



1,500 - 51,225 SF

Industrial space for lease

Phase II now under construction



Hilliard Commerce Park

4402 Weaver Court N, Hilliard, Ohio 43026

Location

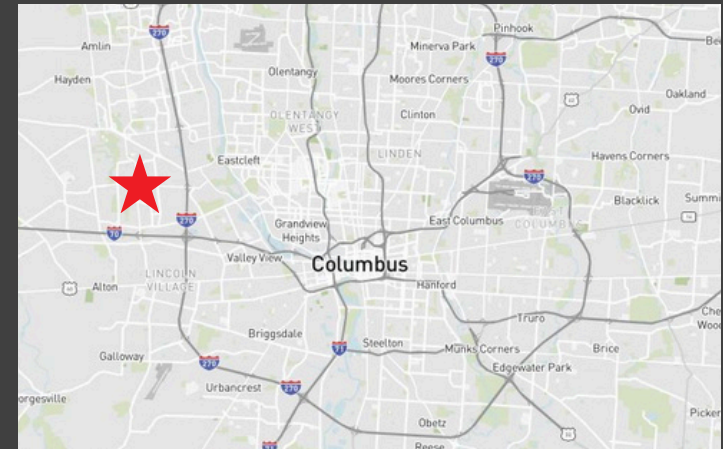
- Less than 2 miles to I-270 interchange
- 5.5 miles to I-70
- 1.0 mile from amenity rich area - Cemetery Road corridor

Advantages

- Class A new construction
- 6 building park; Phase II now under construction

Property specifications

- Suites ranging from 1,500 - 12,000 SF
- 18' clear height
- 1 drive-in door per unit (14' x 16')
- 3 Phase power
- Energy efficient LED lighting
- Potential BTS for Phase 2



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for a virtual tour



Site plan

Units can be combined for larger suites

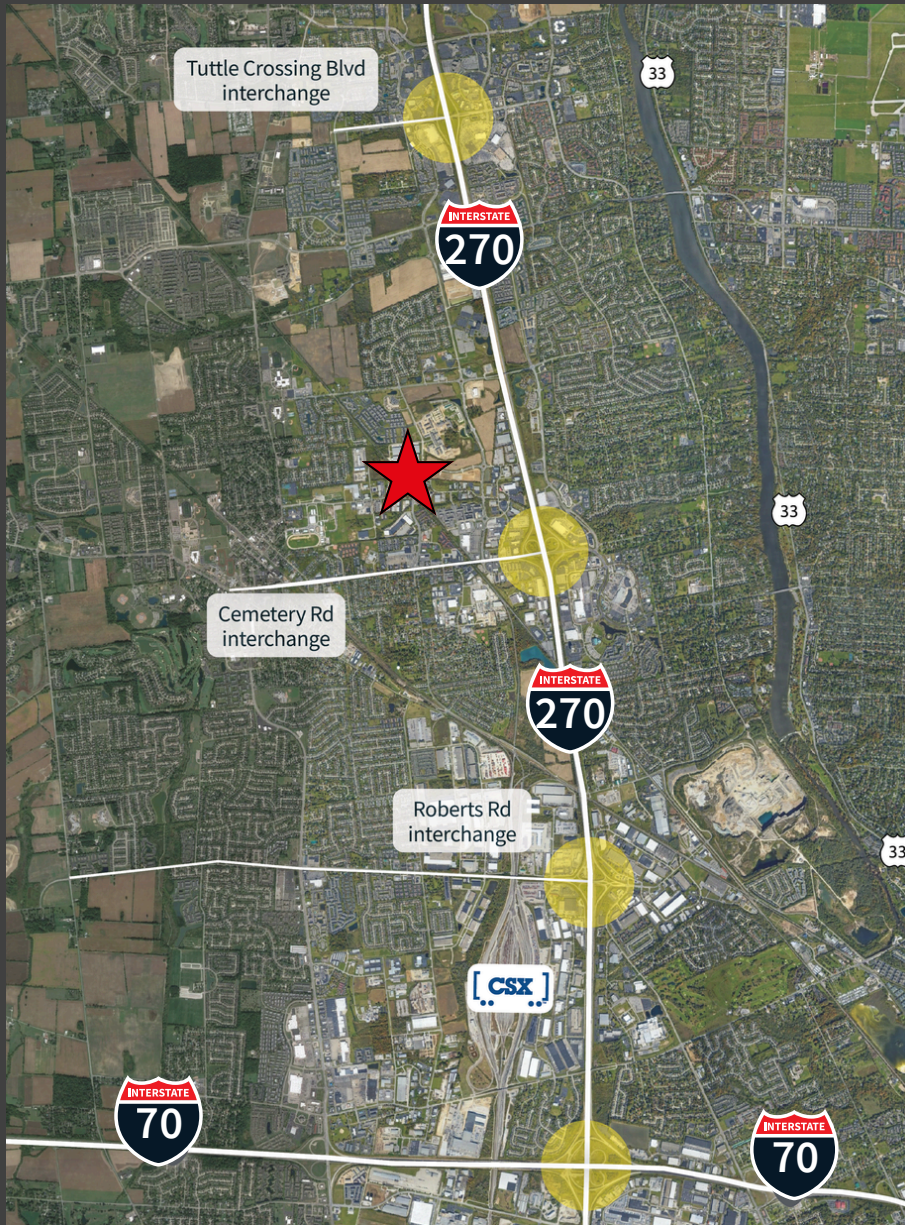


Property specifications



	Building One, Two, Four, Six	Building Three and Five
Building size	11,990 SF	12,000 SF
Available SF	Building one: 1,595 SF Building two: 1,650 SF Building four: 1,595 SF - 11,990 SF Building six: 1,595 SF - 11,990 SF	Building three: 3,000 SF - 12,000 SF Building five: 1,500 SF - 12,000 SF
Building dimensions	218' x 55'	150' x 80'
Clear height	18'	18'
Roof	Metal standing seam	Metal standing seam
Grade level doors	16 (14' x 16')	Building three: 4 (14' x 16') Building five: 8 (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	Phase I: Q3 2024 Phase II: Q2 2026	Phase I: Q3 2024 Phase II: Q2 2026

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

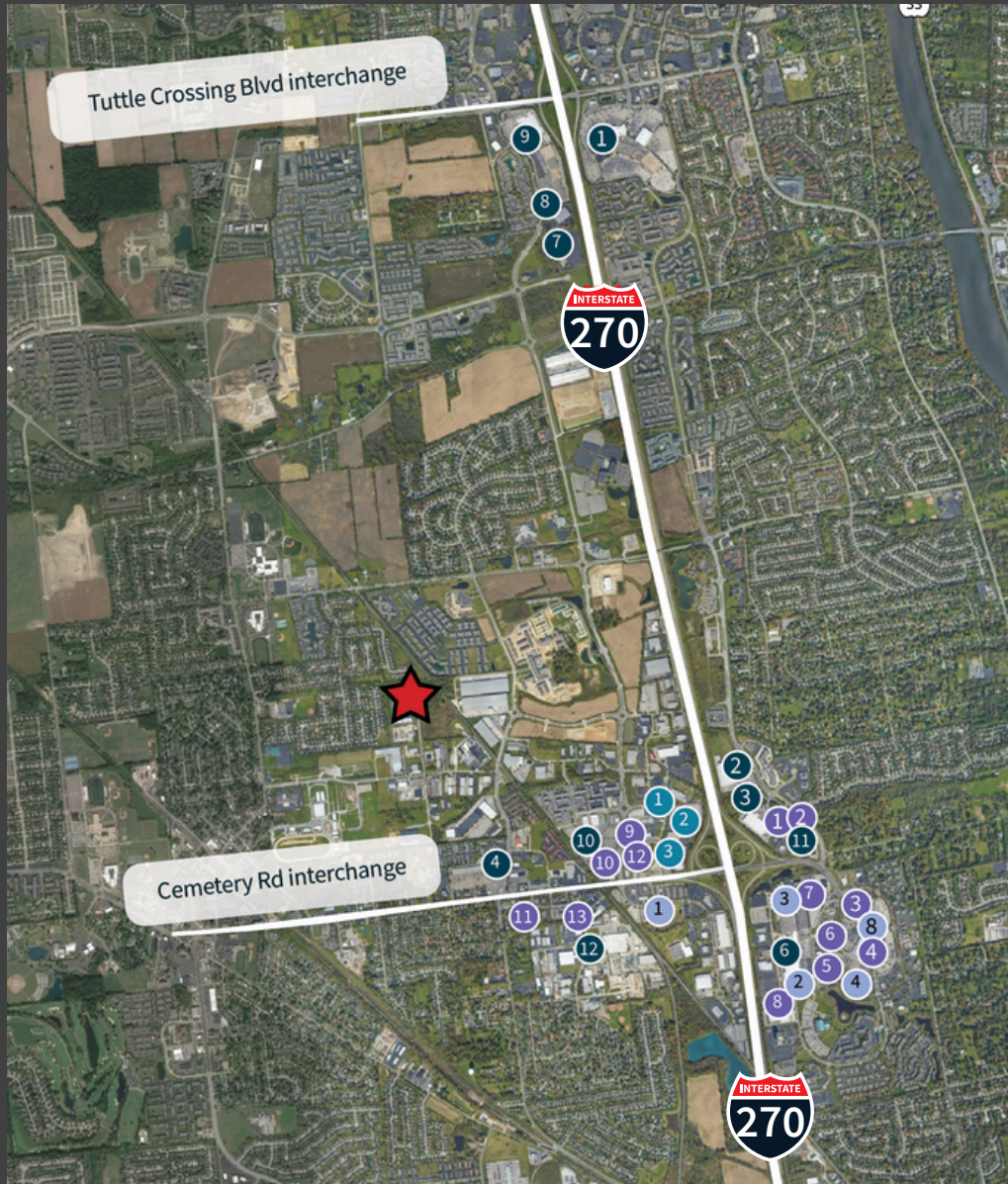


Demographics

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



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Como Development



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