



1,595 - 6,245 SF

### Industrial space for lease

New Construction | Phase I completed Q3 2024



# Hilliard Commerce Park

**4402 Weaver Court N, Hilliard, Ohio 43026**

### Location

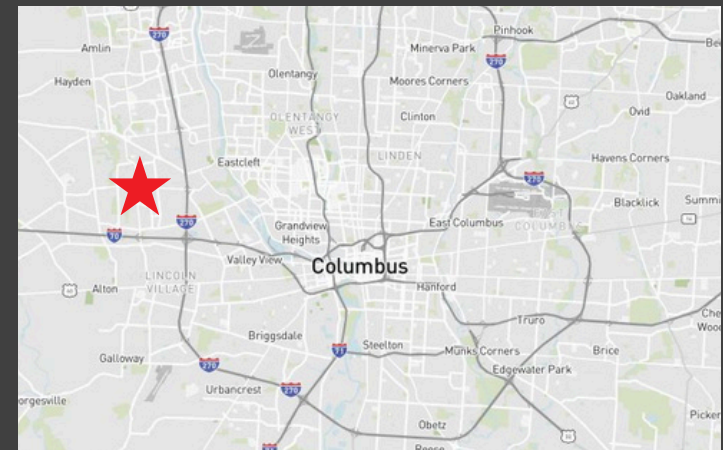
- Less than 2 miles to I-270 interchange
- 5.5 miles to I-70
- 1.0 mile from amenity rich area - Cemetery Road corridor

### Advantages

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

### Property specifications

- Three +/- 12,000 SF buildings
- Suites ranging from 1,595 - 3,000 SF
- 18' clear height
- 1 drive-in door per 1,595 SF unit (14' x 16')
- 3 Phase power
- Energy efficient LED lighting
- Potential BTS for Phase 2



Click or scan  
for a virtual tour





# Site plan

Units can be combined for larger suites



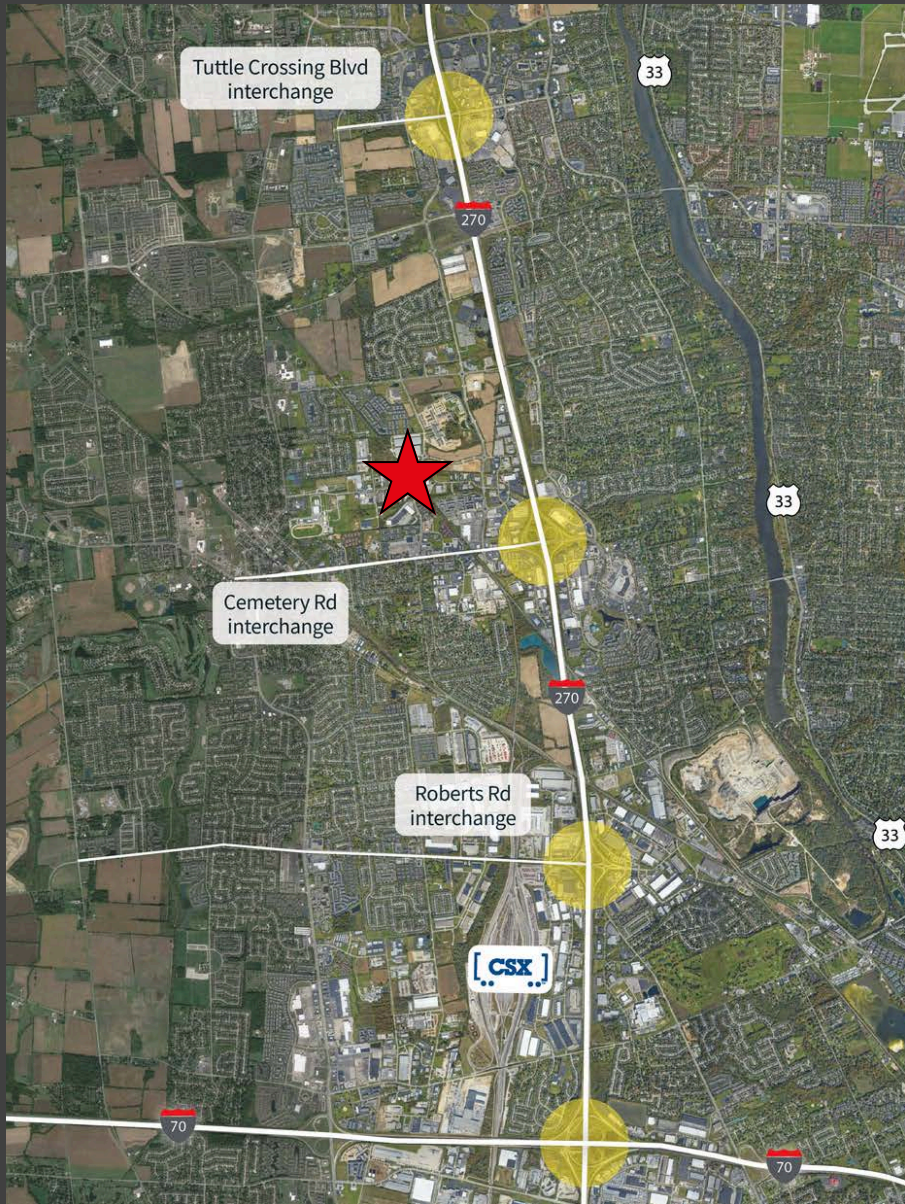
# Property specifications



	Building <b>One and Two</b>	Building <b>Three</b>
Building size	12,000 SF	12,000 SF
Available SF	Building one: 1,595 SF Building two: 1,650 SF	3,000 SF
Building dimensions	218' x 55'	150' x 80'
Clear height	18'	18'
Roof	Metal standing seam	Metal standing seam
Grade level doors	2 (14' x 16')	1 (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
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



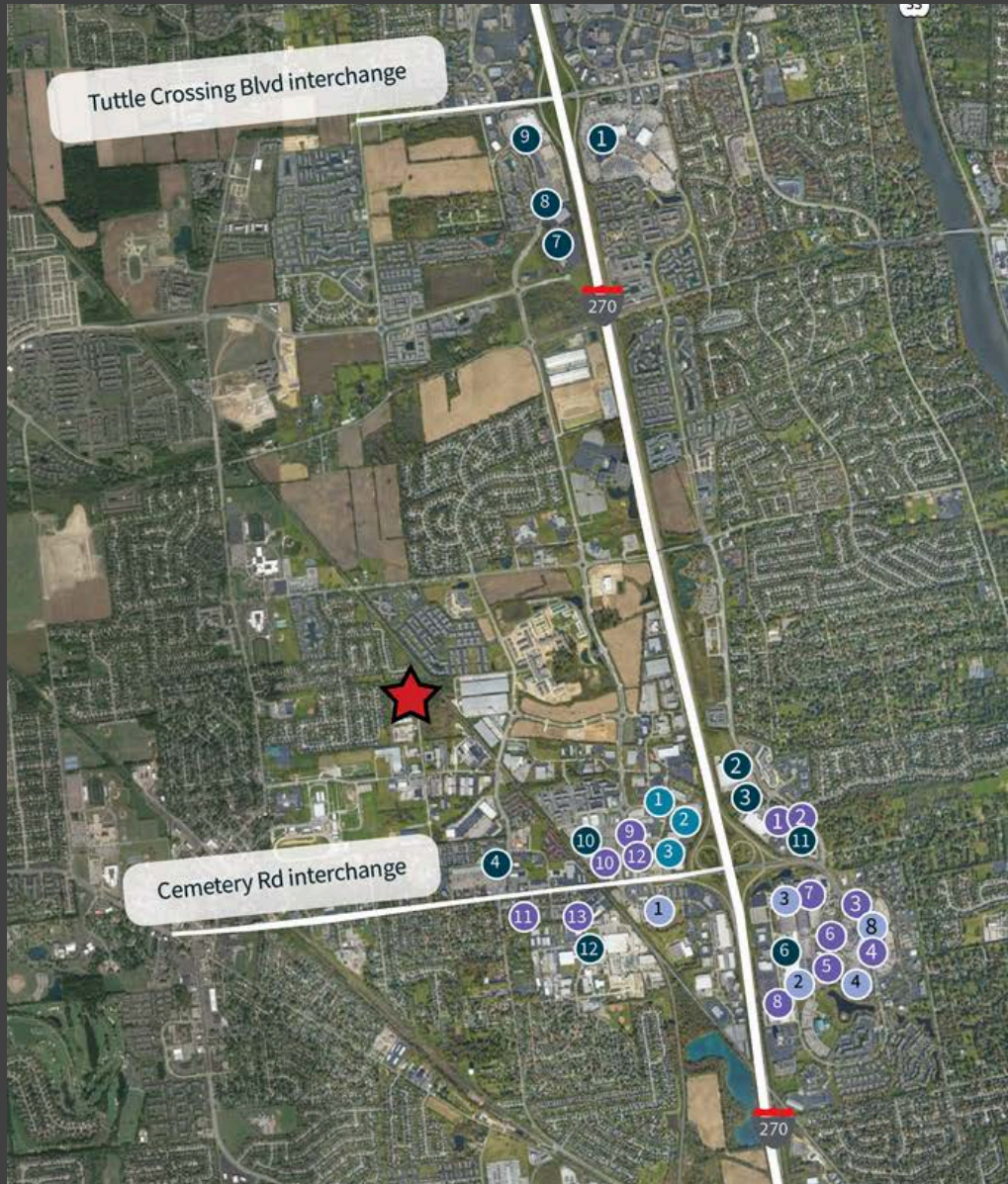
## Demographics

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



# Property photos





# 1,650 - 6,245 SF

## Industrial space for lease

  
Como Development

 **JLL**



**JLL**

**Josh Weithman**

Columbus, Ohio

614.460.4410

josh.weithman@jll.com

**Joe Davis**

Columbus, Ohio

614.439.5434

joseph.davis@jll.com

**Matthew Collins**

Columbus, Ohio

740.815.7986

matthew.collins@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. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.

