHANGE IN JOBS	AVERAGE ANNUAL WAGE	5-YEAR DEMAND FOR JOBS
Manufacturing	4,460   4,584	124	\$74,000	399
Health Care & Social Assistance	2,457   2,290	-167	\$56,320	-21
Retail Trade	2,270   2,250	-20	\$38,593	34
Accommodations & Food Services	2,199   2,091	-108	\$19,233	96
Educational Services	1,737   1,552	-185	\$32,999	46
Construction	1,310   1,136	-175	\$69,627	-64

## Workforce Development



Seneca County  
Approved partner of the  
American Job Center network

### OHIO MEANS JOBS

Almost 400 job orders were entered, with many for multiple openings. The OhioMeansJobs office partners with TSEP to assist employers with hiring and training employees.

### APPRENTICESHIPS

One apprentice was awarded his Certificate of Completion of Apprenticeship by the Greater Ohio Workforce Board and four apprentices were enrolled.



### MANUFACTURING SHOWCASE

The 8th annual showcase was held in October at Sentinel Career Center. Approximately 650 students from nine local schools met with 18 Seneca County employers to complete hands on activities that highlight skill sets that are important to manufacturers.

### WORK ADVANCE

Manufacturers are reimbursed up to \$4,000 per employee.

**\$10,465**  
for 14 credentials

**INCUMBENT WORKER TRAINING**  
Employers are reimbursed up to 50% of the cost to upskill current workforce.

**\$11,519.70**  
Reimbursed in 2023

### TECH CRED

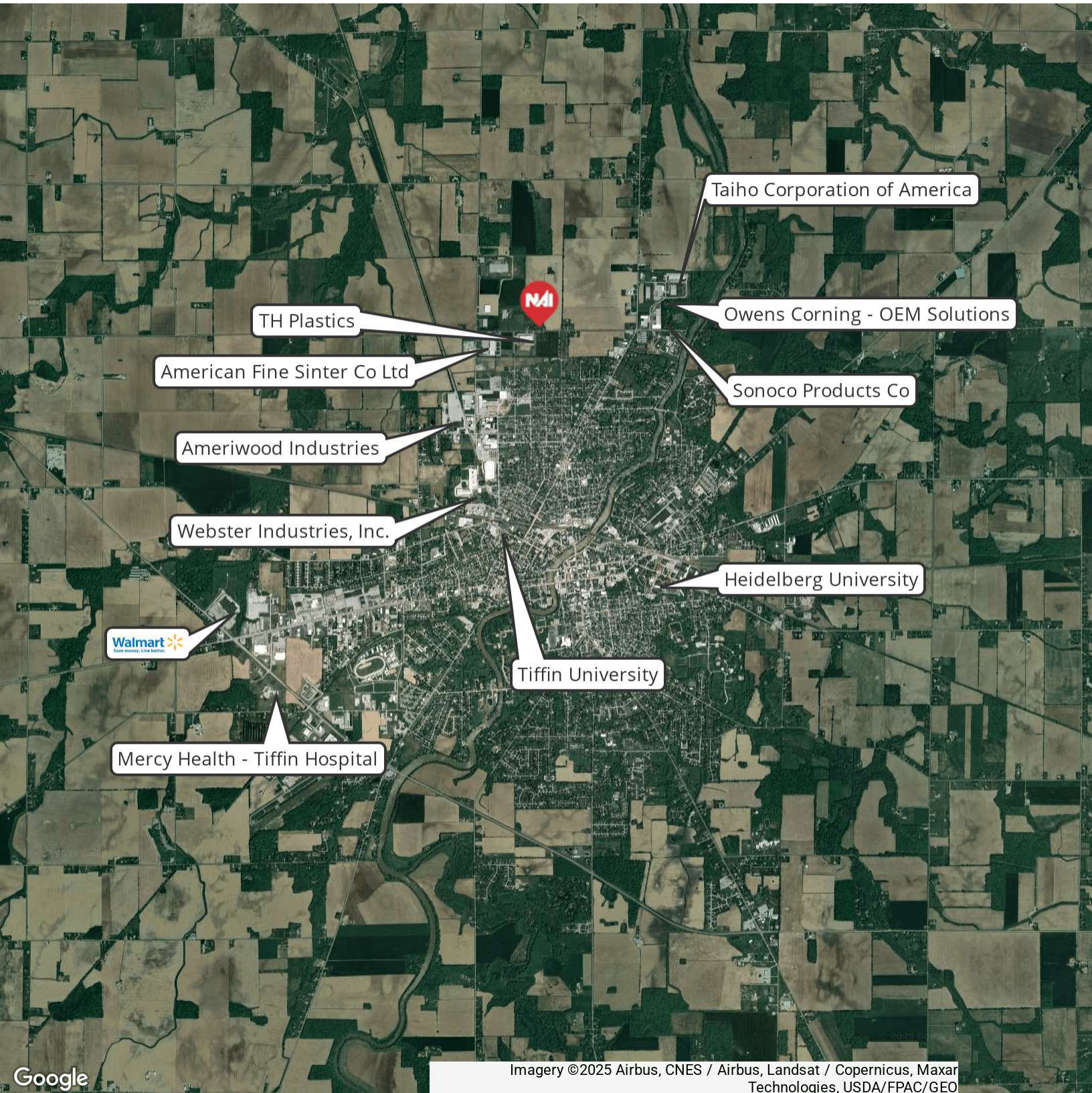
Employers are reimbursed up to \$2,000 per credential up to \$30,000 for each of the 6 rounds.

**\$292,413.45**  
for 299 credentials

## Unemployment Rate - 10 Year History







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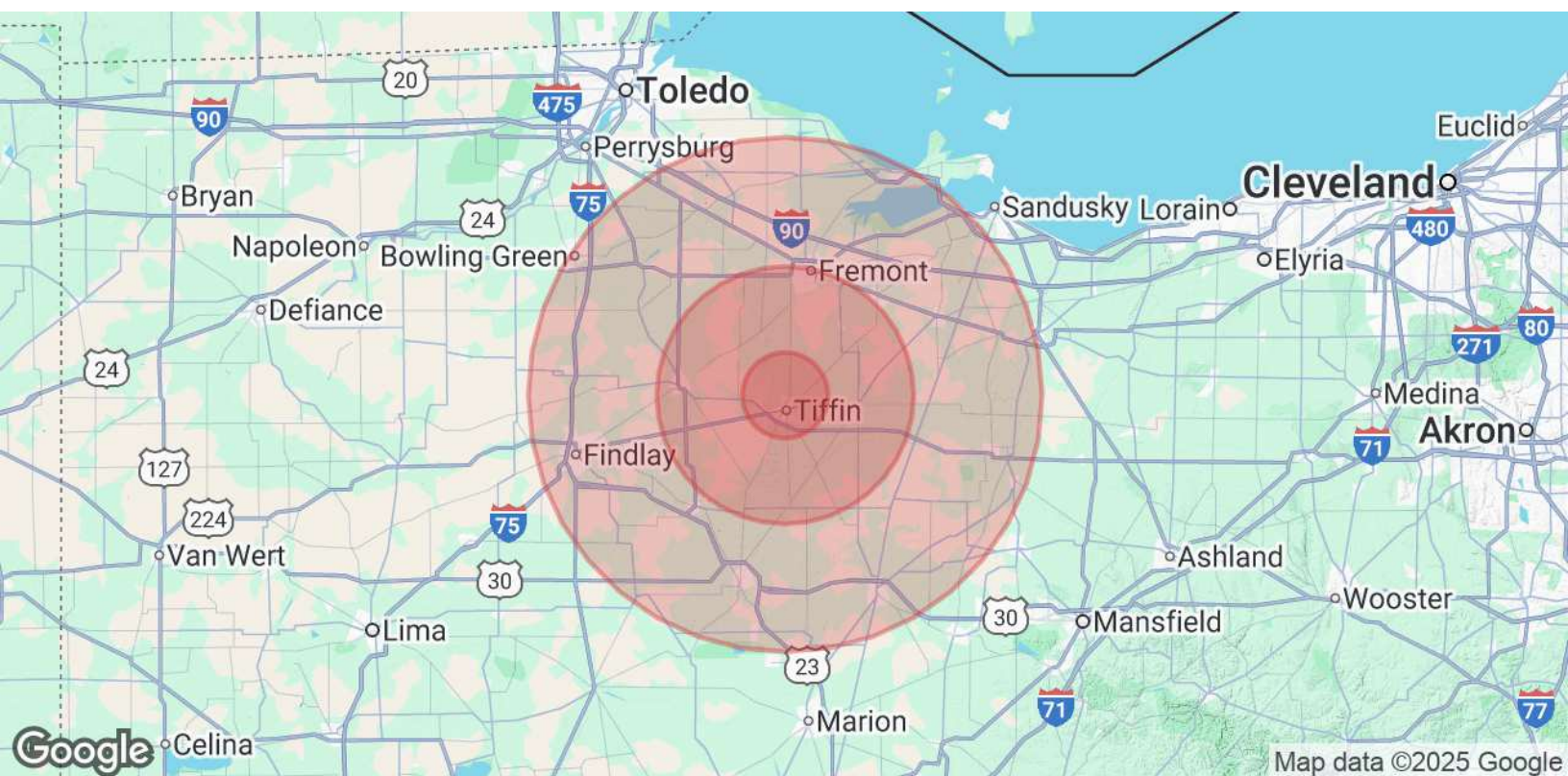
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Population	5 Miles	15 Miles	30 Miles
Total Population	24,980	84,706	348,873
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	43	43
Households & Income	5 Miles	15 Miles	30 Miles
Total Households	10,244	35,088	145,406
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,795	\$81,416	\$86,073
Average House Value	\$165,540	\$169,694	\$195,086

Demographics data derived from AlphaMap