

SILICON HEARTLAND INNOVATION PARK

BUILDING 1

Leased by
JLL[®]



Speculative or BTS |
Master-Planned Development

Developed by

**LINCOLN
PROPERTY
COMPANY**

448,091 SF

EXPANDABLE TO 1 MSF

Horizon Court | New Albany, Ohio



PROPERTY VIDEO

SILICON HEARTLAND INNOVATION PARK

BUILDING 1

Leased by
JLL



Speculative or BTS |
Master-Planned Development

Developed by

**LINCOLN
PROPERTY
COMPANY**

448,091 SF
EXPANDABLE TO 1 MSF

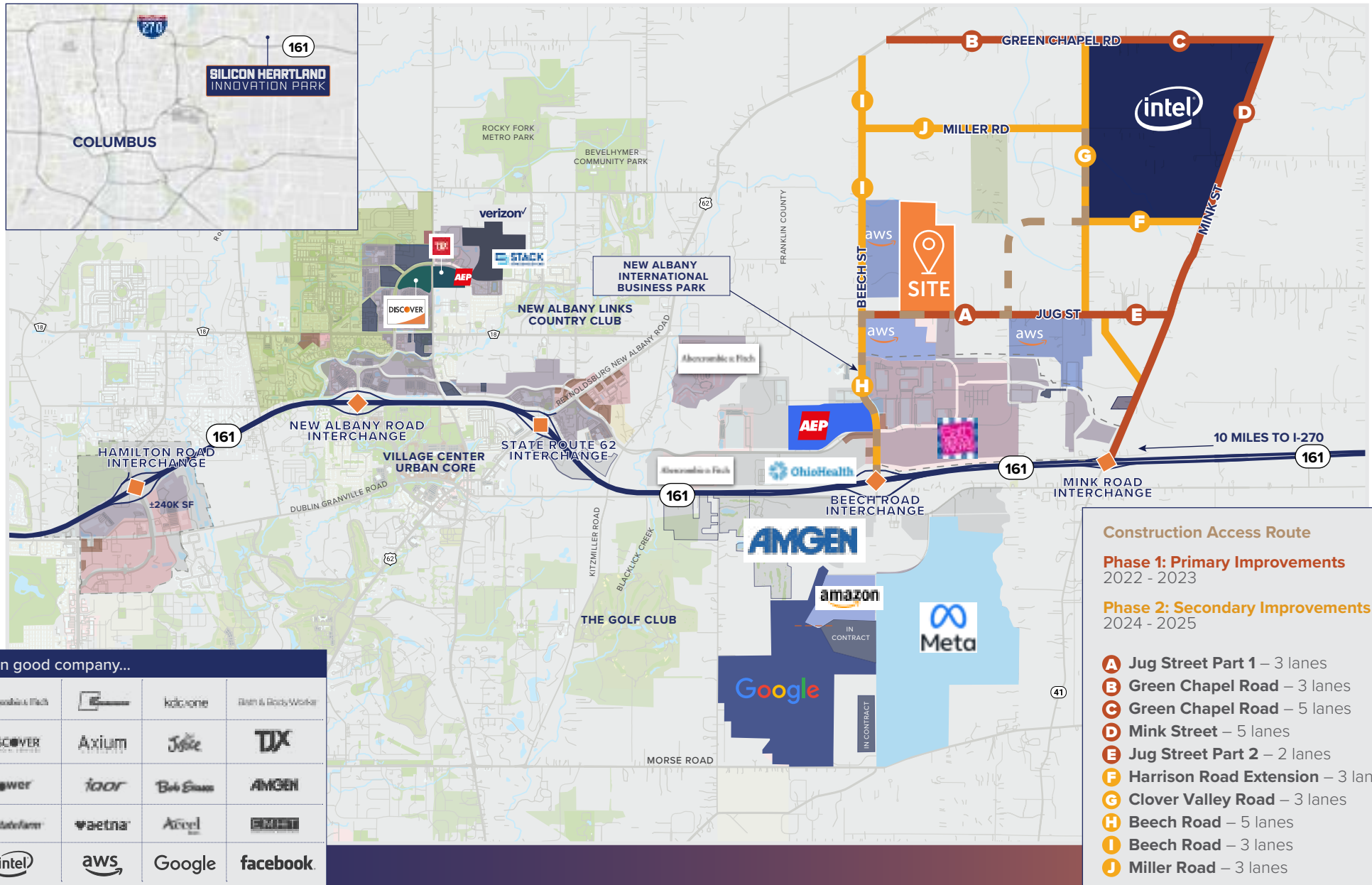
Horizon Court | New Albany, Ohio



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 ONE SITE PLAN



Building Size	448,091 SF
Available SF	448,091 SF
Parcel Size	33.347
Office SF	2,430
Building Dimensions	470'-0" x 950'-0"
Column Spacing	50' x 50'
Clear Height	36'-0"

Roof	TPO
Grade Level Doors	4
Total Dock Doors	45 (23 with levelers)
Future Dock Doors	39 (84 total positions)
Fire Suppression	ESFR
Truck Court Depth	130'
Warehouse Lighting	LED 25 FC

Power	1200 Amps @ 480v; 3 Phase
Auto Parking	276
Future Auto Parking	161 (437 total)
Trailer Parking	64
Future Trailer Parking	64 (128 total)
Zoning	GE general employment
Tax Abatement	15-year, 100% available

BUILDING ONE MULTI-TENANT OPTIONS



Suite One	
Available SF	111,625 SF
Total Dock Doors	14 (8 with levelers)

Suite Two	
Available SF	111,625 SF
Total Dock Doors	11 (5 with levelers)

Suite Three	
Available SF	223,250 SF
Total Dock Doors	20 (10 with levelers)

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

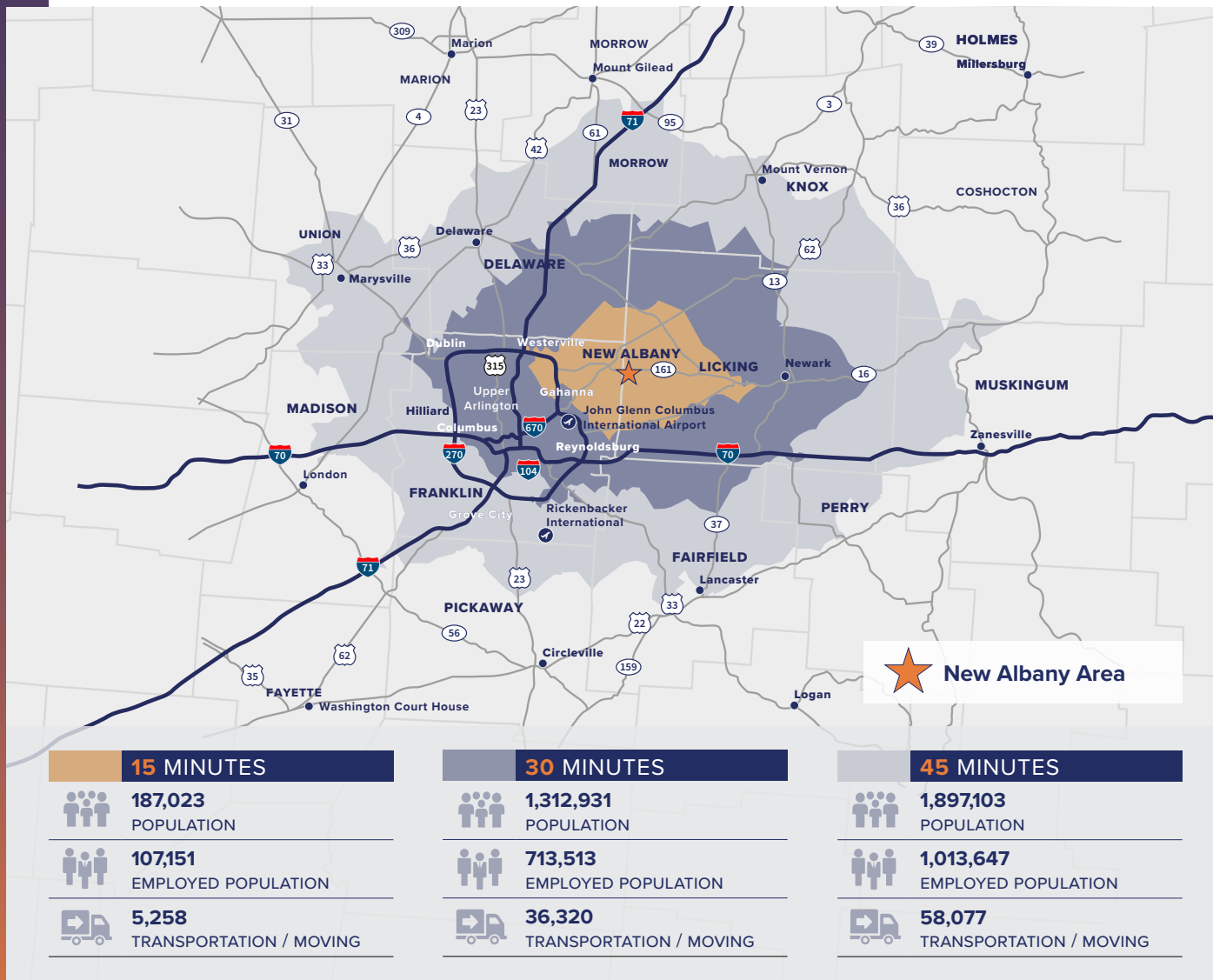


\$166,580

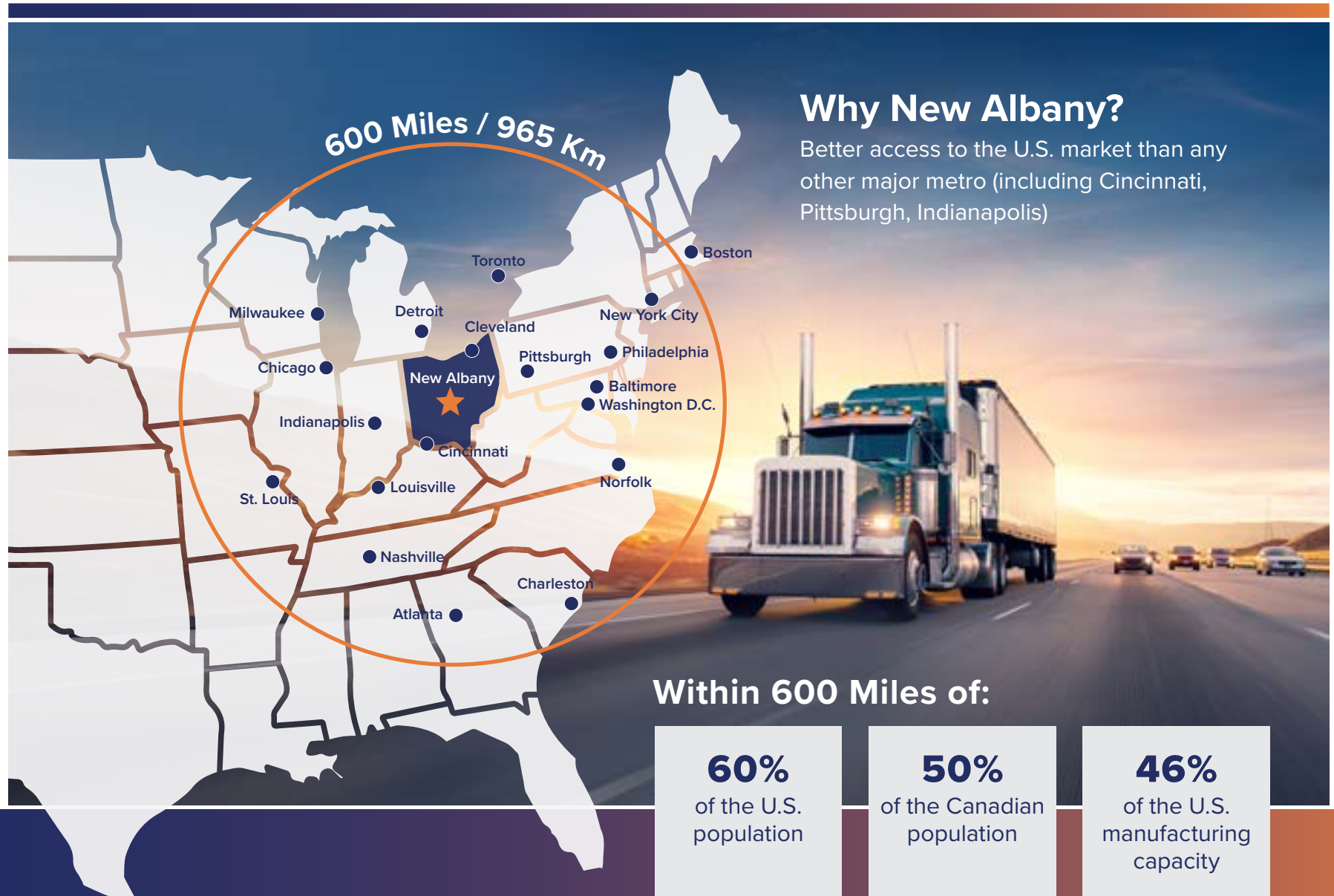
Median Household
Income

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



SILICON HEARTLAND INNOVATION PARK

BUILDING 1



Speculative or BTS |
Master-Planned Development

Developed by

LINCOLN
PROPERTY
COMPANY

Leased by

JLL®

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

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.