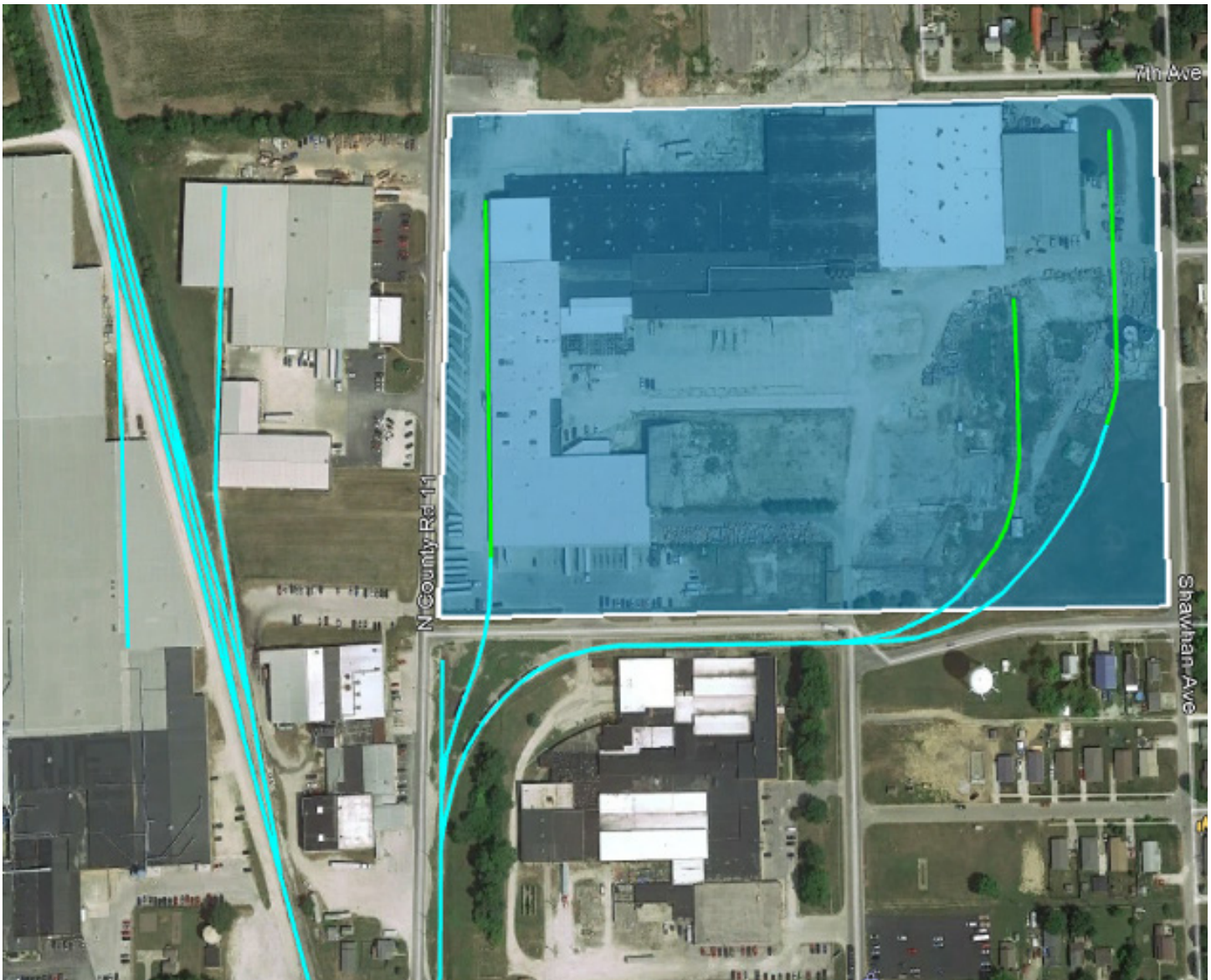


TIFFIN, OHIO • SENECA COUNTY

## 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