

TIFFIN, OHIO · SENECA COUNTY

O N CR 11, Site #24





Site Specifications

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



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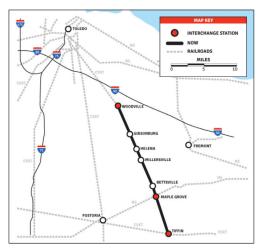
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TIFFIN, OHIO • SENECA COUNTY

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

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:

WORKFORCE We're not afraid of hard work

1,111,717 total population

553,111 total workforce population 468,966 households

82,740 employed in manufacturing \$70,619 median household

23,588

employed by logistics operations

39.3

median age

15 higher educational institutions



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