

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 fourlane 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

