

WELCOME TO 160 NORTH HIGH STREET

Create a fact sheet for this property

Manufacturing and warehouse space with ample paved parking, and adjacent land available for significant expansion.



▶ OVERVIEW

This large manufacturing building offers 78,000 sq. ft. of warehouse space and 4,000 sq. ft. of office space. Located less than one mile from the US 40/SR 79 interchange and 2 miles from I-79, offering fast and easy access to the Greater Columbus Market, the central Ohio region and beyond.

▶ PRICE

\$4.50/sq. ft. NNN

▶ REGION

- The Licking County area has been a location of choice for manufacturing, assembly, and logistics for decades due to Licking County's stable, skilled, multi-disciplinary workforce.
- Licking County's centralized location places it only a day's drive from 60% of the U.S. population and 50% of the Canadian population
- Easy, reliable access to major markets by way of freeways, railways, multiple airports
- Consistently low cost of living and high quality of life

▶ LOCATION

- 160 North High Street, Hebron, Ohio 43025
- 30 Minutes to Port Columbus International Airport
- 35 Minutes to Rickenbacker International Airport
- 5 Miles to Newark-Heath Regional Airport
- 30 Miles to downtown Columbus

▶ SITE SPECIFICS

- 82,000 sq. ft. total (78,000 mfg. /warehouse and 4,000 sq. ft. office)
- 3 Drive-in doors
- 3 Truck docks
- Expandable Design and adjacent land available to accommodate significant expansion
- 80 car parking spaces
- Fiber Optics available
- Located within the Newark Ohio Industrial Park

▶ ACCESS & INFRASTRUCTURE

- Less than 1 mile from the US 40 and SR 79 interchange



SIMPLIFYING
SUCCESS

50 WEST LOCUST STREET | NEWARK, OHIO 43055 | GROWLICKINGCOUNTY.ORG

- 2 Miles to I-70
- 20 Miles to I-270 (Columbus Outer belt)
- Within a day's drive of 60% of the US population and 50% of the Canadian population

▶ UTILITIES/FLOOD HAZARD

- Natural Gas service provided by Columbia Gas
- Electric Service provided by American Electric Power
- Water and Sanitary Sewer provided by the Village of Hebron
- This property is not located within a federally-designated flood plain

▶ INCENTIVES

- Enterprise Zone
- Community Reinvestment Area
- Additional state incentives can be coordinated and integrated into a comprehensive incentive package.
- Collaborative, proactive, pro-business county leadership

▶ CONTACT

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GROW Licking County CIC

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