



For Sale

11.18 Acres available

- 15 year, 100% tax abatement potential
- Located in pro-business Etna, OH
- Strong labor market

**11835 Refugee Road SW
Etna, OH**

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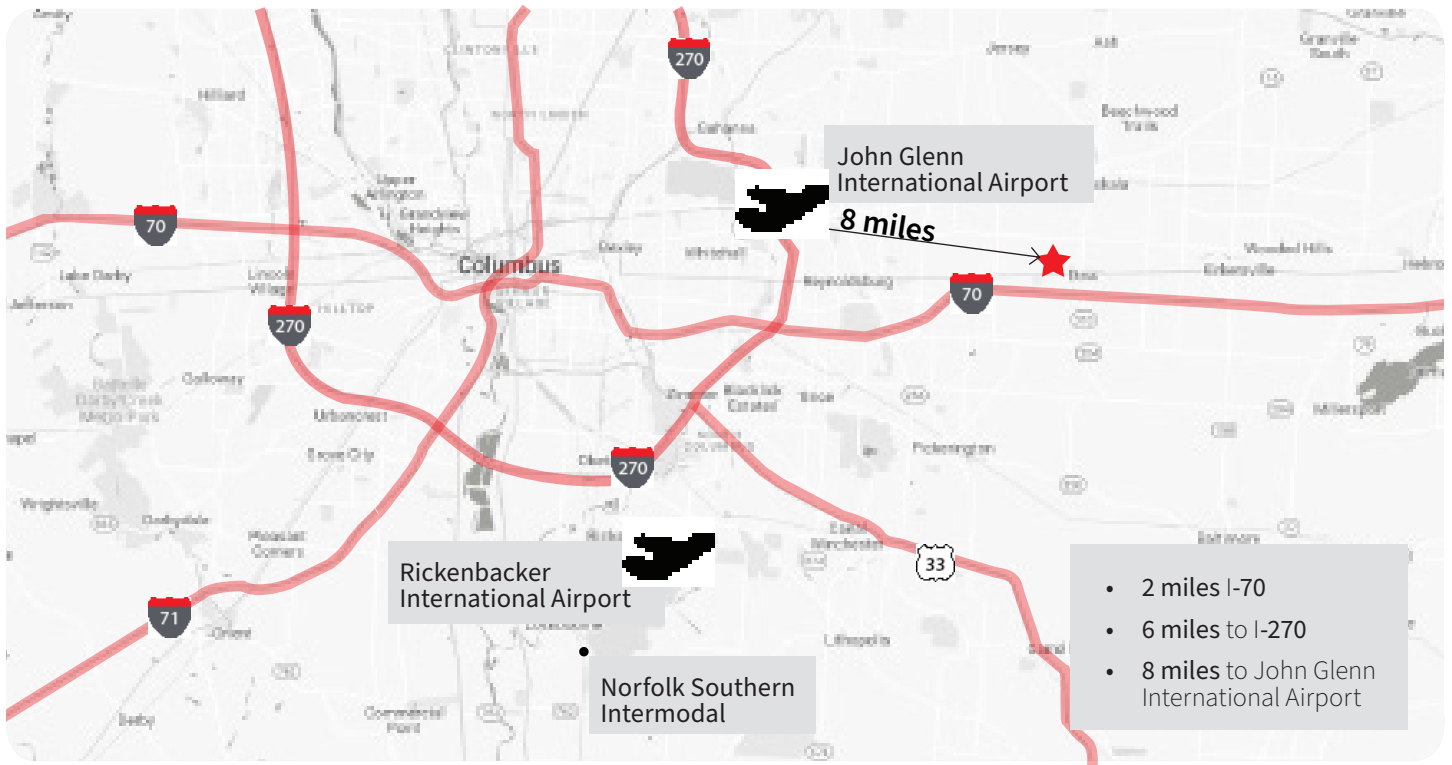
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Property maps



Why Etna?



Etna Township is known for its pro-business environment and proximity to a robust labor pool. Located just minutes from downtown Columbus, Etna offers immediate access to I70 and the following:

- **2 miles** from I-70
- **6 miles** from I-270
- **8 miles** from John Glenn International Airport

Etna Township is within a 600 mile radius of 50% of the U.S. population, 78% of the U.S. gross domestic product, more than 80% of Canada’s business activity, and 62% of all U.S. manufacturing income making it an ideal location for logistics and manufacturing.

The Perfect Location in Central Ohio



- Highly-connected interstate highway system, rail connections to major seaports and air cargo routes to international hubs
- The region supports 12 weekly international freighters from Europe, Asia and the Middle East; additionally, over 50 domestic arrivals from major courier delivery services
- Heartland Corridor allows double-stacked trains from the Norfolk International Terminals to Rickenbacker Inland Port
- Columbus is both the state capital & largest city in Ohio and the 15th largest city in the United States
- Headquarters for Fortune 500 companies & industries including business services, logistics and technology
- Resident median age of 36; workforce is young & highly educated
- Within a 10-hour truck drive to:

- **47% of the U.S. population**
- **50% of the Canadian population**
- **48% percent of U.S. headquarter operations**
- **61% of U.S. manufacturing capacity**