



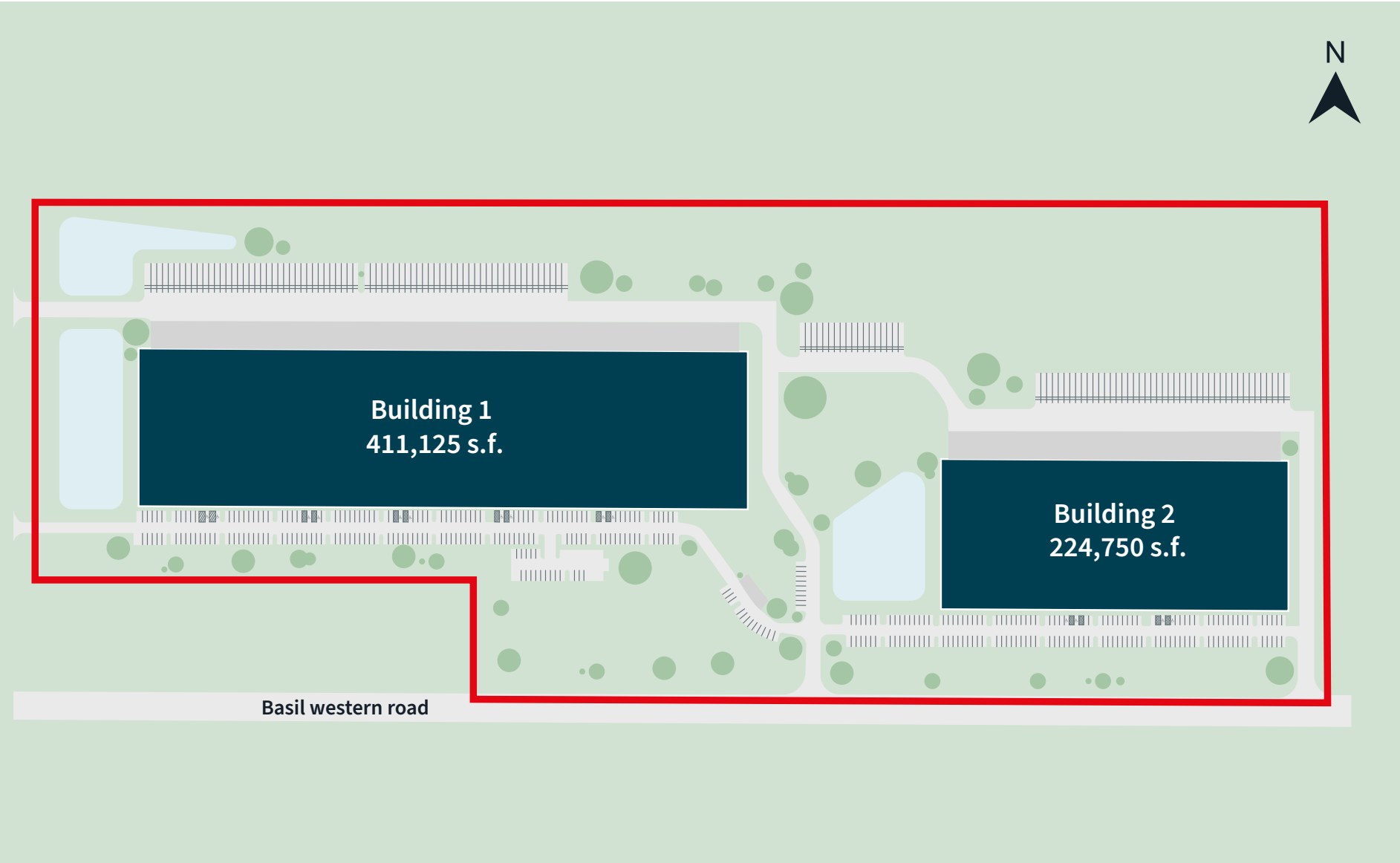
For lease/BTS

0 Basil Western Road Violet TWP, Ohio 43110

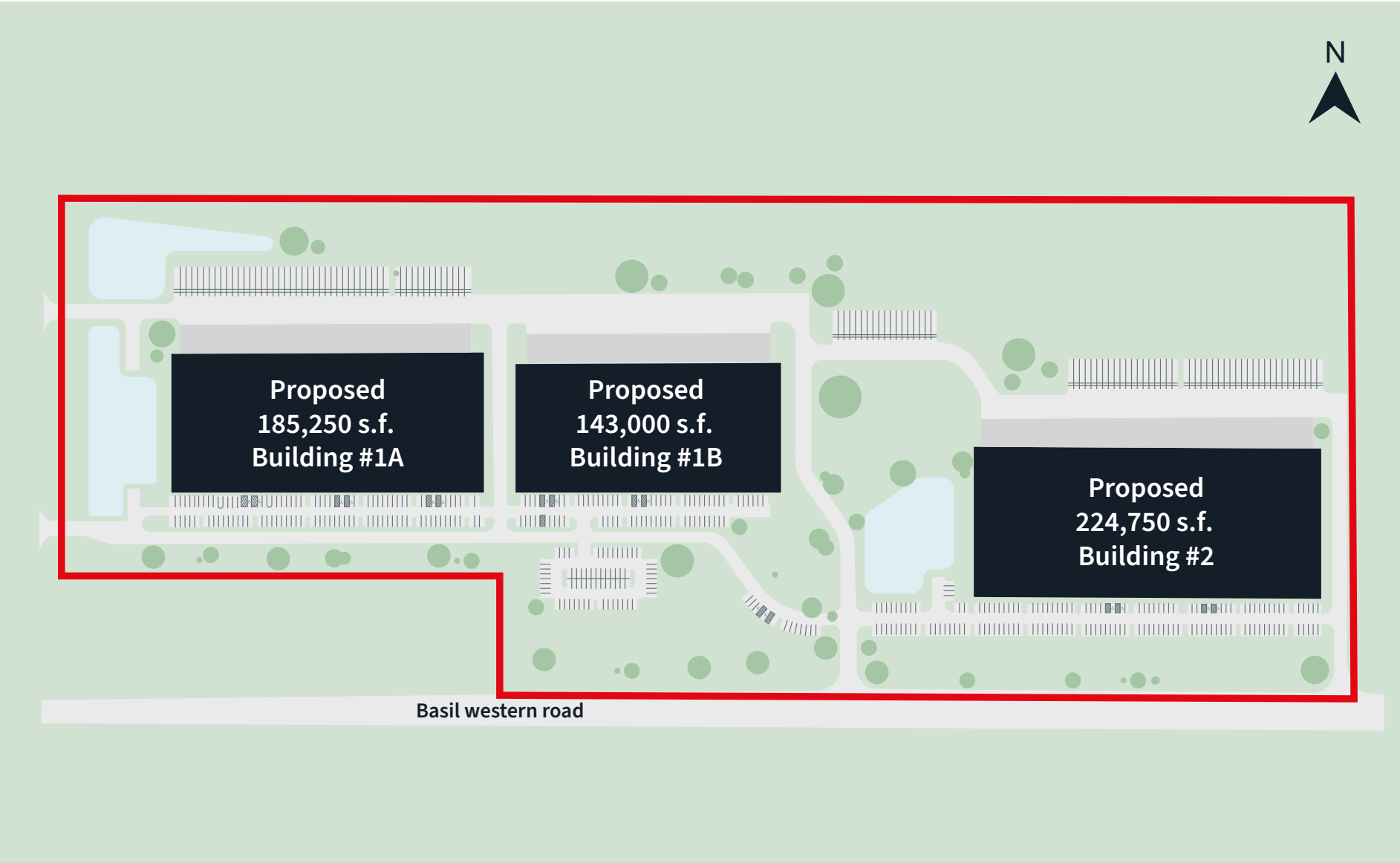
Basil Western Logistics Center Coming soon - Industrial space for lease / BTS



2-Building site plan



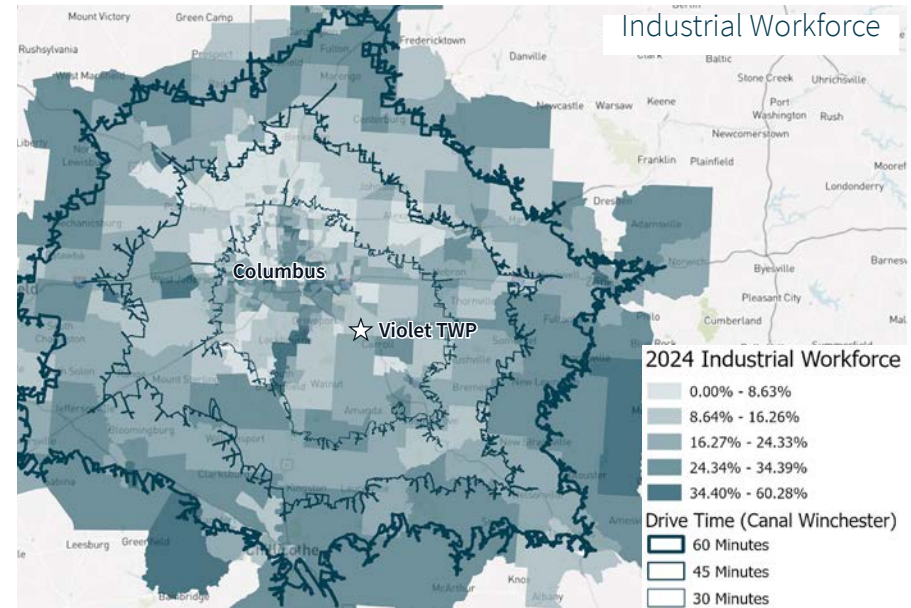
3-Building site plan



	Building 1 (2 bldg plan)	Building 2 (2 & 3 bldg plan)	Building 1A (3 bldg plan)	Building 1B (3 bldg plan)
Building square footage	411,125 s.f. (325' x 1,265')	224,750 s.f. (310' x 725')	185,250 s.f. (285' x 650')	143,000 s.f. (260' x 550')
Site acreage	32.25 +/- Acres	20.98 +/- Acres	12.41 +/- Acres	19.84 +/- Acres
Building clear height	36 Feet	32 Feet	32 Feet	32 Feet
Bay spacing	Interior bays 53' x 53'-4" (speed bays 60' x 53'-4")	Interior bays 53' x 53'-4" (speed bays 60' x 53'-4")	Interior bays 55' x 50' (speed bays 65' x 50')	Interior bays 50' x 50' (speed bays 60' x 50')
Exterior walls	Insulated structural precast wall panels	Insulated structural precast wall panels	Insulated structural precast wall panels	Insulated structural precast wall panels
Floor slab	7" Unreinforced / 4" stone base	7" Unreinforced / 4" stone base	7" Unreinforced / 4" stone base	7" Unreinforced / 4" stone base
Roof	Mechanically fastened 45 mil TPO	Mechanically fastened 45 mil TPO	Mechanically fastened 45 mil TPO	Mechanically fastened 45 mil TPO
Dock doors	40 Dock doors	22 Dock doors	20 Dock doors	15 Dock doors
OH doors / drive in door qty	Two (2) per building (14' x 16')	Two (2) per building (14' x 16')	Two (2) per building (14' x 16')	Two (2) per building (14' x 16')
Truck parking	72	43	50	18
Employee parking	188	164	111	79
Fire protection system	ESFR	ESFR	ESFR	ESFR

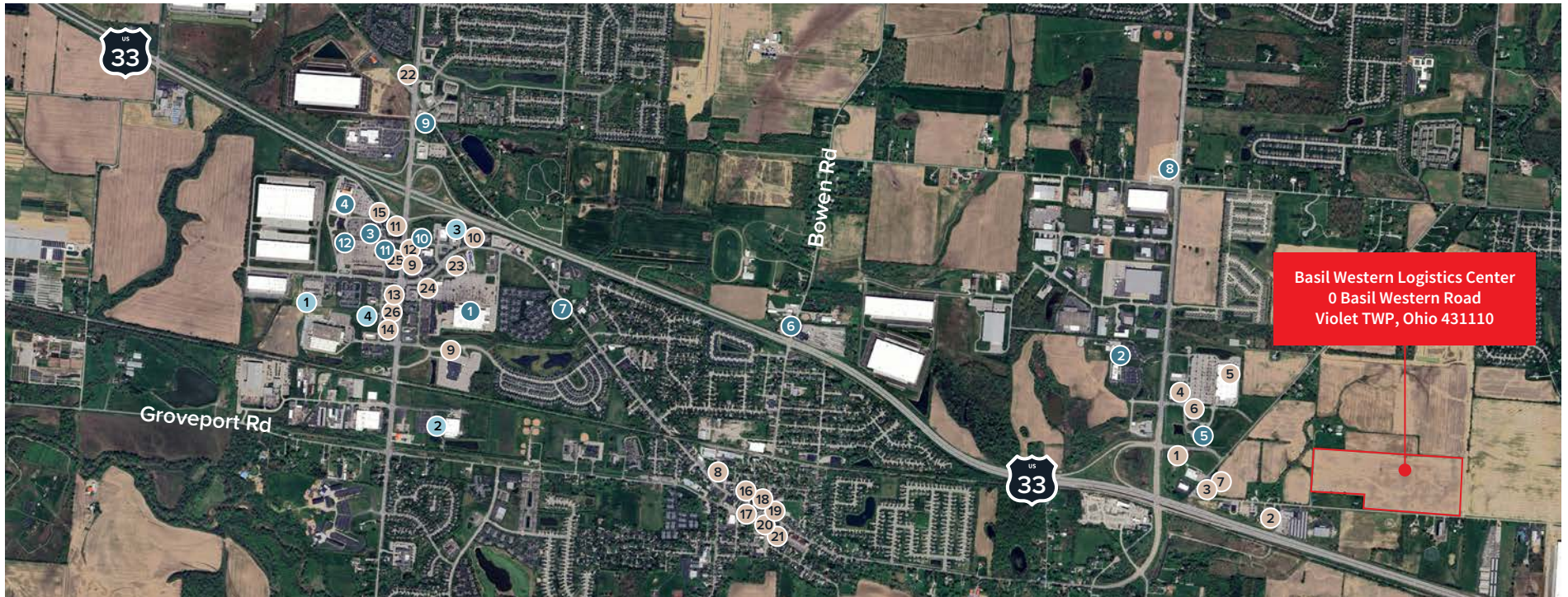
Violet TWP demographics

Industrial workforce	30 minute drive-time	45 minute drive-time	60 minute drive-time
Industrial workforce	109,379	176,923	218,115
Industrial workforce % of total labor force	17.9%	17.6%	18.1%
Transportation/ utilities	50,436	72,378	83,149
Manufacturing	46,790	82,430	109,660
Wholesale trade	12,153	22,115	25,306



Demographics	30 minute drive-time	45 minute drive-time	60 minute drive-time
Total population	1,177,907	1,915,215	2,346,477
2024-2029 Annual population rate	.48%	.46%	.51%
Civilian population age 16+ in labor force	607,752	1,005,249	1,204,877
Unemployment rate	3.1%	2.6%	2.6%
Total daytime population	1,247,277	1,982,805	2,387,804
Daytime population: Workers	669,308	1,063,448	1,244,637
Daytime population: Residents	577,969	919,357	1,143,167
Total households	474,183	767,497	930,648
Median age	35	36.4	36.9
Median household income	\$67,891	\$78,352	\$77,758

Nearby Violet TWP amenities



Dining

- | | | |
|-----------------------------------|------------------------------------|--------------------------------|
| 1. McDonald's | 10. Panera Bread | 19. Harvest Moon Craft Kitchen |
| 2. The Ugly Mug Bar & Grill | 11. Bob Evans | 20. Canal Wigwam |
| 3. Kingy's Pizza Pub | 12. Starbucks | 21. Shade |
| 4. Chipotle Mexican Grill | 13. Skyline Chili | 22. Waffle House |
| 5. Meijer | 14. Buffalo Wild Wings | 23. Chipotle Mexican Grill |
| 6. Taco Bell | 15. Taco Bell | 24. Panda Express |
| 7. Whit's Frozen Custard | 16. Joe Vino | 25. McDonald's |
| 8. Dairy Queen Grill & Chill | 17. Loose Rail Brewing | 26. Donatos Pizza |
| 9. O'Charley's Restaurant and Bar | 18. Local Cantina Canal Winchester | |

Retail

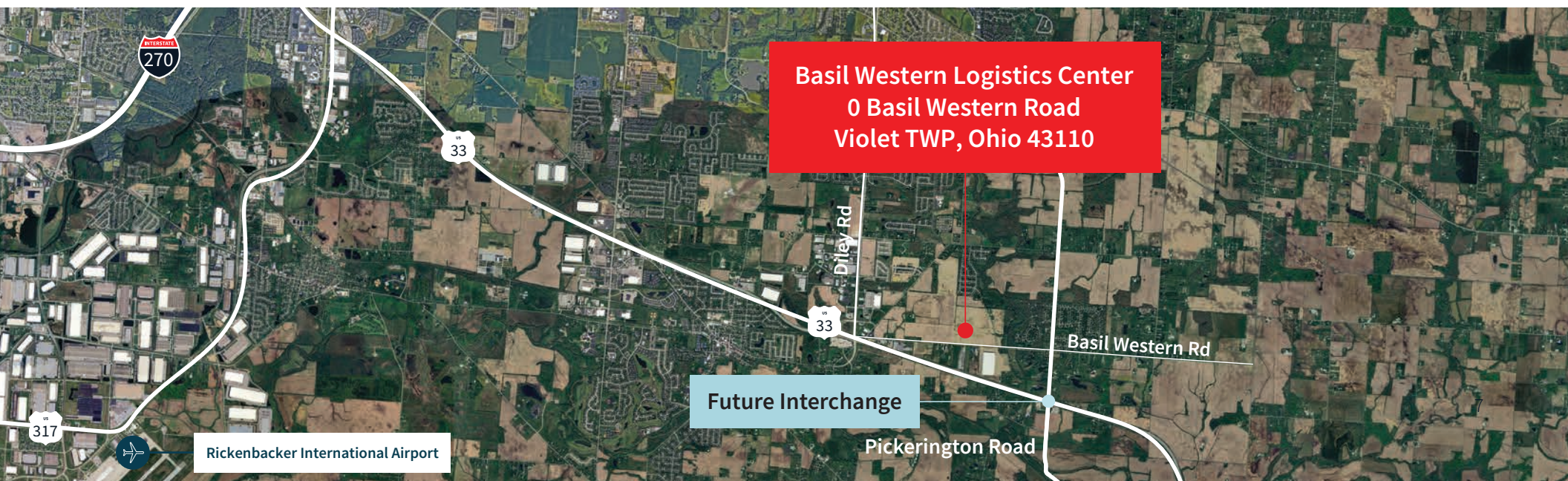
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|--------------------------------------|------------------------|
| 1. Walmart Supercenter | 6. Speedway |
| 2. Diley Ridge Medical Center | 7. Sunoco Gas Station |
| 3. Winchester Square Shopping Center | 8. Sheetz |
| 4. The Home Depot | 9. Sheetz |
| 5. Meijer Express Gas Station | 10. bp |
| | 11. Kroger Fuel Center |
| | 12. Kroger |

Lodging

- | | |
|---|--|
| 1. Fairfield Inn & Suites by Marriott Columbus Canal Winchester | 3. Hampton Inn & Suites Canal Winchester Columbus |
| 2. BrewDog DogHouse Columbus Hotel and Brewery | 4. Best Western Canal Winchester Inn - Columbus South East |

Industrial space for lease

- 15 year 100% tax abated
- 58.27 acres
- Easy access to US Route 33 freeway and strong labor pool
- Pro-business Violet Township environment
- Amenity rich area with retail, health care and dining
- Planned road improvements on Basil Western and accessibility from Kings Crossing. New interchange planned at Pickerington Rd and US Route 33
- New substation is to be built on Hill Rd, less than 1/4 mile from the site



Access

Local access

8 miles to Rickenbacker International Airport

7 miles to I-270

6 miles to I-70

13 miles to Columbus

Regional access

Intel site 30 miles

Dayton 75 miles

Cincinnati 105 miles

Cleveland 127 miles

Located within 500 miles of 60% of
the US population





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