

SILICON HEARTLAND INNOVATION PARK

BUILDING 10

Leased by
JLL



Speculative or BTS |
Master-Planned Development

Developed by

**LINCOLN
PROPERTY
COMPANY**

126,048 SF

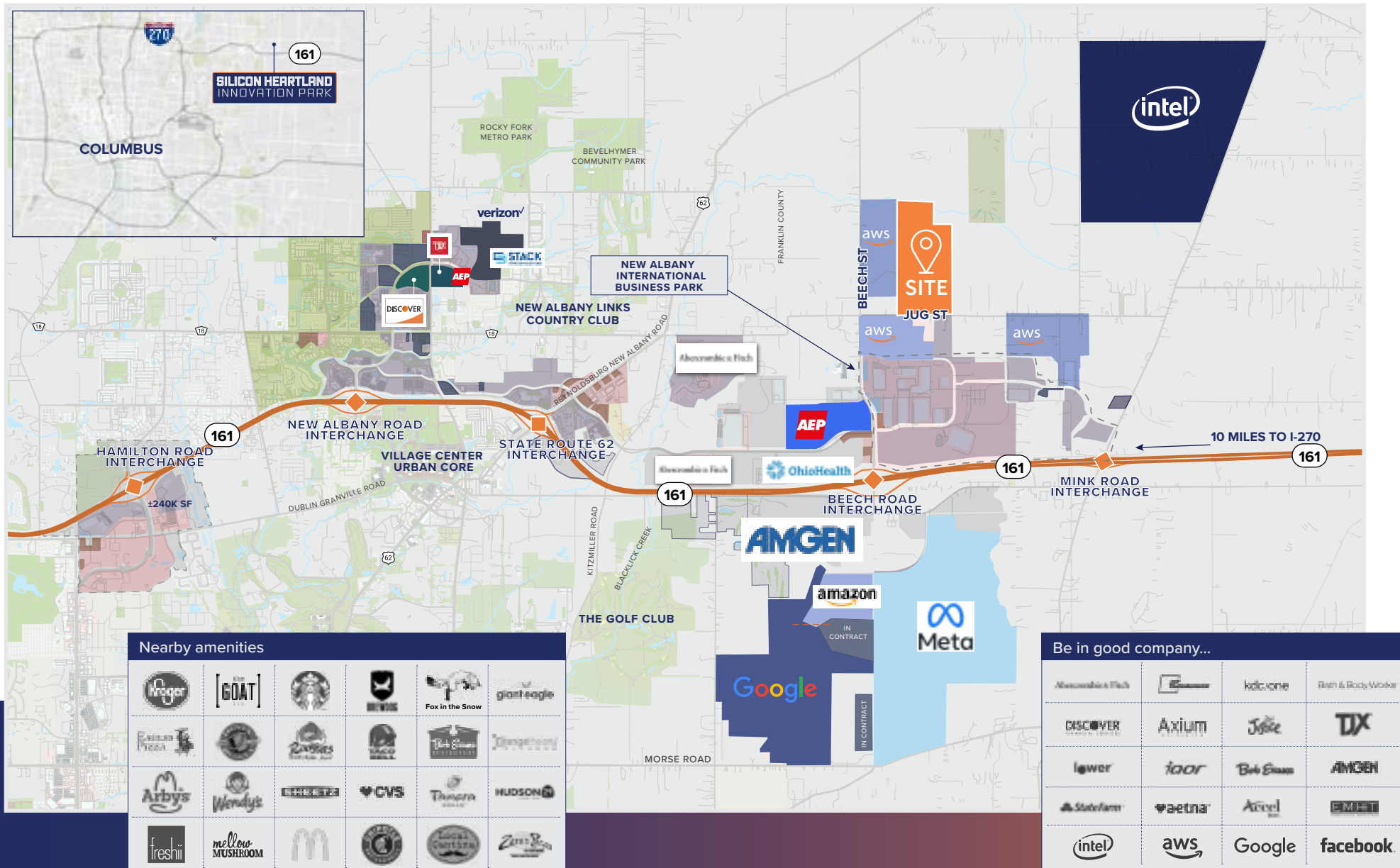
Horizon Court | New Albany, Ohio



PROPERTY VIDEO

MAJOR EMPLOYERS IN NEW ALBANY

Site strategically located with access to four interchanges.



CAMPUS PLAN

Industrial facilities available on a speculative or build-to-suit basis in this shovel ready fully entitled development.



SPECIFICATIONS



SIZE:

Industrial 177,031 -
1,000,000 s.f. on 143 acres



CURRENT ZONING:

General Employment



INFRASTRUCTURE:

All utilities
Recently expanded Jug Street



TAX ABATEMENT:

15 year 100% tax
abatement available



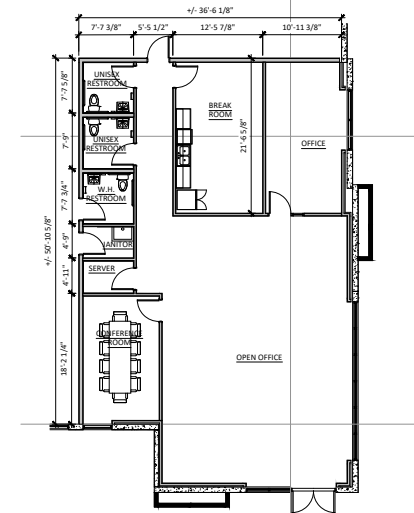
TRANSMISSION LINES:

Site served by AEP dual
345 & 138 KV lines &
adjacent sub station

BUILDING TEN SITE PLAN



BUILDING 10 SPECULATIVE OFFICE FLOOR PLAN



Building Size	177,031 SF
Available SF	126,048 SF
Parcel Size	15.777
Office SF	2,057
Building Dimensions	250'-0" x 700'-0"
Column Spacing	50' x 50'
Clear Height	32'-0"

Roof	TPO
Grade Level Doors	2
Total Dock Doors	18 (9 with levelers)
Future Dock Doors	13 (31 total positions)
Fire Suppression	ESFR
Total Court Depth	130'
Warehouse Lighting	LED 25 FC

Power	1200 Amps @ 480v; 3 Phase
Auto Parking	177
Future Auto Parking	32 (209 total)
Trailer Parking	45
Future Trailer Parking	20 (65 total)
Zoning	GE general employment
Tax Abatement	15-year, 100% available

DEMOGRAPHICS

LOCATED IN THE REGION'S



#2

Most Educated
Community

- Columbus Business First



POPULATION OF

1.4M

Within a
30-minute Drive



12,267

Total Employees



454

Total Businesses



3,412

Households

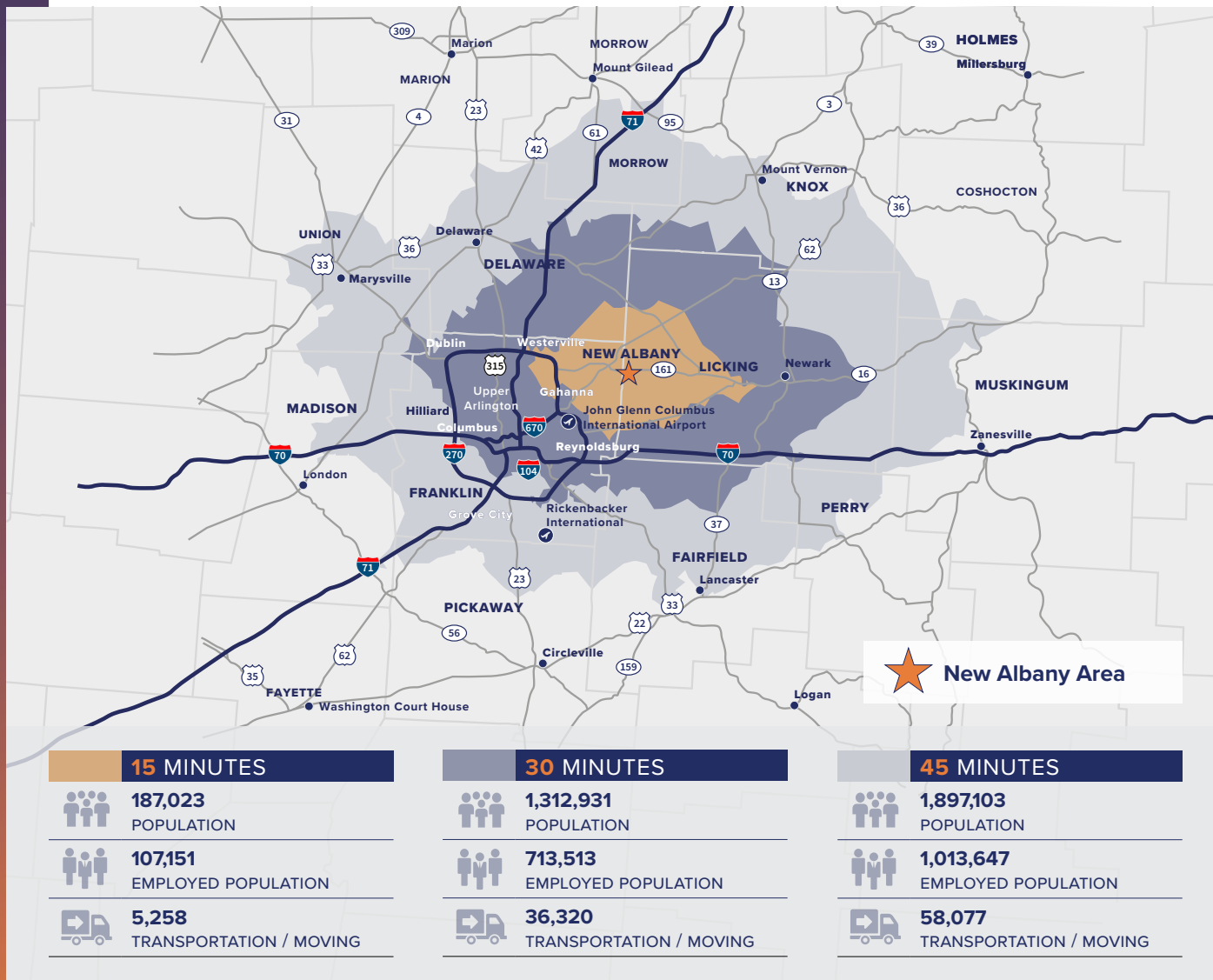


\$166,580

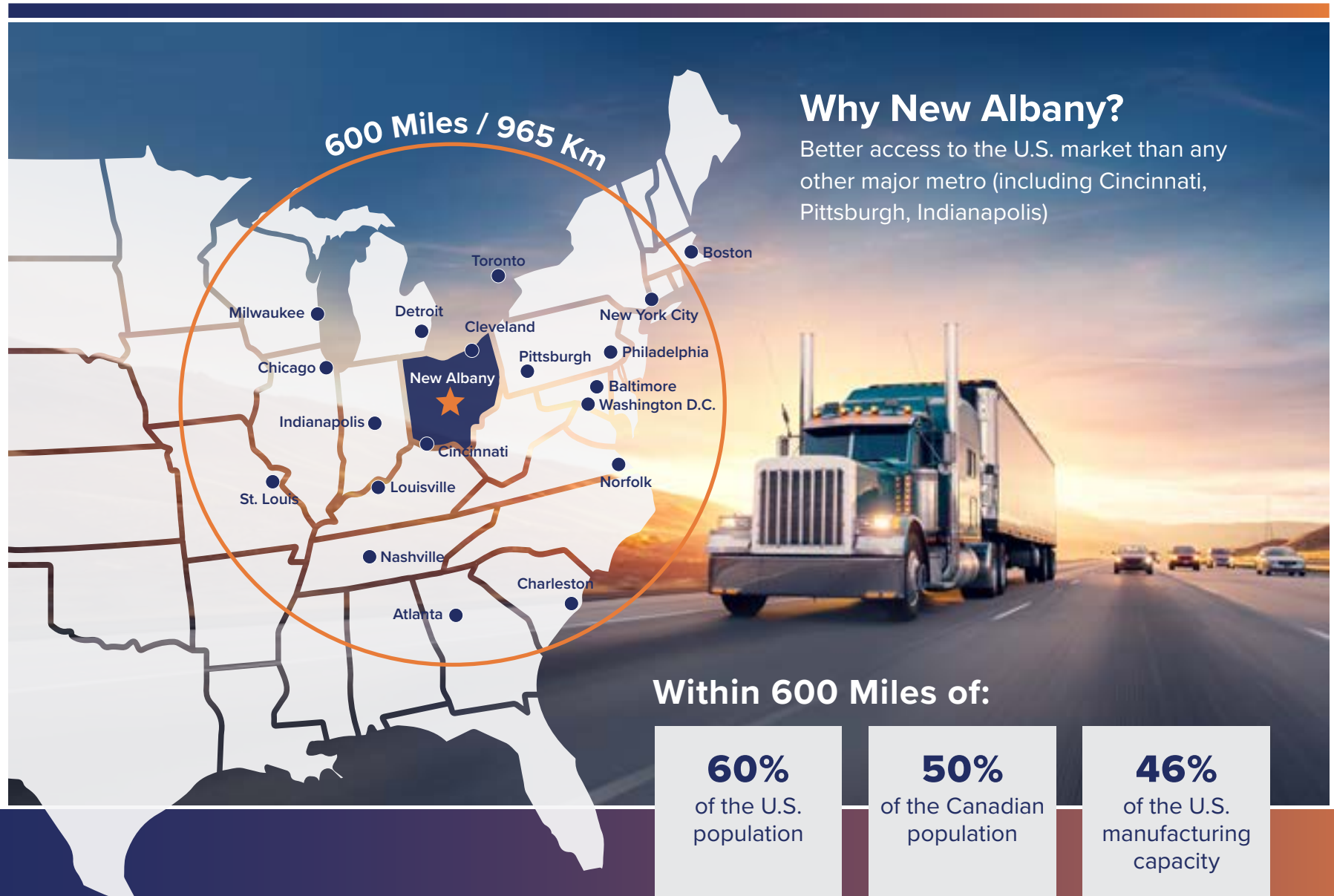
Median Household
Income

LABOR AND ACCESS

A 30 minute drivetime reaches a majority of Franklin County and Licking County, as well as a significant portion of Delaware County.



UNRIVALED ACCESS



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Dan Wendorf

+1 614 460 4407 | dan.wendorf@jll.com

Brian Marsh

+1 614 460 4421 | brian.marsh@jll.com

Joe Davis

+1 614 460 4425 | joseph.davis@jll.com

Josh Weithman

+1 614 460 4410 | josh.weithman@jll.com

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