



1,650 - 25,695 SF

### Industrial space for lease

New Construction | Phase I completing Q3 2024



# Hilliard Commerce Park

**4445 Weaver Court North, Hilliard, Ohio 43026**

### Location

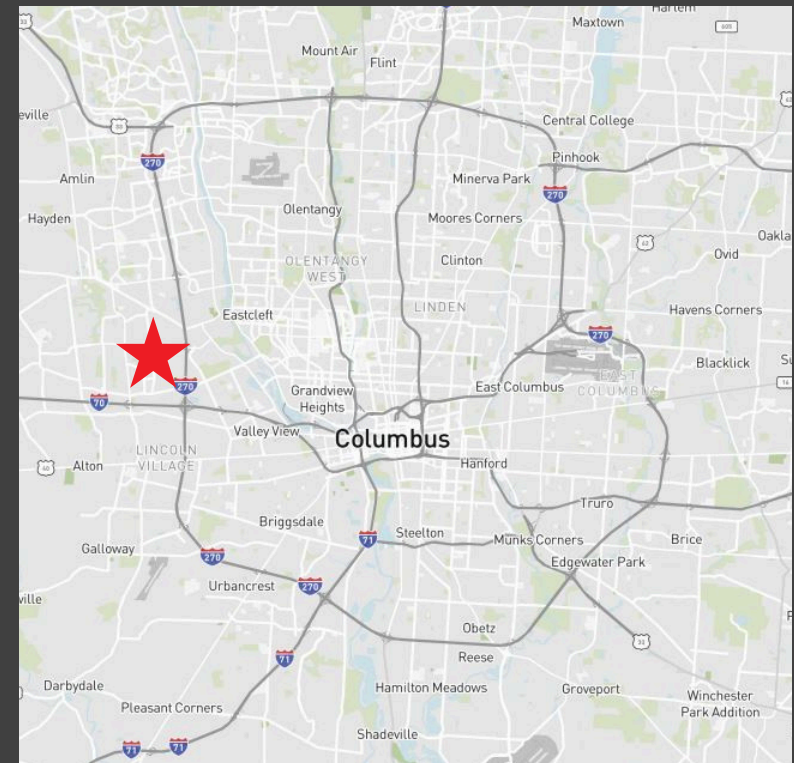
- Less than 2 miles to I-270 interchange
- 5.5 miles to I-70
- 1.0 mile from amenity rich area - Cemetery Road corridor

### Advantages

- Class A new construction
- 6 building park; Phase 1 construction began November 2023

### Property specifications

- Six +/- 12,000 SF buildings
- Suites ranging from 1,650 - 25,695 SF
- 16' clear height
- 1 drive-in door per 1,650 SF unit (14' x 16')
- 60 auto parking spaces
- 3 Phase power
- Energy efficient LED lighting
- Opportunity for +/-2.3 acres of outdoor storage
- Potential BTS for Phase 2





# Site plan

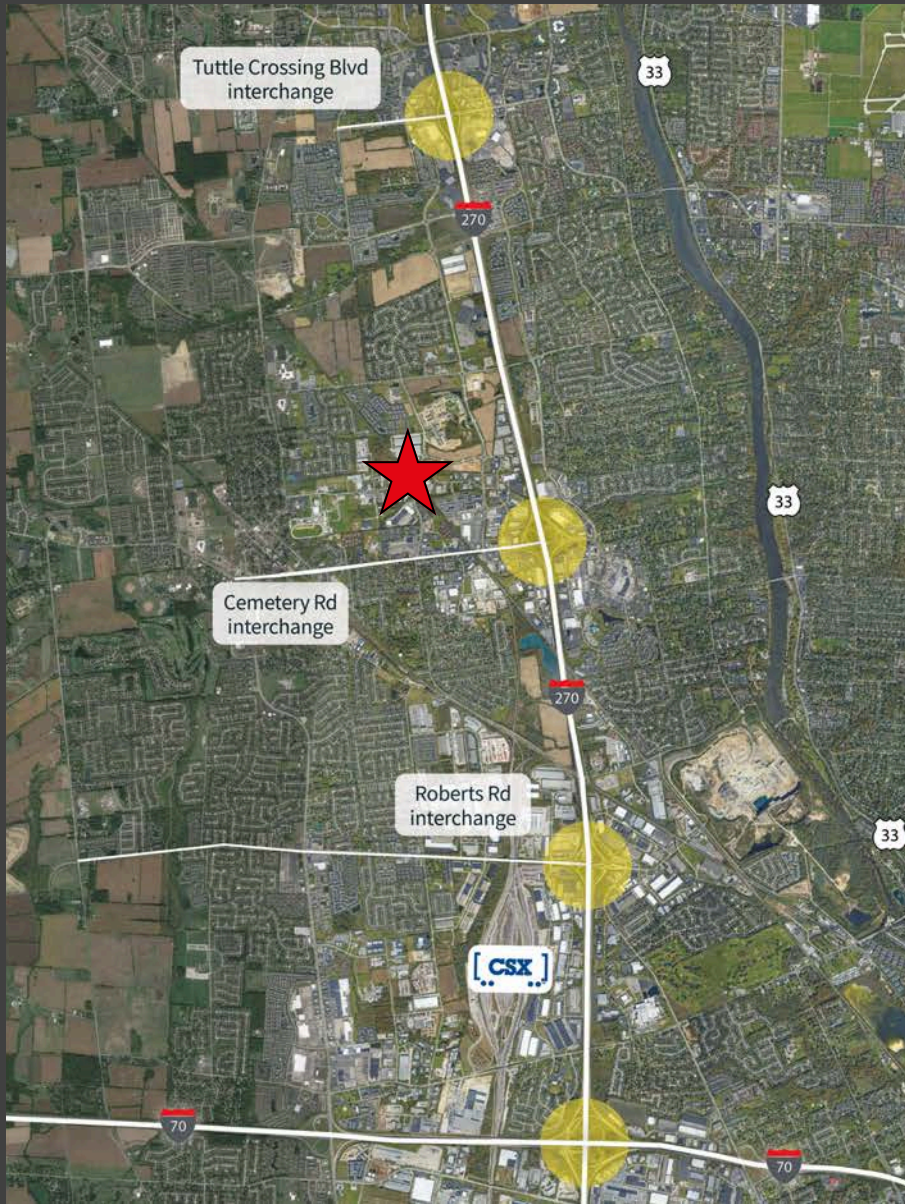


# Property specifications

	BUILDING <b>One, Two</b>	BUILDING <b>Three</b>
Building size	11,990 SF	12,000 SF
Available SF	1,650 - 10,395 SF	3,000 - 12,000 SF
Building dimensions	218' x 55'	150' x 80'
Clear height	16'	16'
Roof	Metal standing seam	Metal standing seam
Grade level doors	2-6 (14' x 16')	4 (14' x 16')
Truck court depth	24'	30'
Warehouse lighting	High bay LED	High bay LED
Power	3 Phase - 120/208V 100 Amp panel per unit	3 Phase - 120/208V 100 Amp panel per unit
Auto parking	One dedicated spot per unit	Five dedicated spots per unit
Outdoor storage	+/- 2.3 Acres	+/- 2.3 Acres
Tax abatement	10 year, 50%	10 year, 50%
Zoning	M-1	M-1
Built	Q3 2024	Q3 2024



# Access and proximity



## Highway access

1.2 miles  
to I-270



2.7 miles  
to US 33



5.5 miles  
to I-70



4.0 miles  
to SR 161



9.0 miles  
to I-71



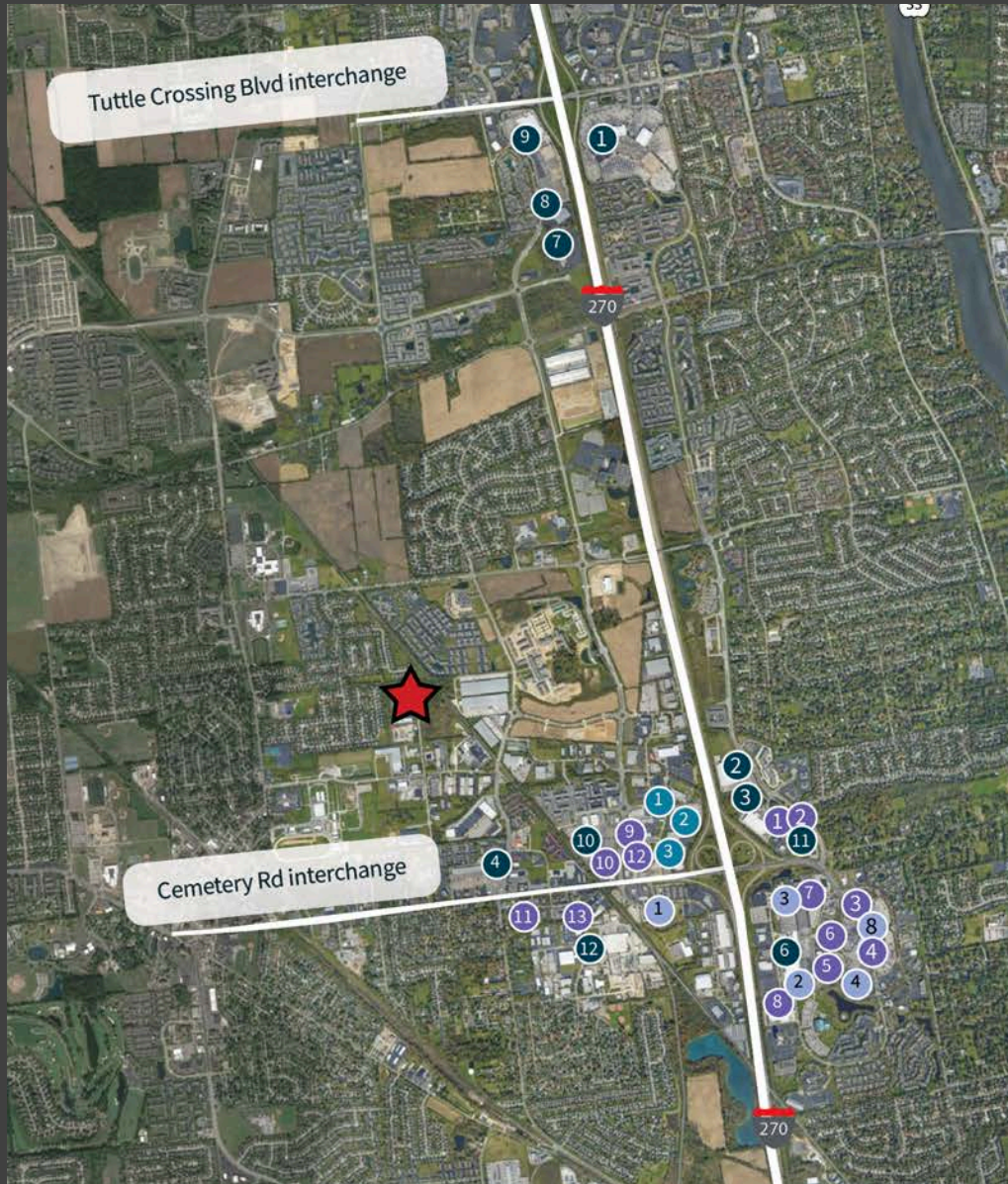
## Demographics

15, 30, 45 minutes

2022 Demographics	15 minute	30 minute	45 minute
Population	320,615	1,424,672	1,913,304
Households	133,878	575,853	754,172
Median HH income	\$91,887	\$72,754	\$75,178



# Amenities



## Shopping

- 1 Mall at Tuttle Crossing
- 2 Target
- 3 Home Depot
- 4 Staples
- 5 Pet Supplies Plus
- 6 Lowes
- 7 World Market
- 8 Best Buy
- 9 Walmart
- 10 Market District
- 11 Kroger
- 12 Aldi

## Hotels

- 1 Towne Place Suites by Marriot
- 2 Hampton Inn
- 3 Avid Hotel

## Dining

- 1 Crazy Burrito
- 2 Staples
- 3 Chiptole
- 4 Starbucks
- 5 Popeyes
- 6 Panera Bread
- 7 First Watch
- 8 Dave & Busters
- 9 McDonalds
- 10 Rusty Bucket
- 11 Taco Bell
- 12 Wendy's
- 13 Penn Station

## Other services

- 1 Sheetz
- 2 Crunch Fitness
- 3 Tire Discounters
- 4 Kenneth's Hair Salon



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Como Development



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