

1900 Thornwood

Thornwood Dr, Heath, Ohio 43056 - Licking County



Property Details

Latitude/Longitude: 39.9973, -82.4805

Type of space: Vacant Land

Min Size: 107 acres

Max Size: 107 acres

Last Updated: 11/30/2025

Contact Information

Contact Name: JobsOhio Catylist

Email: jobsohio_franklin_catylist@gisplanning.com

Documents

[Flyer Thornwood Drive \(1\).pdf](#)

[Flyer Thornwood Drive \(1\).pdf](#)

[Flyer Thornwood Drive.pdf](#)

[1900 Thornwood divided.png](#)

[Site Map](#)

[Utility & Aerial \(updated\).pdf](#)

[FEMA Map](#)

[1900 Thornwood Tax Map 2.pdf](#)

[Topo.pdf](#)

[MidOhio Phase 1 ESA Summary \(2\).pdf](#)

[MidOhio Survey \(1\).pdf](#)

[FEMA Map - 1 \(1\).pdf](#)

[1900 Thornwood Drive - FAA Restrictions \(Map\).pdf](#)

[Surrounding uses Thornwood.pdf](#)

[Site KMZ file](#)

Availability

For Sale: Yes

Sale Price: \$120,000

Sale Terms: per acre

Ownership: Mid-Ohio Development Corporation

Ownership Type: Private

Number of Owners: 1

Date Property is Available: now

Property Description: Strategic location provides easy access to rail and major highways. 107 acres of land available.

More details: LAND for SALE 2,286,902 Sq Ft

Site Details

Parcel ID #(s): 080-330114-00.000

Industrial Park: Yes

Industrial Park Name: Mid-Ohio Industrial Park - Phase II

Total Acres: 107 acres

Total Developable Acres: 93 acres

Divisible: Yes

Current Use: Agriculture

Zoning: M-2 Heavy Industry

Flood Plain: No

Attainment: Eight-Hour Ozone: No

Attainment: Particulate Matter (PM 2.5): Yes

Attainment: Sulfur Dioxide (1-Hour SO2): Yes

Attainment: Lead: Yes

Attainment: NOX: Attainment

Attainment: CO: Attainment

Expansion Land: Yes

Build to Suit Opportunity: Yes

Incentives

Opportunity Zone: Yes

Enterprise Zone: Yes

Foreign Trade Zone: Yes

Redevelopment Area: Yes

TIF District: Yes

Local Incentive Comments: Site is within a pre1994 Community Reinvestment Area, which allows a non-negotiated property tax abatement on 100% of the improved value of the land for 15 years

Transportation

Nearest Highway: St. Rt. 79

Distance to Nearest Highway: 0.25 miles

Nearest Interstate: I-70

Distance to Nearest Interstate: 3 miles

Nearest Airport: Newark-Heath Airport

Distance to Nearest Airport: 4 miles

Airport 2: John Glenn International Airport

Distance to Airport 2: 31 miles

Port Name: Port of Cincinnati

Distance to Port: 137 miles

Transportation Description: Licking County Transit operates a deviated fixed route and a demand response system in Licking County. This site is not served by a fixed route at this time.

Rail at Property: Yes

Rail Provider(s): Ohio Central Railroad

Rail Type: Class II

Rail Spur at Property: No

Utilities

Electric at Site: Yes

Distance to Nearest Distribution Electric Line (<69KV): 0 feet

Nearest Distribution Electric Line Size (KVA): 34.5 KVA

Electric Provider: Ohio Power and The Energy Cooperative

Distance to Nearest Transmission Electric Line (69KV or greater): 0

Power Phases: 3

Distance to the electric substation: 0.70 miles

Redundant Power: Yes

Additional Electric Details: Site can be served by The Energy Cooperative or AEP.

Gas at Site: Yes

Distance to Natural Gas Distribution Line: 0 feet

Gas Provider: The Energy Cooperative

Gas Line Size: 4 in

Natural Gas Distribution Line Pressure : 50

Water at Site: Yes

Distance to water: 0 feet

Water Provider: City of Heath

Water Line Size: 12 in

Water Main Pressure: 75 psi

Total Water Capacity at Site: 1,500,000 GPD

Excess Water Capacity at Site: 1,000,000 GPD

Water Excess Capacity As of Date: 10/2023

Sewer at Site: Yes

Distance to Sewer Line: 0 feet

Sewer Provider: City of Heath

Total Sewer Capacity at Site: 1,200,000 GPD

Excess Sewer Capacity at Site: 1,080,000 GPD

Sewer Excess Capacity As of Date: 10/2023

Sewer Line Size: 12 in

Sewer Type: Gravity

Fiber Service to Site: Yes

Fiber Provider: multiple

Telecom: Yes

Telecom Provider: multiple

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes

Phase I ESA Date: 7/13/22

Phase II ESA Completed: Not required

Environmental Study Comments: No REC's identified

Geotechnical Study Completed: Yes

Geotechnical Study Date: 1/4/18

Wetlands Delineation Completed: Yes

Archeological Study Completed: Yes

Archeological Study Type: Literature Review

Archeological Study Date: 11/4/14

Broker Notes

Contact Notes: • +/- 110 acre site • Phase II of Mid-Ohio Industrial Park • Tax abated / CRA • Enterprise Zone • Opportunity Zone • Rail served • Zoned M2 Industrial • Shovel ready • All utilities to site and redundant electric • 3.6 miles North of I-70 • \$100,000.00 per acre

Broker Contact

Contact Name: Mark Schillig

Contact Company: Mid-Ohio Development Corp

Contact Phone: 6142061536

Email Address: mschillig@midohiodevelopment.com

Contact Address: 4393 Arbor Lake Dr

Contact City: Groveport

Web Address: <http://www.midohiodevelopment.com/>

Description

This property has two available tracts. 8.5 acres on the south end and 52 acres on the north end that are available

Contacts

Mobile Phone: 7403343801