



# SEMINARY RIDGE HEBRON

## Seminary Ridge Business Park, Rail-Served

**Campus Style:** The +/-65-acre, rail-served Hebron site is conveniently located along Beaver Run Road, west of St. Rt. 79. The site is less than three miles north of Interstate 70 with access via four-lane St. Rt. 79. Hebron offers a 15-year/100% tax exemption.

**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 AEP 138KV and 34.5KV electric with an AEP substations adjacent and a Licking Rural Electric substation. The site is bordered by natural gas, water, and sewer. Interstate gas transmission is nearby. The site is a carve out of an overall 131-acre tract and a 330-acre total Seminary Ridge Business Park.



## FEATURES

- 3 miles to I-70
- Adjacent to state-owned rail line operated by the Ohio Central Railroad
- 138KV and 34.5KV electric on site
- Publicly-owned land
- Creative financing options
- Broker protected

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This is a depiction of a concept for development of the entire 131-acre tract.

