

# Scioto County, Ohio

## Opportunity Zone Prospectus

Project SOAR Industrial Park

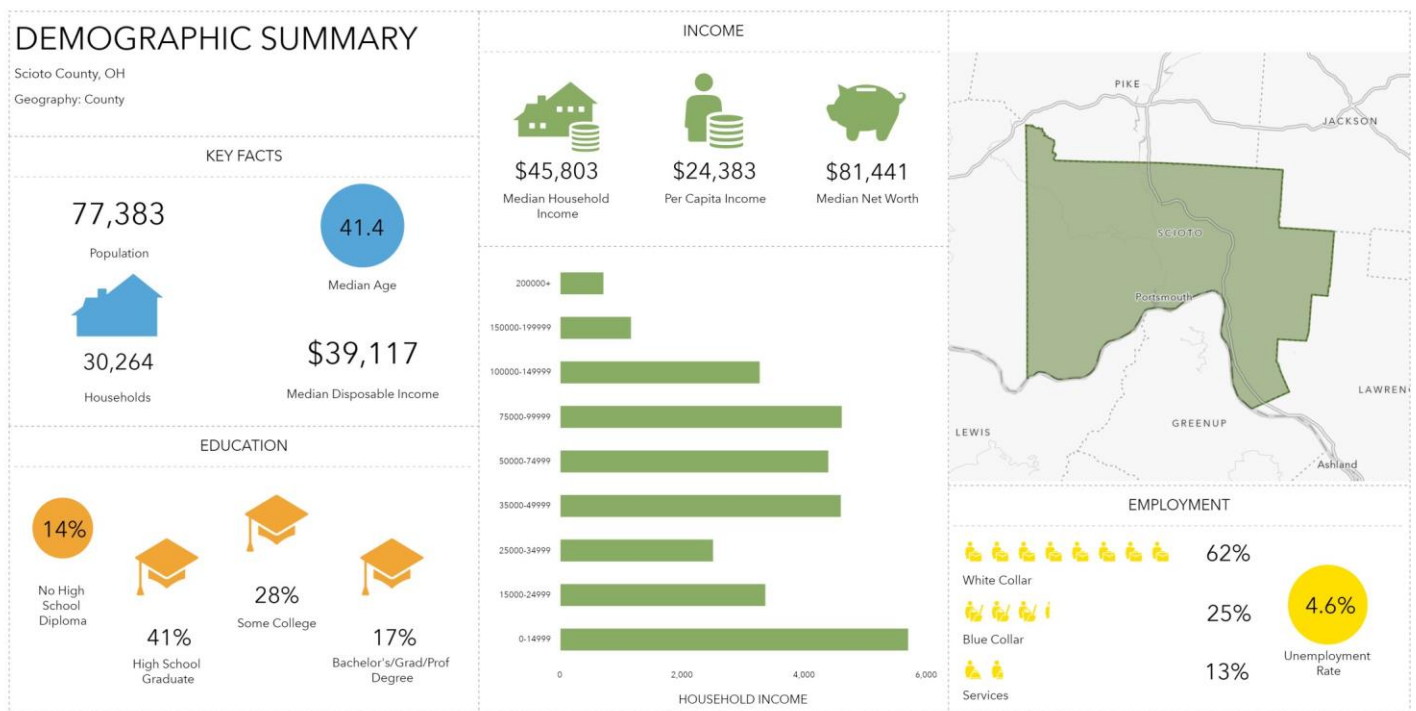
Portsmouth Gateway Industrial Park

New Boston Industrial Site



# Why should you choose Scioto County?

- Businesses in Scioto County have access to the Ohio River for bulk transportation of goods
- Companies also have access to an extensive rail network for easy transportation of goods the company needs to be successful
- Scioto County also offers a great road network, with US 52 and US 23 easily accessible throughout the county
- Plentiful natural resources are available, such as fresh water, affordable and abundant electricity, natural gas, propane, and broadband



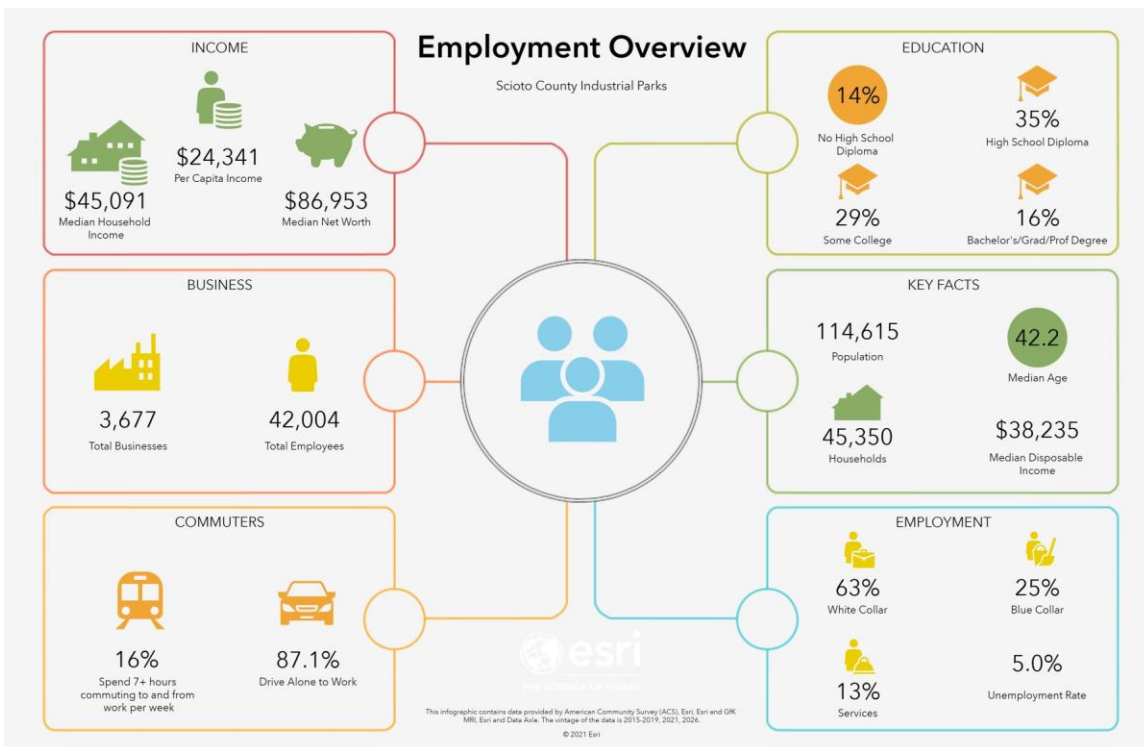
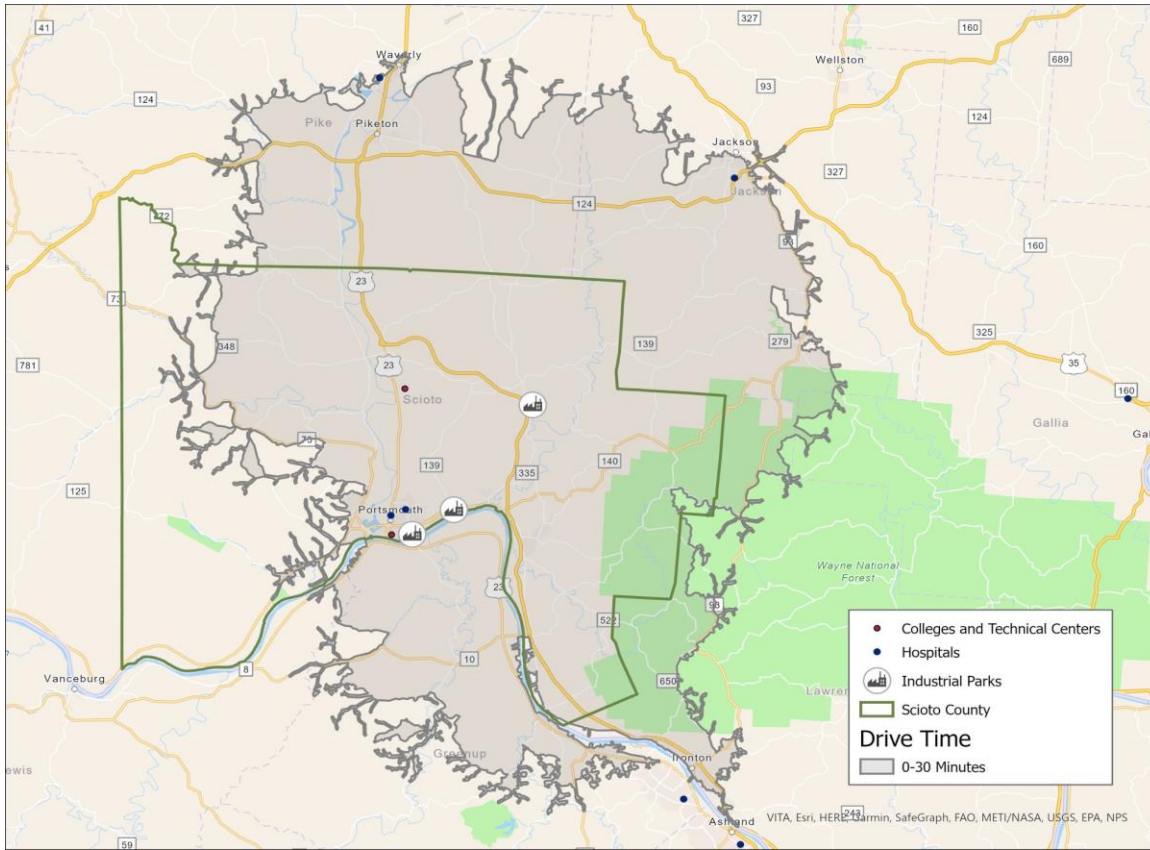
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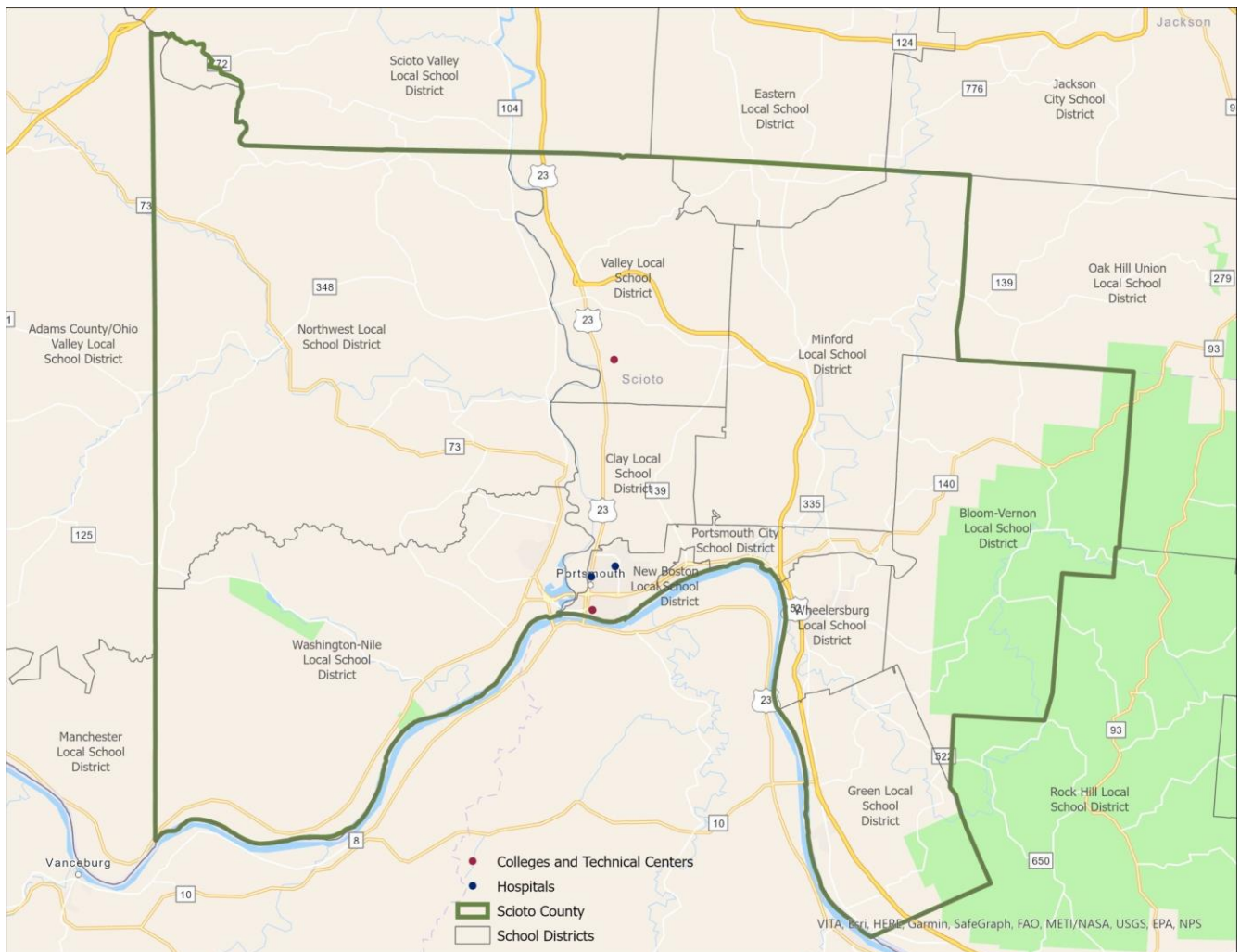
# Employment Overview: 30 Minute Drive Time





# *Education and Training*

- Scioto County is home to Shawnee State University, which provides a wide range of degree options so your employees and their families can further their education and training.
- The county is proud to offer ten different school districts, including New Boston, Portsmouth City, Bloom-Vernon, Clay, Green, Minford, Northwest, Valley, Washington-Nile and Wheelersburg, to provide education to future employees or the children of your employees and also to ensure that wherever you choose to locate within out county, you and your family will be within a short drive to school
- Scioto County Career Technical Center offers many programs that can be utilized to further advance your workforce.



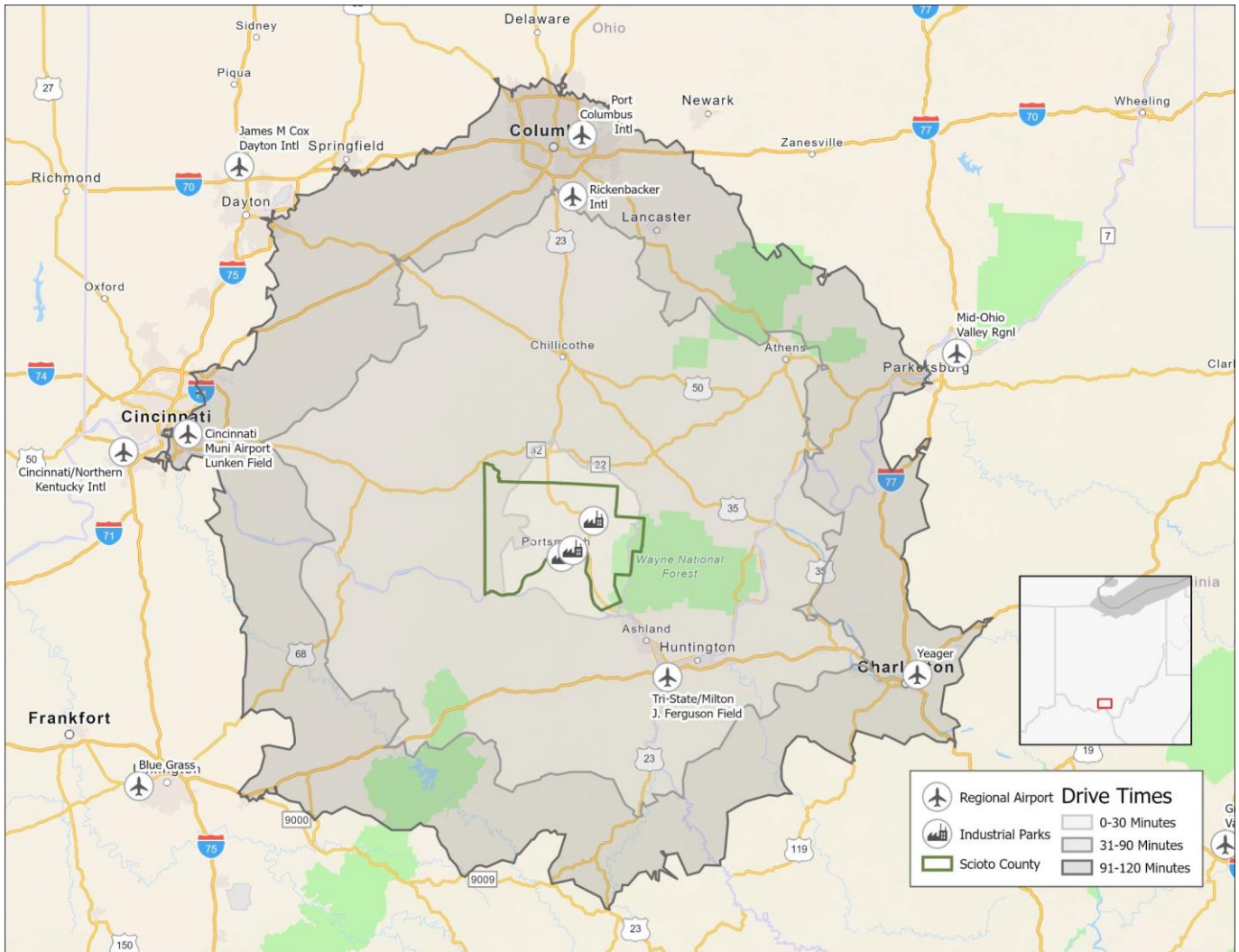
# *Recreation and Entertainment*

Being located in Southern Ohio, Scioto County offers plenty of outdoor recreational activities for you, your employees, and their families.

- Brush Creek State Forest, Shawnee State Forest, and Shawnee State Park are a few of the attractions for those that like hiking, fishing, swimming, and other outdoor activities.
- Portsmouth offers many places to enjoy a dinner including the Scioto Ribber, The Portsmouth Brewing Company, Market Street Café, and many more.
- You can also visit the Southern Ohio Museum and Cultural Center, Boneyfiddle Military Museum, Portsmouth Flood Wall Mural and much more.



# Industrial Parks Overview



## Location Benefits

- The parks are located in easy proximity to US 52 and US 23, which provides companies quick access to Columbus and a connection to east coast markets
- The close proximity to both Cincinnati and Columbus provides businesses with access to international airports
- The close proximity to the Ohio River provides businesses with access to ports for transportation

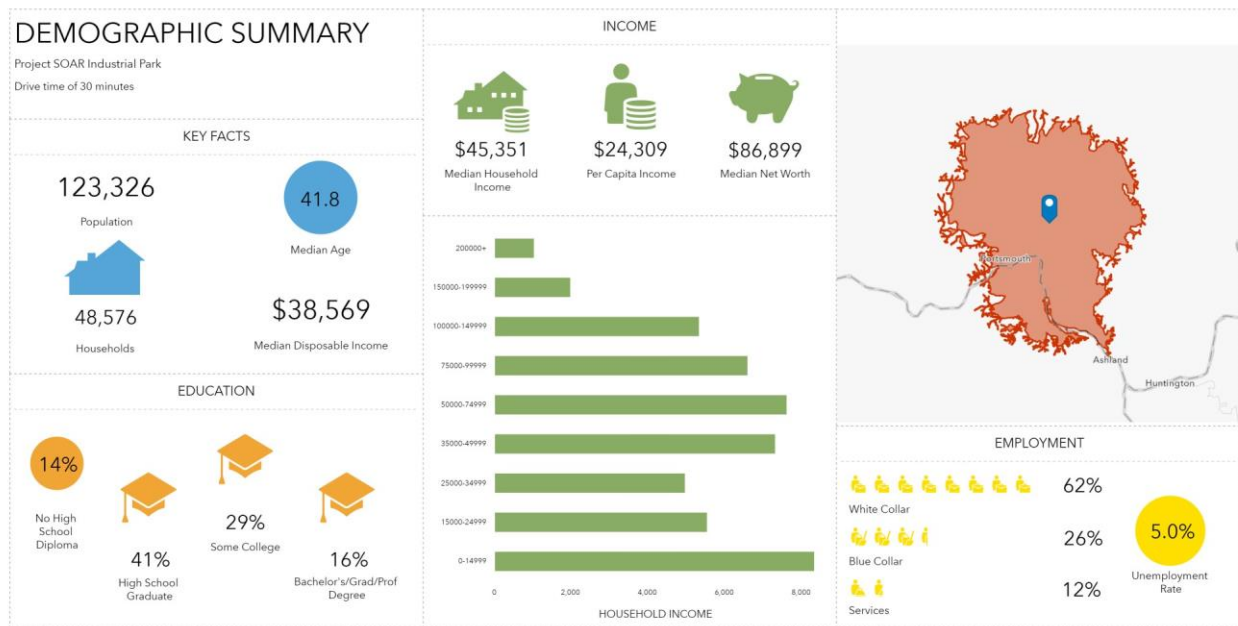
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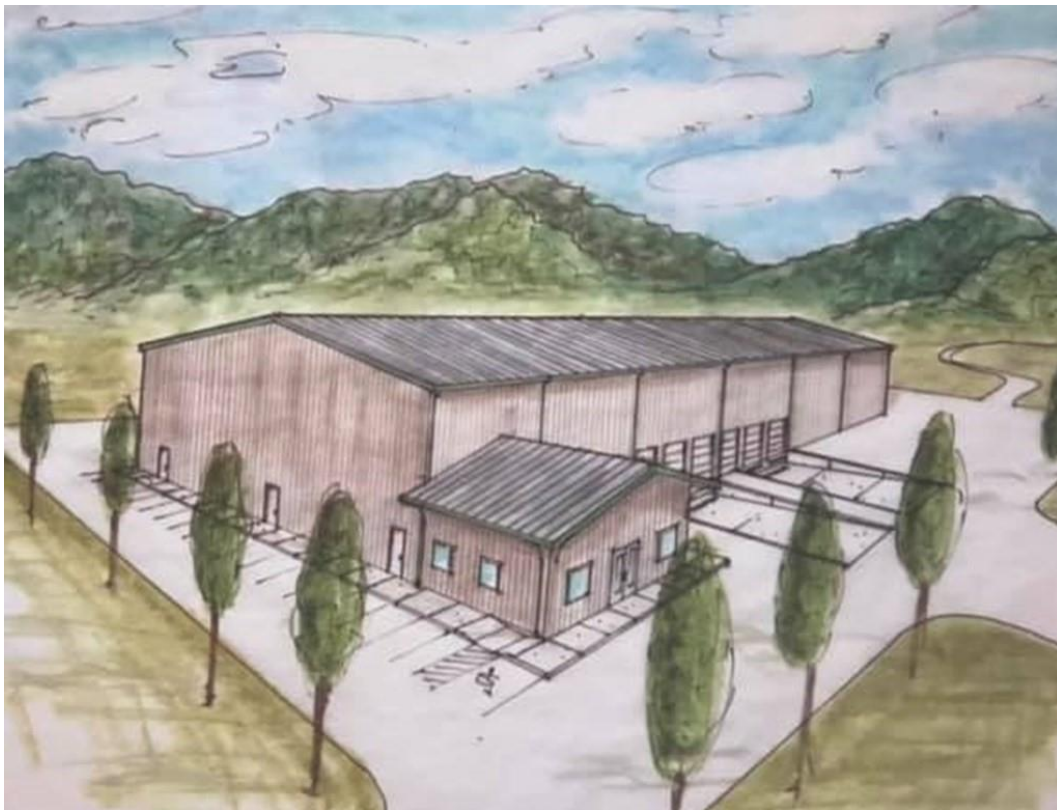
# Project SOAR Industrial Park

Project SOAR stands for Southern Ohio Aeronautical Regional Business Park. The creation of this new industrial park in northeastern Scioto County is in an Opportunity Zone, providing a great opportunity for success in Scioto County.

- The industrial park is located at the Greater Portsmouth Regional Airport.
- It includes 145 acres within the airport fences. These acres are zoned for aviation businesses.
- The remaining park includes 126 acres of land outside the airport property that can be utilized for any business.
- With the completion of State Route 823, which connects US 52 and US 23 and runs beside this industrial park property, access to the Ohio River, the railroad infrastructure, and Columbus to the north, Project SOAR is located in a great spot for success.
- Construction has begun on the park's first building



# *Project SOAR Industrial Park*



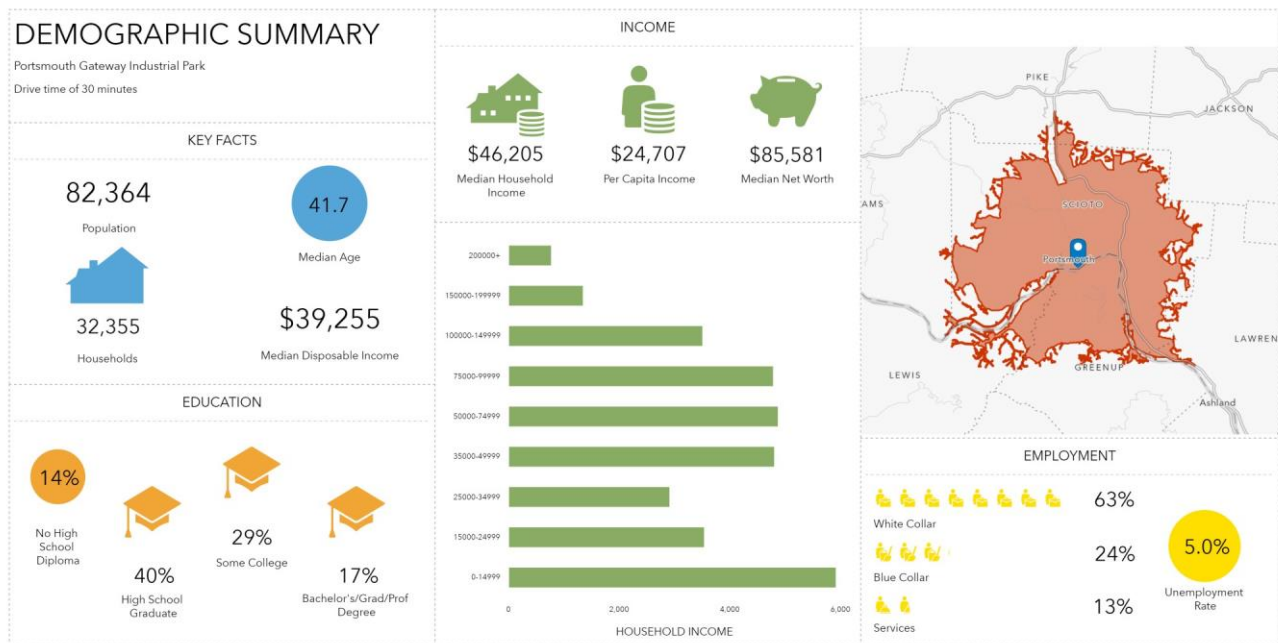
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# Portsmouth Gateway Industrial Park

- This industrial park is located on the east side of Portsmouth and provides excellent transportation options.
- The site has barge loading and off-loading facilities, direct access to Norfolk Southern Heartland Corridor and the Pocahontas Division rail yard, and direct access to US 52.
- The site has buildings ready for use or acreage ready for development.
- Portsmouth Gateway is also within an hour drive of Interstate-64 and the Huntington Tri-State International Airport



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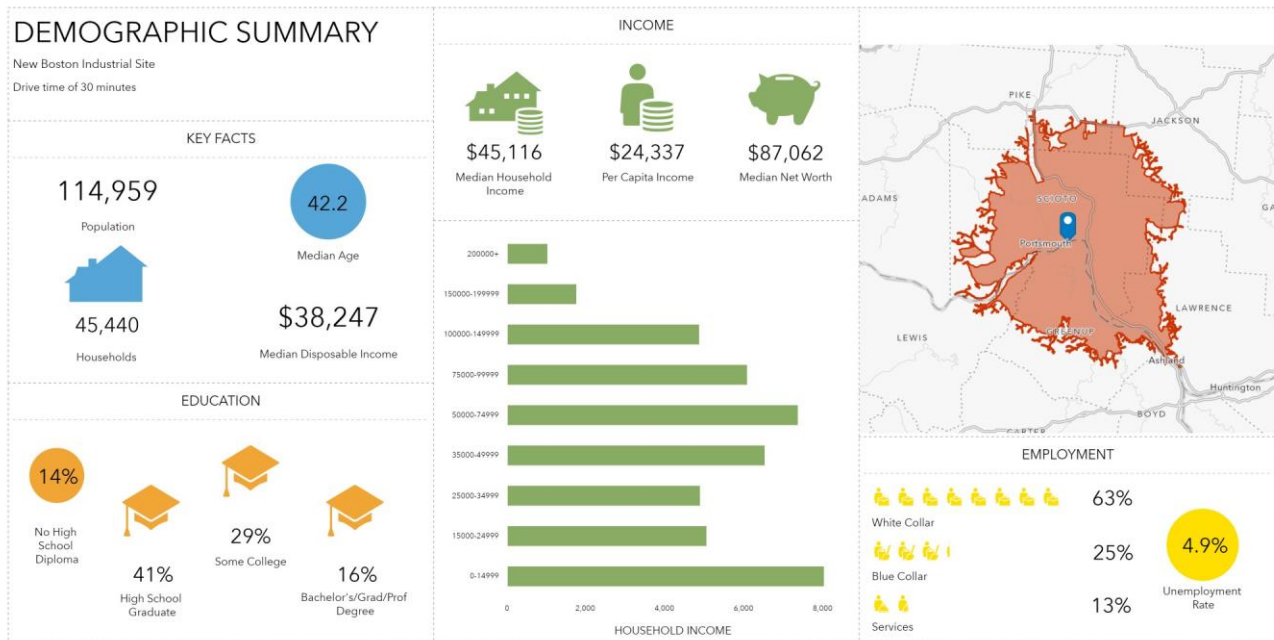
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# *New Boston Industrial Site*

- 22-acre site available in New Boston, Ohio
- Located within 5 miles of US 52 and US 23
- Utilities provided at the site
- Rail and river access possible from the site.
- Close proximity to the Conley River Dock
- Within an hour to two airports and within two hours to John Glenn International Airport in Columbus, Ohio.



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For more information on any of these sites, or to join the success in Scioto County, please contact Robert Horton or Mark Ward with the Scioto County Economic Development Office.



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