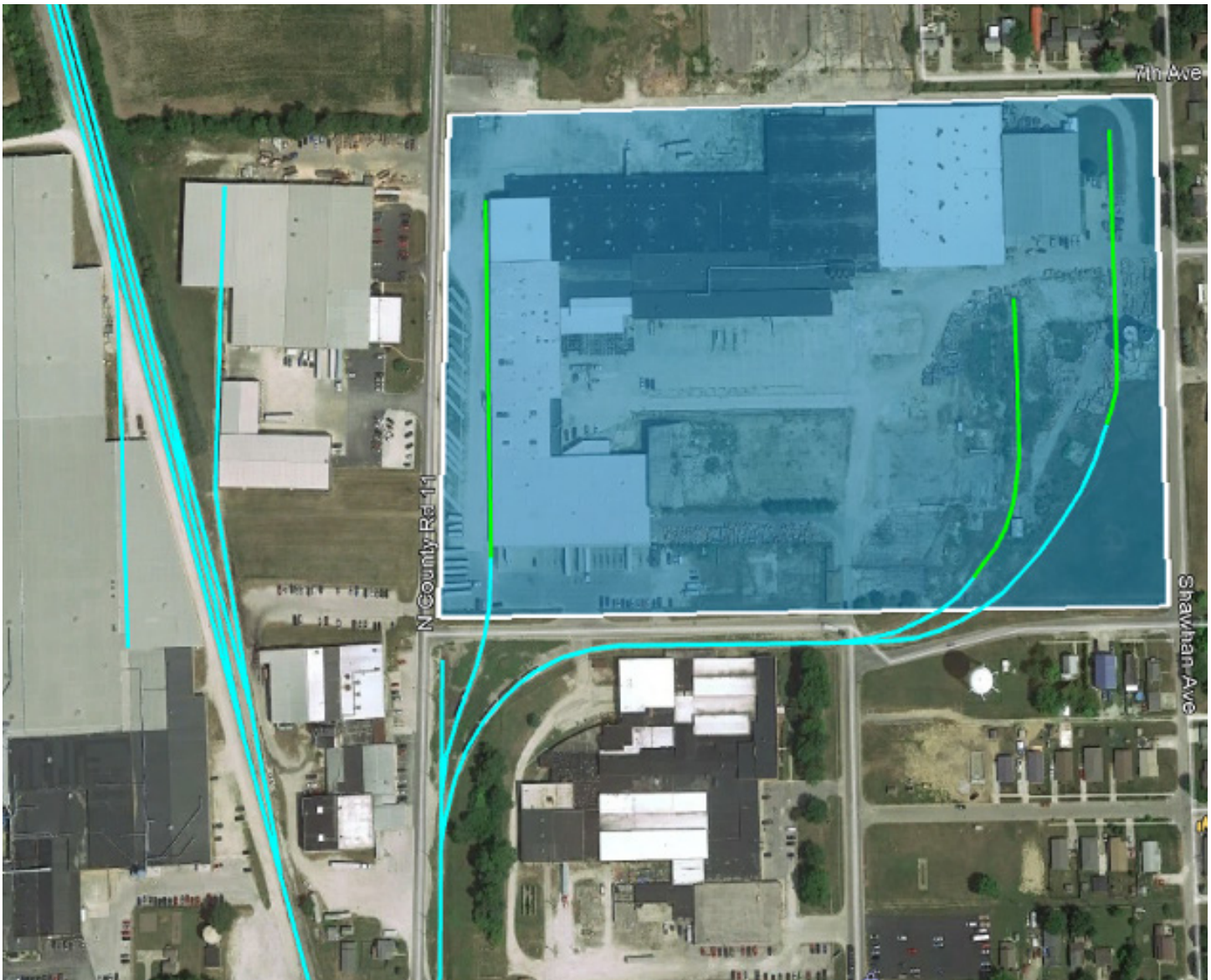


TIFFIN, OHIO • SENECA COUNTY

# 324 Fourth Avenue, Site #04



## Site Specifications

Address	<b>324 Fourth Avenue</b>	Site Type	<b>Greenfield</b>
County	<b>Seneca (44883)</b>	Year Built	<b>1982</b>
Acres	<b>26</b>	Building Sq. Ft.	<b>823,000 sq. ft.</b>
Zoning	<b>Industrial</b>	Ceiling Height	<b>8 - 28 ft.</b>
Flood Zone	<b>Low-to-Moderate Risk</b>	Property Owner	<b>Cody Development, LLC</b>
Development Incentives	<b>Yes</b>	Last Sale	<b>2011</b>
Miles to Highway Entry	<b>20 miles to US-80</b>	Last Price	<b>\$650,000</b>
Main-Rail Frontage	<b>100 ft. (along main line)</b>	Tenant	<b>American Standard</b>
Rail Access	<b>OOS</b>		

TIFFIN, OHIO • SENECA COUNTY

# Northern Ohio & Western Railway



In the past six years, **Tiffin and Seneca County** have experienced tremendous growth and development, ranking in the top ten percent of almost 600 similarly sized communities nationally for economic development, ranking in the top ten three times in the last six years. Hundreds of acres of developable land are available, located within local and state incentive areas.



**BUSINESS PORTFOLIO**  
from homegrown,  
family operated businesses  
to global powerhouses

Well-known global, national and regional companies operate manufacturing plants and distribution points in the region, including:



## Centrally located and convenient

Located between Columbus, Cleveland and Toledo, major Eastern U.S. markets are within one day's trucking time via quick access to I-75 and I-90. The **Northern Ohio & Western Railway** runs from Tiffin to Woodville, just south of Toledo, and connects to CSX and Norfolk Southern railroads,

## LOCATION

Connect to the world and reach your destination quickly

**WORKFORCE**  
We're not afraid of hard work

Displaying the grit that built this country, the workforce of the region is trainable and responds quickly to opportunity. Major employers are boosted by workers who travel from as far as an hour away to **Tiffin and Seneca County** every day to be part of the vibrant workforce in our community. Using a 45-mile radius, the numbers of people available to gain employment in **Tiffin and Seneca County** shows a strong laborshed to pull from:

**1,111,717**  
total population

**468,966**  
households

**\$70,619**  
median household income

**39.3**  
median age

**553,111**  
total workforce population

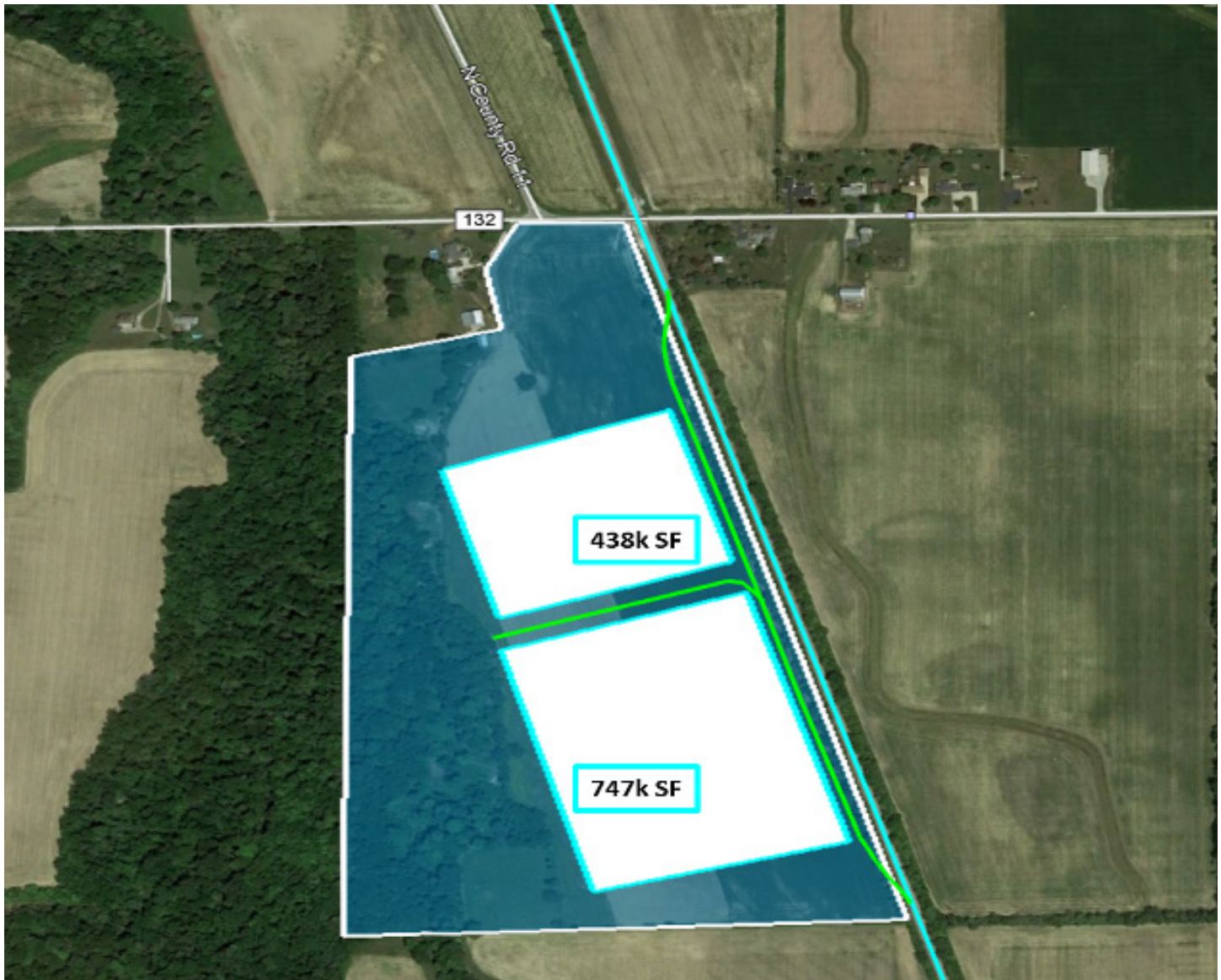
**82,740**  
employed in manufacturing

**23,588**  
employed by logistics operations

**15**  
higher educational institutions

TIFFIN, OHIO • SENECA COUNTY

## O W TR 132, Site #7



## Site Specifications

Address	<b>0 W TR 132</b>	Main-Rail Frontage	<b>2,708 ft. (along main line)</b>
County	<b>Seneca (44883)</b>	Rail Access	<b>Adjacent</b>
Acres	<b>72</b>	Site Type	<b>Greenfield</b>
Zoning	<b>Agricultural</b>	Property Owner	<b>Robert Clouse</b>
Flood Zone	<b>Low-to-Moderate Risk</b>	Last Sale	<b>2007</b>
Development Incentives	<b>Yes</b>	Last Price	<b>\$236,000</b>
Miles to Highway Entry	<b>20 miles to US-80</b>		

TIFFIN, OHIO • SENECA COUNTY

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**15**  
higher educational institutions

TIFFIN, OHIO • SENECA COUNTY

## O N CR 11, Site #24



## Site Specifications

Address	<b>0 N CR 11</b>	Main-Rail Frontage	<b>1,040 ft. (along main line)</b>
County	<b>Seneca (44883)</b>	Rail Access	<b>Adjacent</b>
Acres	<b>14</b>	Site Type	<b>Greenfield</b>
Zoning	<b>Agricultural</b>	Property Owner	<b>Clouse Construction Corporation</b>
Flood Zone	<b>Low-to-Moderate Risk</b>	Last Sale	<b>2019</b>
Development Incentives	<b>Yes</b>	Last Price	<b>\$126,540</b>
Miles to Highway Entry	<b>20 miles to US-80</b>		

TIFFIN, OHIO • SENECA COUNTY

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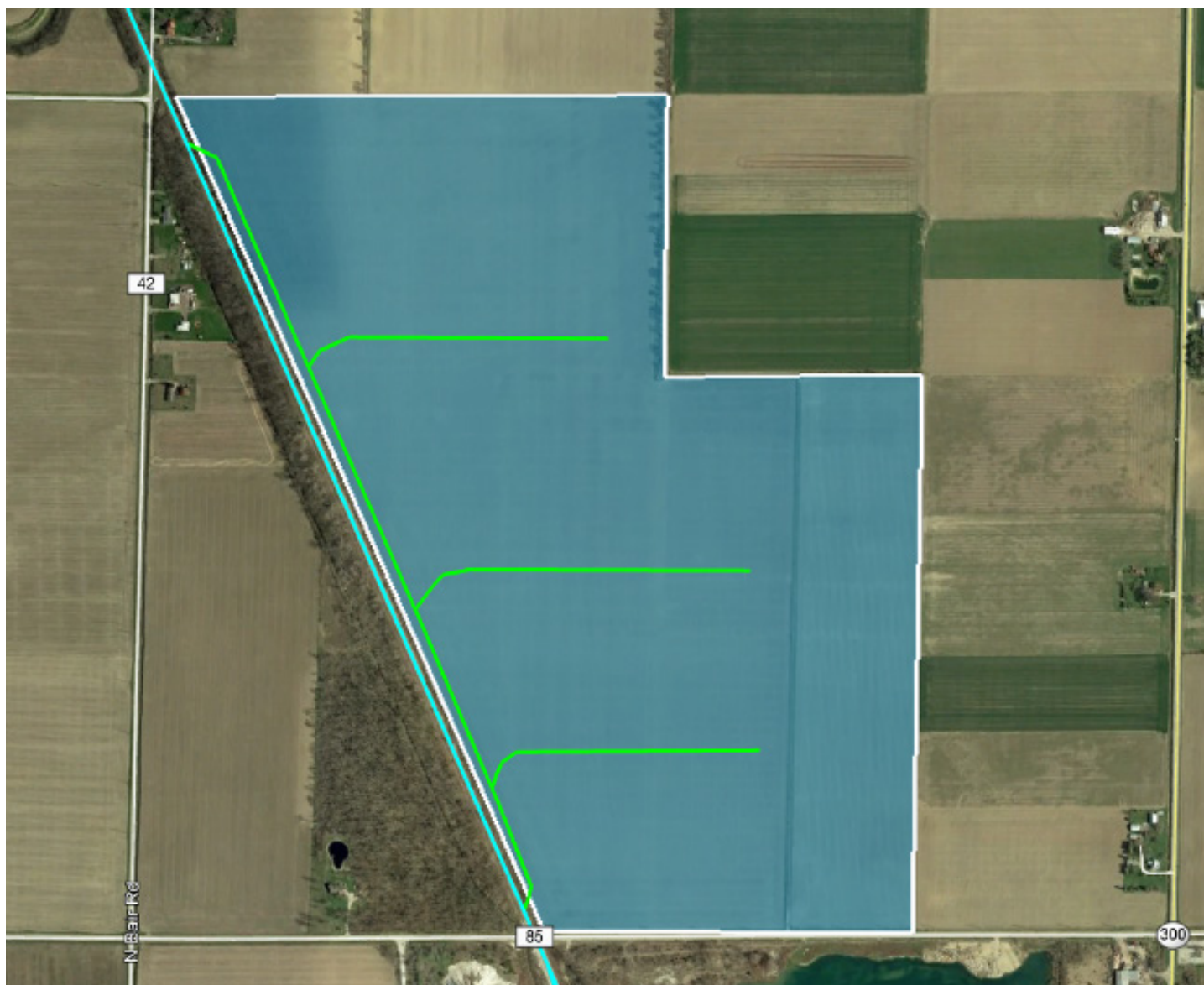
RAIL MADE

EASY

OmniTRAX Rail-Ready Sites

SANDUSKY COUNTY • OHIO

# Site 01



## Site Specifications

Address	<b>CR 85, OH</b>	Miles to Highway Entry	<b>6.0 miles to I-80</b>
County	<b>Sandusky (43431)</b>	Main-Rail Frontage	<b>4,339 ft. (along main line)</b>
Acres	<b>217.96</b>	Rail Access	<b>Adjacent</b>
Zoning	<b>AGR - AGR Vacant Land</b>	Site Type	<b>Greenfield</b>
Flood Zone	<b>Low-to-Moderate Risk</b>	Property Owner	<b>Gary L. Harrison, Trustee</b>



Ean Johnson, CEcD  
ejohnson@omnitrax.com  
469-261-2083



Beth Hannam, Executive Director  
director@sanduskycountyedc.org  
419-332-4470

SANDUSKY COUNTY • OHIO

# Area Highlights



## LEADERSHIP and INGENUITY

A skilled labor force and an excellent transportation infrastructure makes **Sandusky County** appealing to several key industries. Below are just a few of the many companies and employers located within **Sandusky County**.

Whirlpool – Clyde Division, Crown Battery, Revere Plastics, ABC Inoac, Kraft Heinz, Tower Automotive, Style Crest, Amcor, Auria Solutions, EPC, Green Bay Packaging, Ardagh, Martin Marietta, Standard Wellness



## Centrally located and convenient

The **Sandusky County** highway system covers roughly 412 lane miles. These highway systems provide direct linkage to other major east/west and north/south interstate corridors and serve as connector roadways to residents and businesses located in rural areas. **Northern Ohio & Western Railway** runs from Woodville in Sandusky County to Tiffin in Seneca County, just south of Toledo, and connects to CSX and Norfolk Southern railroads.

## LOCATION

Conveniently connecting the world to you.

## TRANSPORTATION ACCESS and CONNECTIVITY



### Rail

CSX, NS, Northern Ohio and Western Railway



### Highway

Major Roadways



### Port

Port of Toledo  
 Port of Cleveland



### Airport

Sandusky County Regional Airport, Cleveland-Hopkins International Airport

**Sandusky County** offers companies a remarkable pool of skilled workers. Within a 45-mile drive:

**1,139,011**

workforce

**39.6**

median age

**484,498**

households

**\$74,539**

median household income

**580,918**

labor force

**75,101**

total employees in manufacturing

**22,079**

total employees in transportation and communications

**17**

higher education institutions

## SANDUSKY COUNTY Area Statistics

## INCENTIVES Local, State, and Workforce Training Assistance

**The Enterprise Zone Program** - Communities in Ohio may establish an **Enterprise Zone** that provides local officials with the ability to negotiate a tax incentive agreement with a prospective company. The Enterprise Zone Agreement is a contract between the community and the company. This contract must be executed prior to any portion of the project beginning. The rate and term of the tax exemption are negotiated between local officials and the company.

**Economic Development Grant** - The **JobsOhio Economic Development Grant** was created to promote economic development, business expansion, and job creation by providing funding for eligible projects in the State of Ohio. Grant decisions are based on a number of project factors, including but not limited to job creation, additional payroll, fixed-asset investment commitment, project return on investment, and project location.



SANDUSKY COUNTY • OHIO

## Site 02



## Site Specifications

Address	Anderson Road	Miles to Highway Entry	6.5 miles to I-80
County	Sandusky (43469)	Main-Rail Frontage	250 ft. (along main line)
Acres	99.55	Rail Access	Adjacent
Zoning	AGR - AGR Vacant Land	Site Type	Greenfield
Flood Zone	Low-to-Moderate Risk	Property Owner	Carol Bruns Hartley

SANDUSKY COUNTY • OHIO

# Area Highlights



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## LOCATION

Conveniently connecting the world to you.

**TRANSPORTATION  
ACCESS  
and CONNECTIVITY**



### Rail

CSX, NS,  
Northern Ohio and  
Western Railway



### Highway

Major Roadways



### Port

Port of Toledo  
Port of Cleveland



### Airport

Sandusky County  
Regional Airport,  
Cleveland-Hopkins  
International Airport

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## SANDUSKY COUNTY Area Statistics

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