



1,500 - 34,480 SF

**Industrial space for lease**

*Phase II now under construction*

# Hilliard Commerce Park

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

## Location

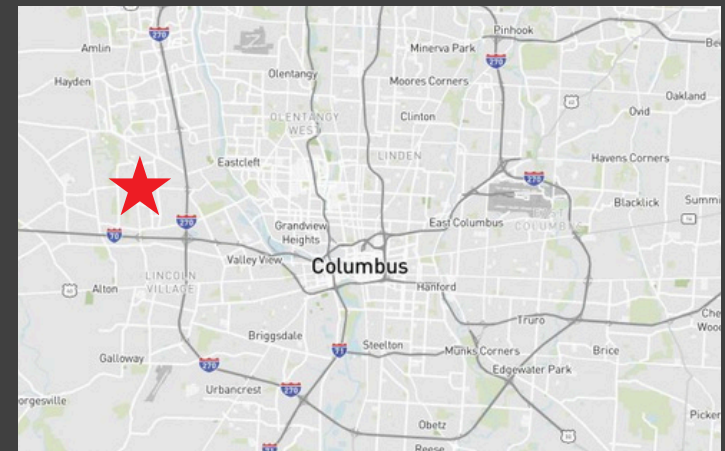
- Less than 2 miles to I-270 interchange
- 5.5 miles to I-70
- 1.0 mile from amenity rich area - Cemetery Road corridor

## Advantages

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

## Property specifications

- Suites ranging from 1,500 - 11,990 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



Click or scan  
for a virtual tour



# Site plan

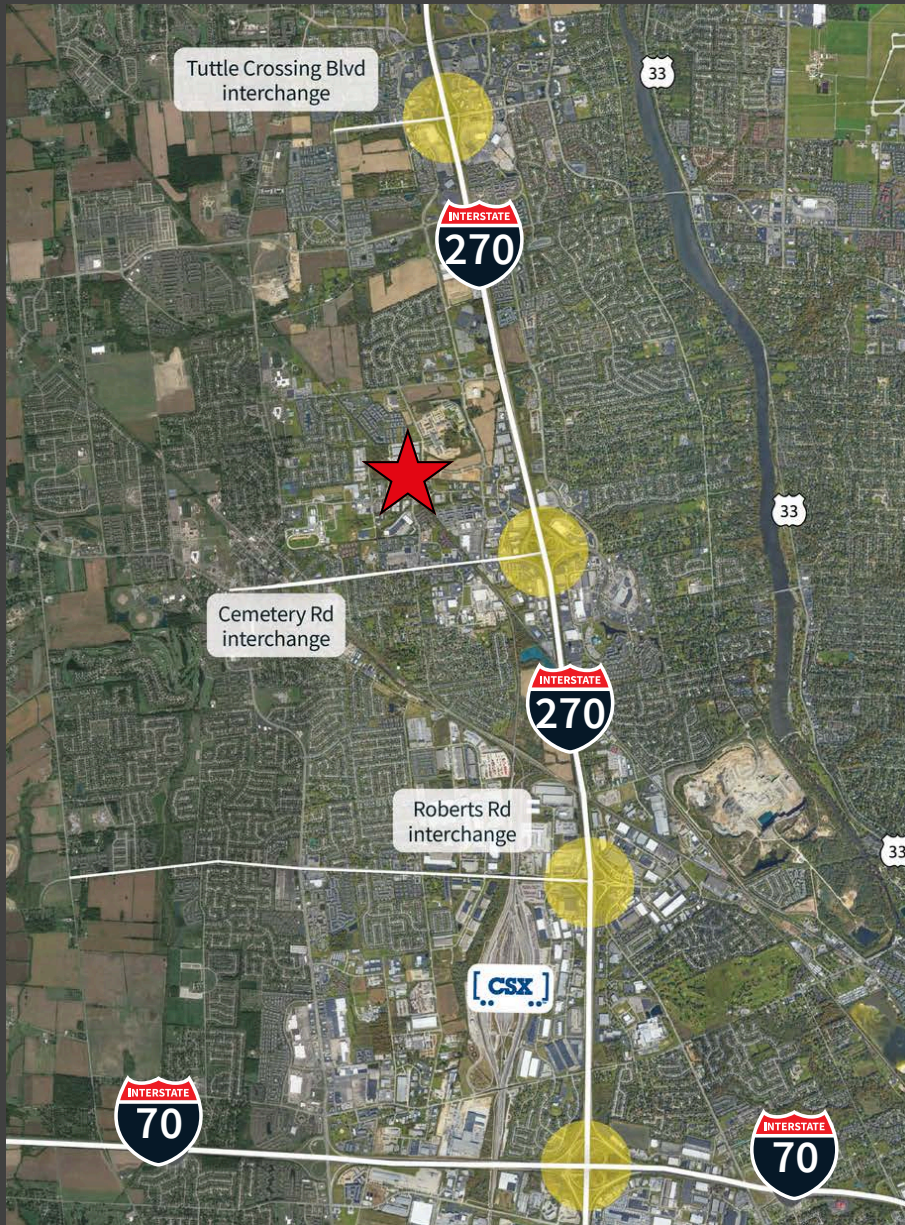


# Property specifications



	<b>Building One, Two, Four, Six</b>	<b>Building Three and Five</b>
<b>Building size</b>	11,990 SF	12,000 SF
<b>Available SF</b>	Building four: 1,595 SF - 11,990 SF Building six: 1,595 SF - 11,990 SF	Building three: 3,000 SF - 9,000 SF Building five: 1,500 SF
<b>Building dimensions</b>	218' x 55'	150' x 80'
<b>Clear height</b>	18'	18'
<b>Roof</b>	Metal standing seam	Metal standing seam
<b>Grade level doors</b>	16 (14' x 16')	Building three: 3 (14' x 16') Building five: 1 (14' x 16')
<b>Truck court depth</b>	24'	30'
<b>Warehouse lighting</b>	High bay LED	High bay LED
<b>Power</b>	3 Phase - 120/208V 100 Amp panel per unit	3 Phase - 120/208V 100 Amp panel per unit
<b>Tax abatement</b>	10 year, 50%	10 year, 50%
<b>Zoning</b>	M-1	M-1
<b>Built</b>	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

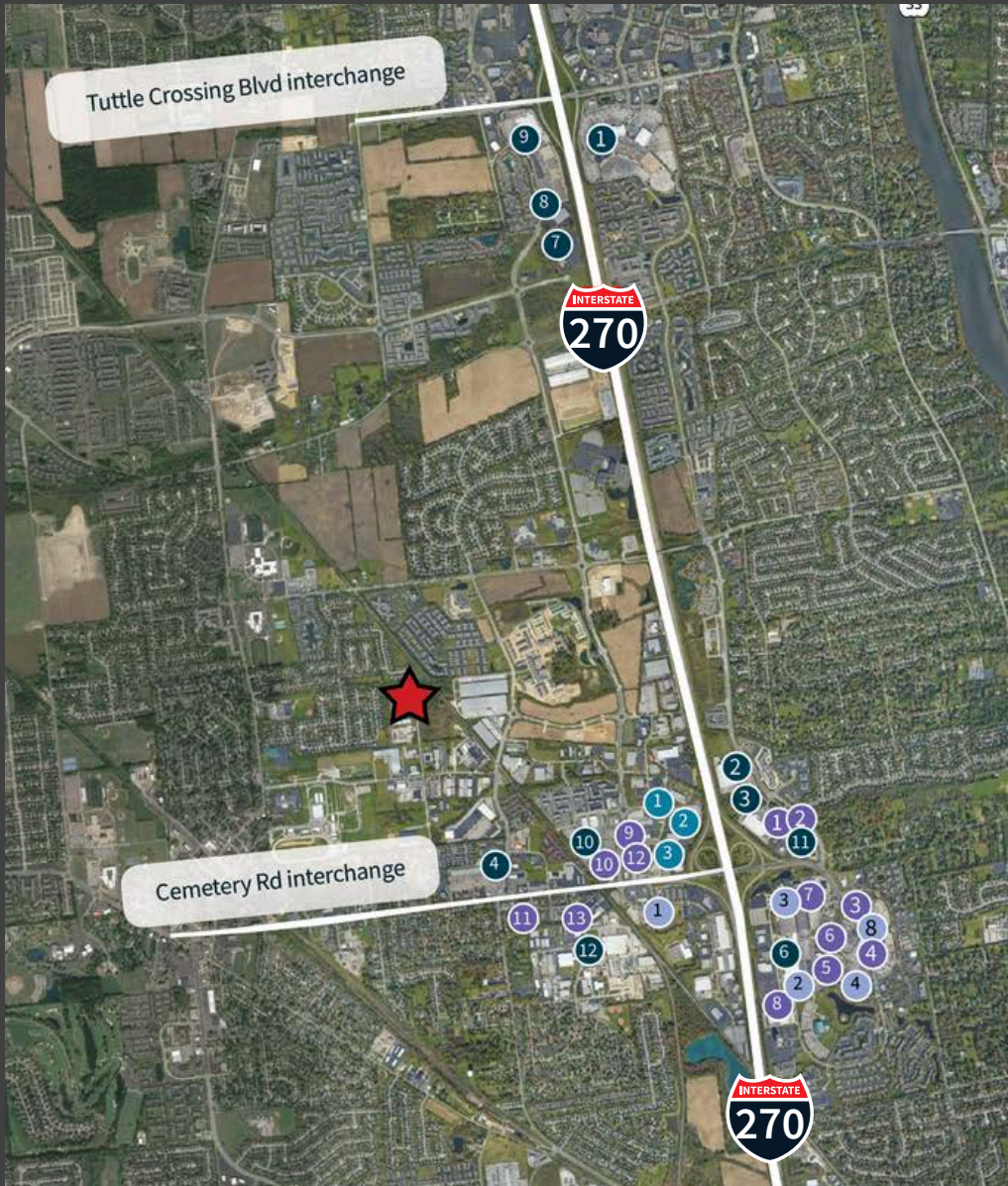


## Demographics

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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## Industrial space for lease

  
Como Development

 JLL



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