

TIFFIN, OHIO • SENECA COUNTY

O N CR 11, Site #24



Site Specifications

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

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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	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