

50ac Rail-Served Site:

Central Ohio Aerospace & Technology Center South Campus



Ready-to-Build: The 50+/- acre rail served site on the South Campus of the Central Ohio Aerospace & Technology Center in Heath is truly, shovel-ready with water, sanitary sewer, roadway, rail, natural gas, and telecom infrastructure already in place. Permitting processes have already been completed as well.

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 for decades because of a stable, 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 COATC campus as well as a new income tax rebate incentive. Best of all: Heath has earned a well-deserved reputation for being business-friendly.

Features

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

- 5 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 new income tax incentive available
- Completed state, federal regulatory permits
- 34.5 KV electric
- Redundant 69 KV
- 8" high pressure gas main at site
- Publicly-owned land
- Creative financing options
- Broker protected



CENTRAL OHIO
**AEROSPACE &
TECHNOLOGY CENTER**



Contact: Rick Platt, President and CEO • 740.788.5500 ext. 235

rplatt@hnlcpa.com • hnlcpa.com