

Lawrence County, Ohio

Opportunity Zone Prospectus

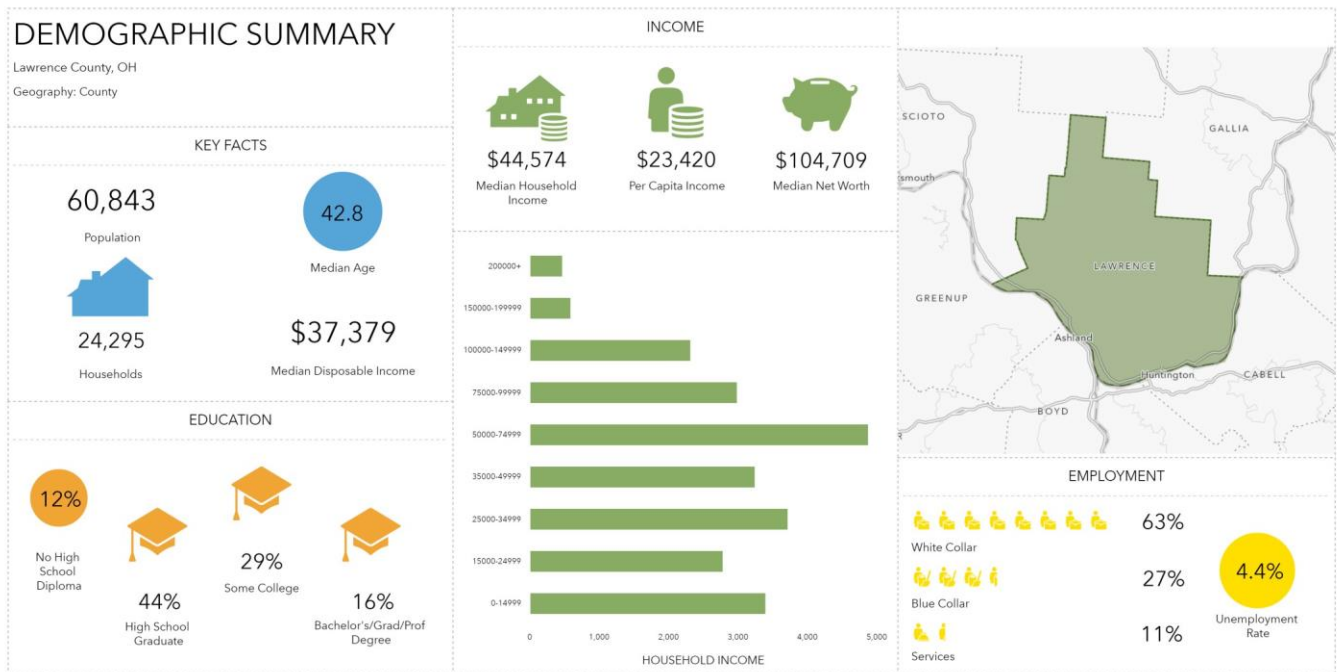
The District Industrial Park



Why should you choose Lawrence County?

Workforce

- The District's labor pool is abundant, hailing from within and beyond the Tri-State area (Huntington, WV, Ashland, KY, Ironton and Portsmouth, OH) to represent a growing population that currently exceeds 300,000.
- This trained workforce specializes in production and technology to provide solid labor and operations for businesses to thrive. The abundant workforce, along with a low cost of living, has made area labor costs affordable for businesses.
- The educational and training institutions surrounding The District play an active role in following modern industry trends as well as skills required for these jobs.



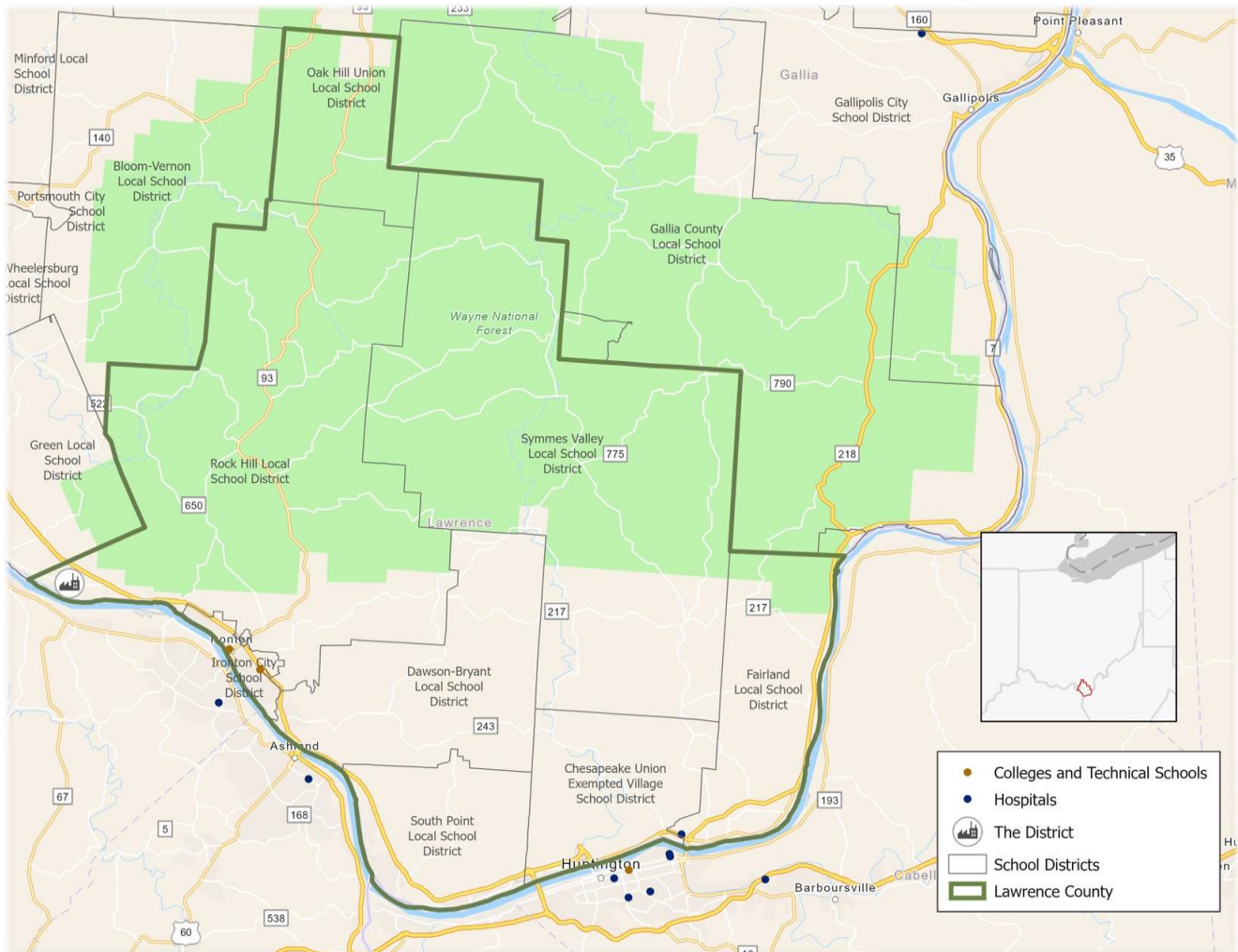
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Why should you choose Lawrence County?

Education

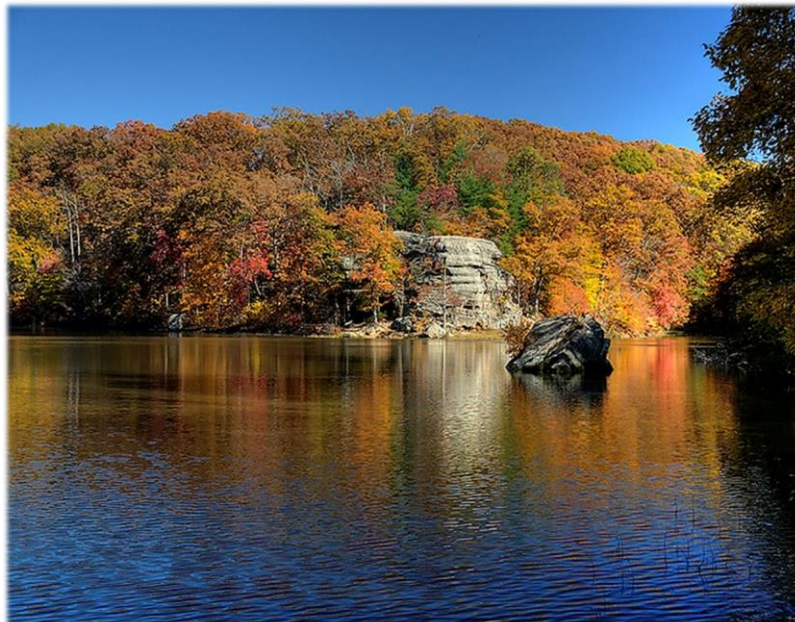
- Lawrence County offers residents high quality colleges and universities within an hour drive. The county is home to Ohio University Southern and the Collins Career Technical Center. It is also a short drive from Marshall University and Shawnee State University.
- Residents have the option of 7 school districts that will provide your children with a great education
- These districts include Chesapeake Local, South Point Local, Ironton City Schools, Dawson-Bryant, Fairland, Rock Hill, and Symmes Valley



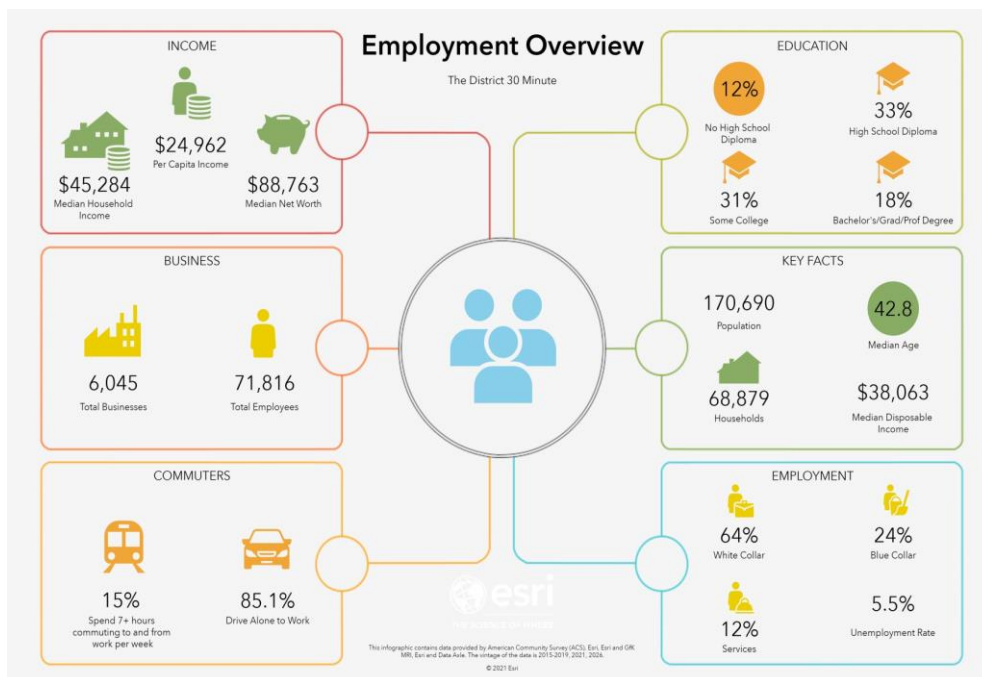
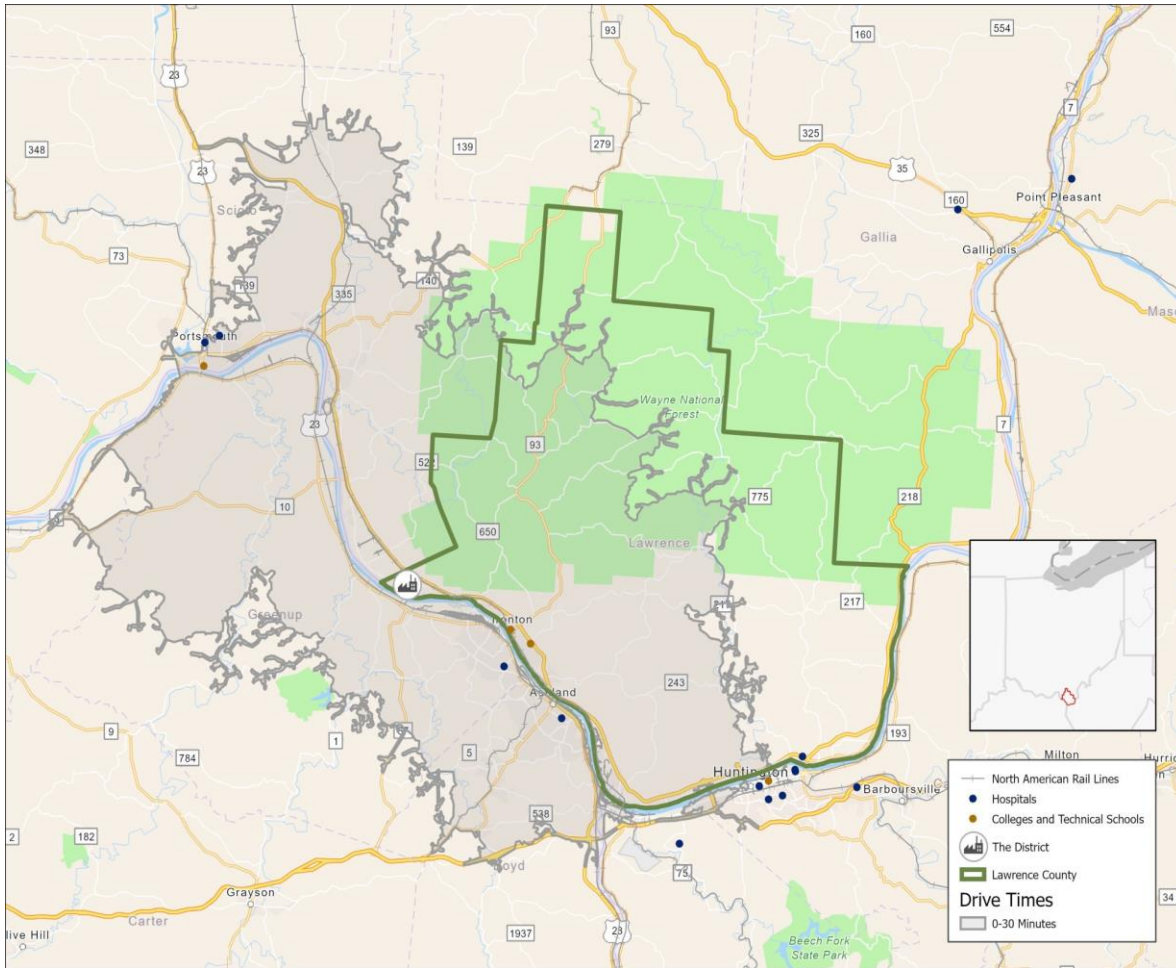
Why should you choose Lawrence County?

Recreation

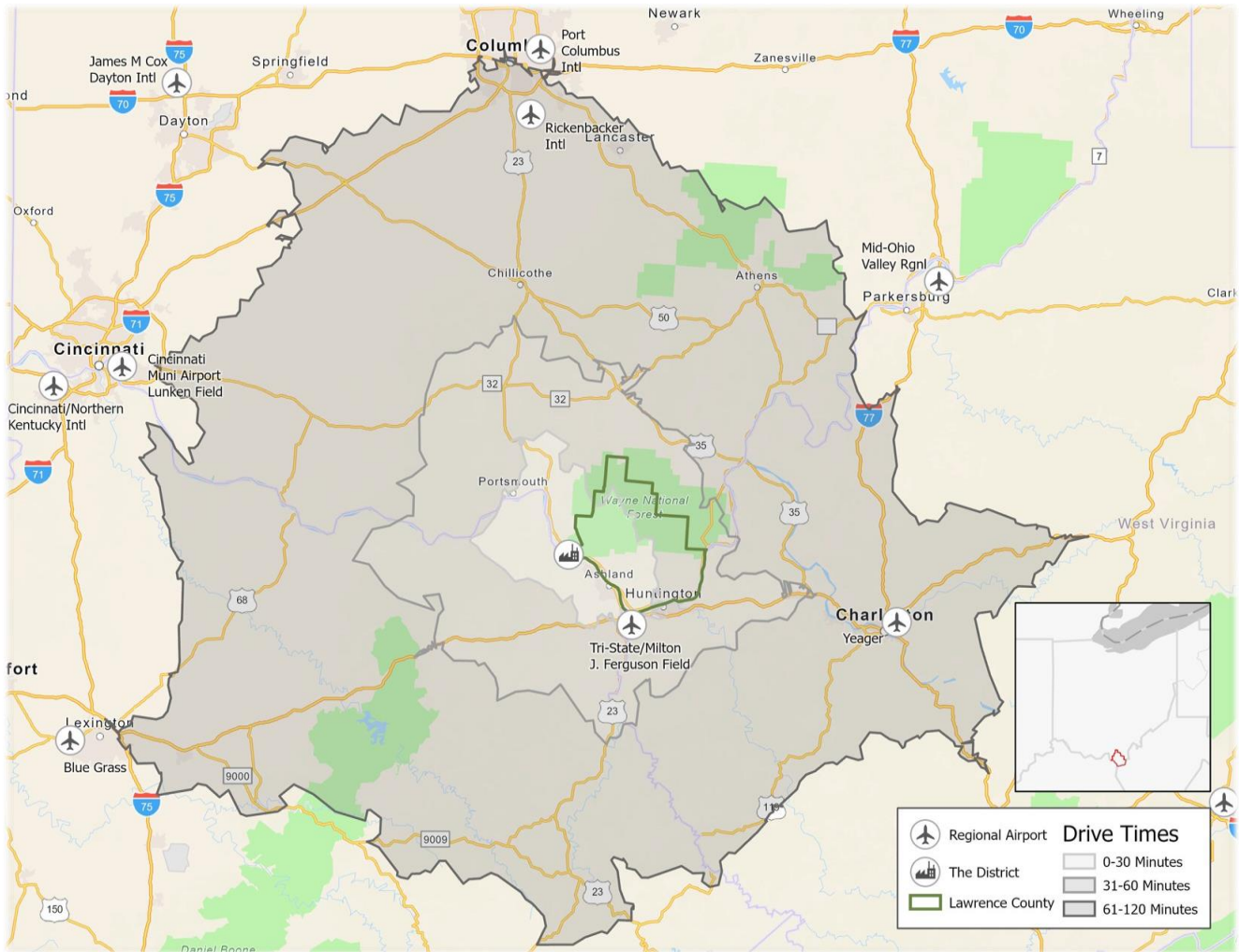
- Lawrence County is home to the Wayne National Forest. Lake Vesuvius offers residents a great opportunity to experience the outdoors through camping, hiking, kayaking, fishing, and horseback riding.
- Located a short drive away in Ashland, Kentucky, the Paramount Arts Center offers residents the chance to experience performances in music, theatre, comedy and more.
- The RO-NA Theatre in Ironton, Keith-Albee Theatre in Huntington and the Huntington Symphony Orchestra also offer the opportunity for musical and other performances.
- The region offers many opportunities to try different foods through the numerous restaurant options.
- Residents are within short driving distance of two malls as well as multiple shopping centers throughout the tri-state region.
- Residents can also enjoy many different festivals and events throughout the year in the county and the region.



Employment Overview: 30 Minute Drive Time



Industrial Parks Overview



Incentives

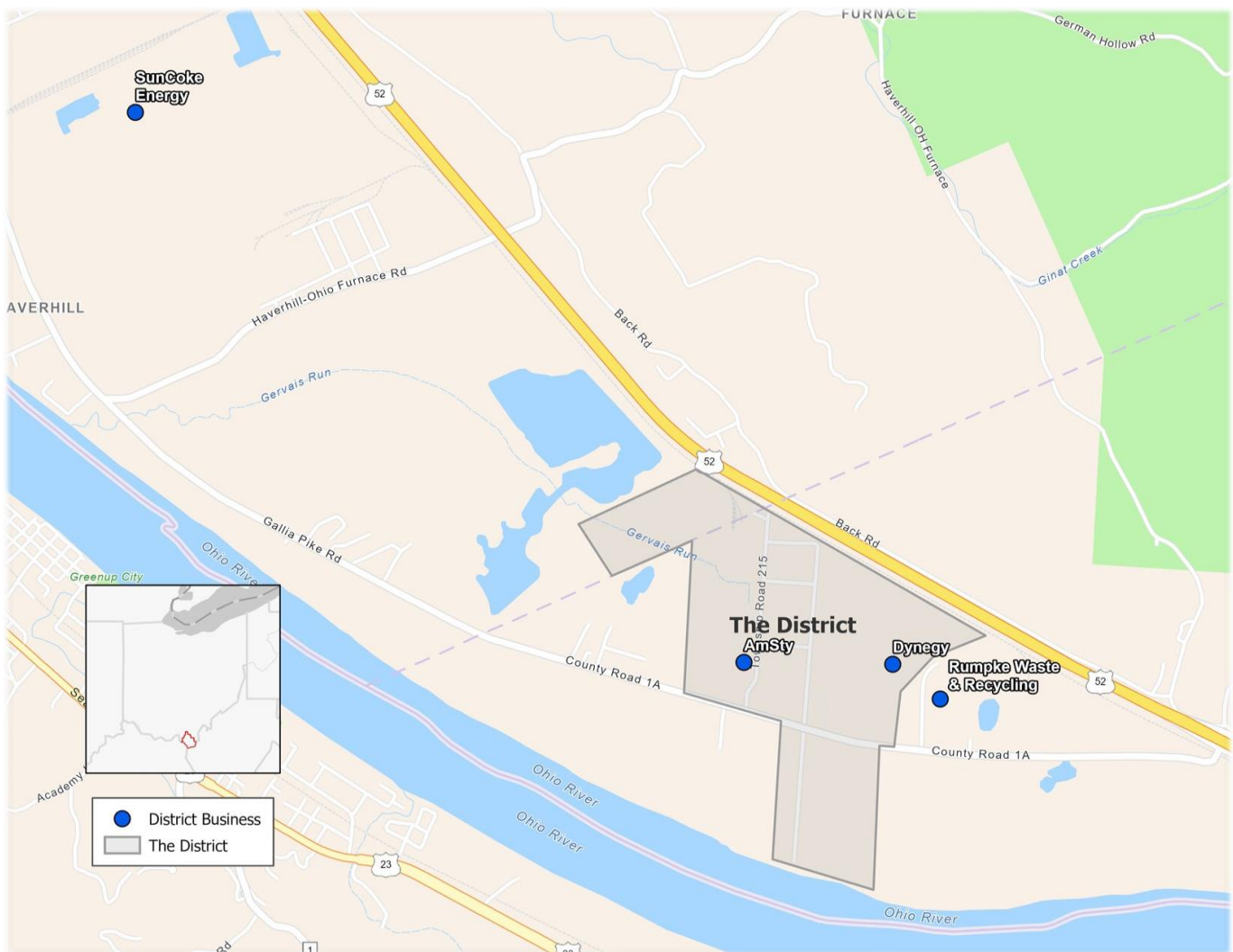
- Some of the incentives provided by Lawrence County include grants for infrastructure and partial real estate tax abatement.
- These county incentives, combined with local incentives, lay a solid foundation for your business.
- The state of Ohio's incentive package, including the option for low cost loans, training grants, access road support, a job creation tax credit, and numerous others, help lead to success in Lawrence County.
- The LEDC, which operates The District, specializes in providing turn-key buildings for potential businesses. This will allow you to open your doors and begin work sooner.

The District

The Southern Ohio Industrial District (The District) provides key advantages to a variety of businesses, industries and organizations, including petrochemicals, energy, and metals.

The District offers both green-field sites and fully-developed buildings. With buildings totaling 400,000 square feet, most small and medium-sized business needs are easily accommodated.

The District is currently home to Dynegy, Rumpke, AmSty, and Sun Coke.



The District, Continued

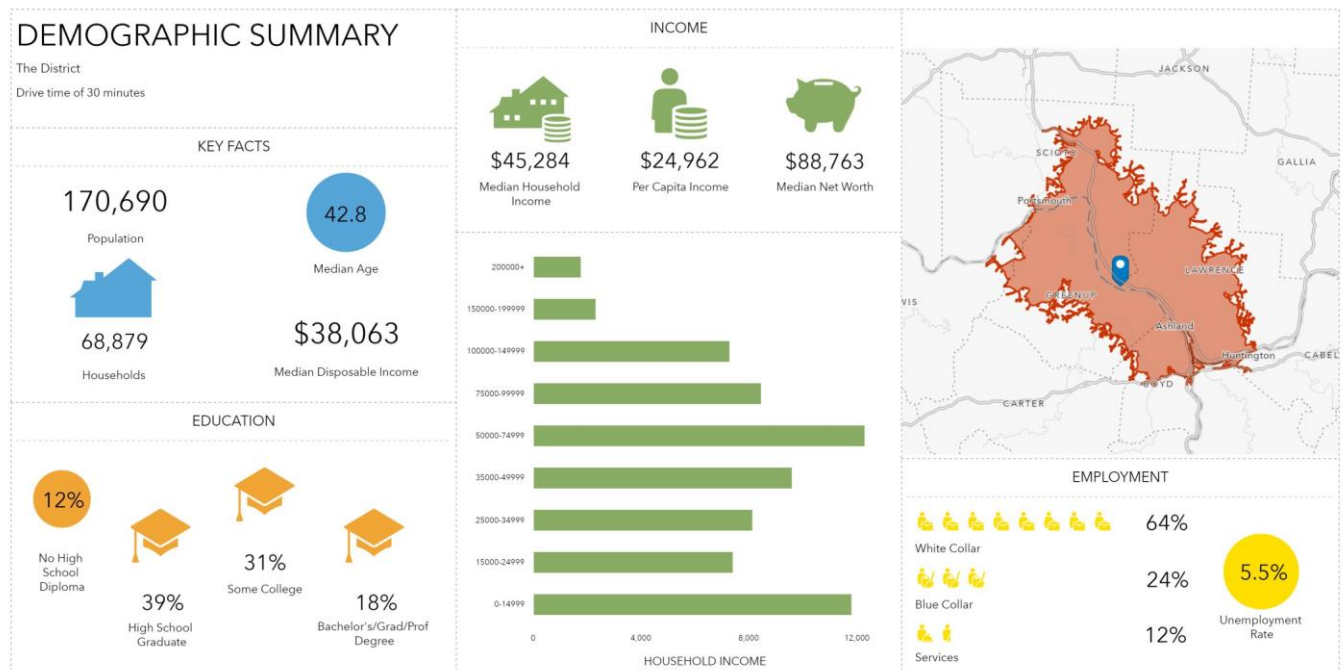
The District offers your company a 40 acre site with immediate access to multiple means of transportation. The site is located on the Ohio River and has both US 52 road access and Norfolk Southern rail access.

This site offers build-to-suit spec buildings so you will be able to move in and begin work immediately.

Currently, the site has a 92,000 square foot building available for use.

The District is within 45 mins of the Huntington Tri-State International Airport.

The District's local utility providers ensure the presence of reliable infrastructure resources. With multiple 765 KV lines providing redundant power sources to one of Ohio's largest AEP substations, the 69 KV substation feeding The District offers the comfort of nearly guaranteed, uninterrupted power to all District businesses.



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The District, Continued

The District is crossed by an 8" line from Columbia Gas with 320 psi.

The existing water line is a 12" 100+ psi line, proving more than capable to supply existing and incoming businesses. Since The District borders the Ohio River, an unlimited amount of process water is available.

Along with these resources, The District has liquid process and storage tanks, multiple silos, and broadband services.



*If you are interested in joining the success in Lawrence County,
please contact Dr. Bill Dingus or Jeremy Clay at the Lawrence
County Economic Development Corporation.*



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