



For lease

45,155 SF Available on 18.79 Acres

2044 Pittsburgh Drive
Delaware, Ohio 43015

Property highlights

 **100%** 15 year tax abatement

 **Phase 1** - 5,000-45,155 square foot available

 Available for sale or BTS; adjacent **± 12.79 acres** of land available

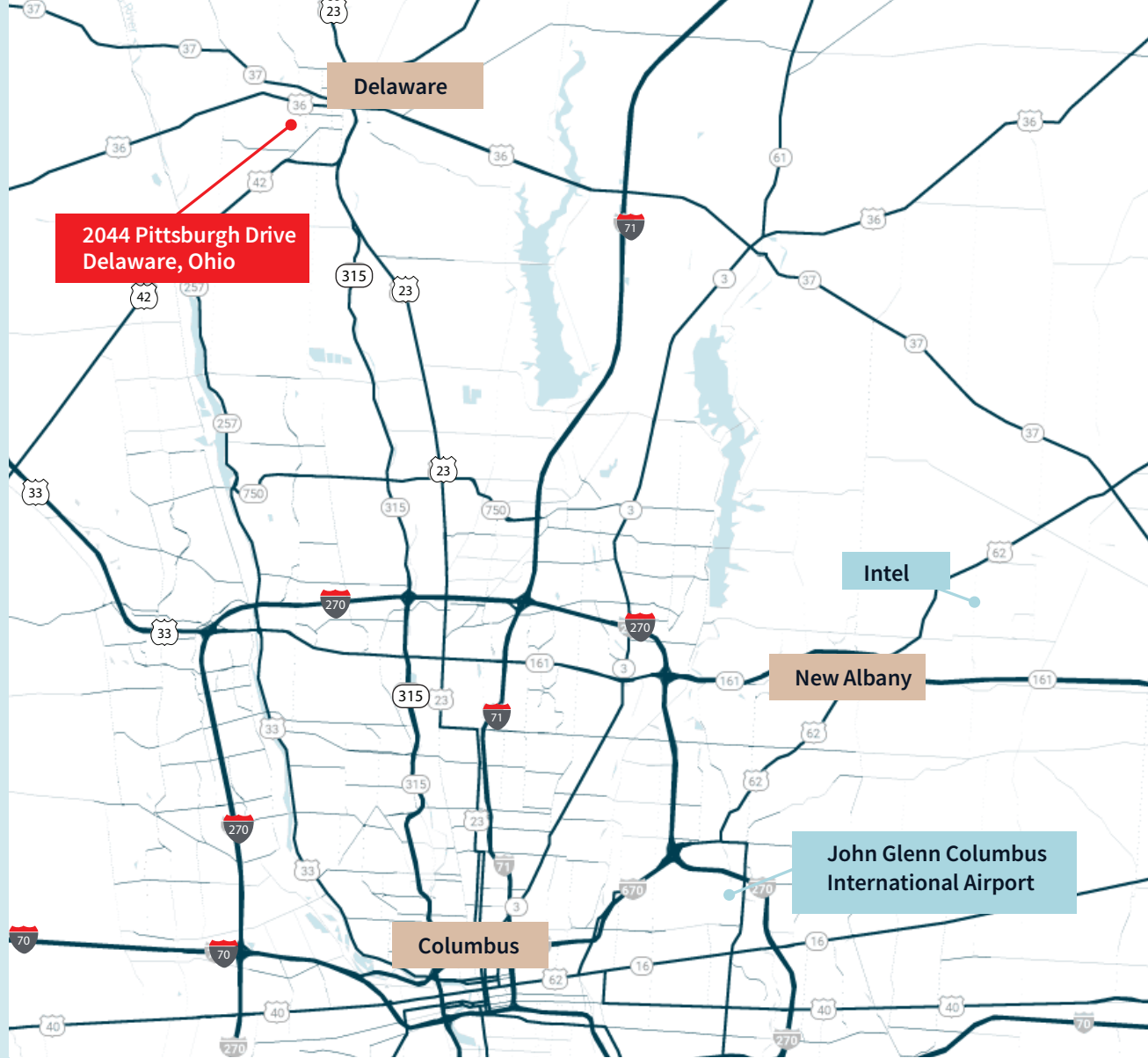


2044 Pittsburgh Drive / Delaware

Market access

- US 36 - 1.0 mile
- US 42 - 1.5 miles
- US 23 - 3.5 miles
- I71 - 12 miles

- Delaware, Ohio - 3 miles
- Columbus, Ohio - 28 miles
- Intel, New Albany, Ohio - 30 miles
- John Glenn Columbus International Airport - 44 miles



Adjacent to the **Delaware Municipal Airport** - one of the few 5,800 ft. runways in Ohio



Located within one of the **fastest growing** cities in the U.S.

Site plan



Building s.f.	55,055 s.f.	Roof	0.45 TPO	Floor	6" unreinforced	Lighting	LED
Available s.f.	5,000 - 45,155 s.f.	Building Dimensions	110'x500'	Dock Doors	5	Column Spacing	55' x 45'6"
Office	BTS	Parking	98	Water	City of Delaware	Year Built	2025
Land	18.79 acres	Truck Court	120'	Sewer	City of Delaware		
Zoning	M-2	Ceiling Height	22'-24' clear	Electric	2,000 AMPS		

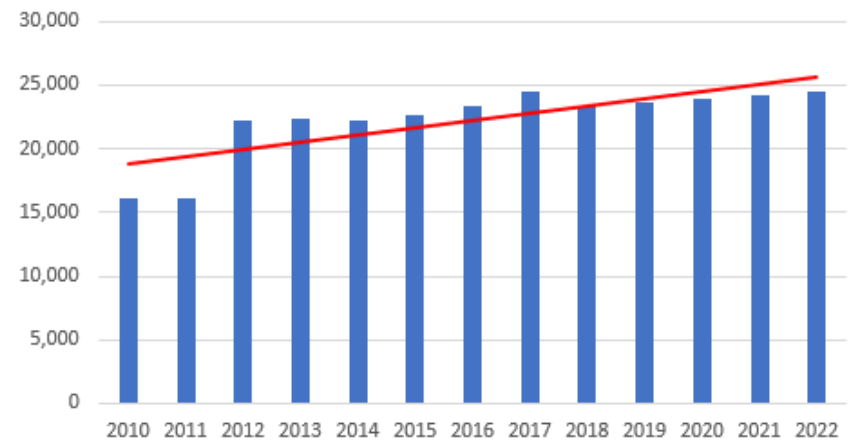
Top Employers



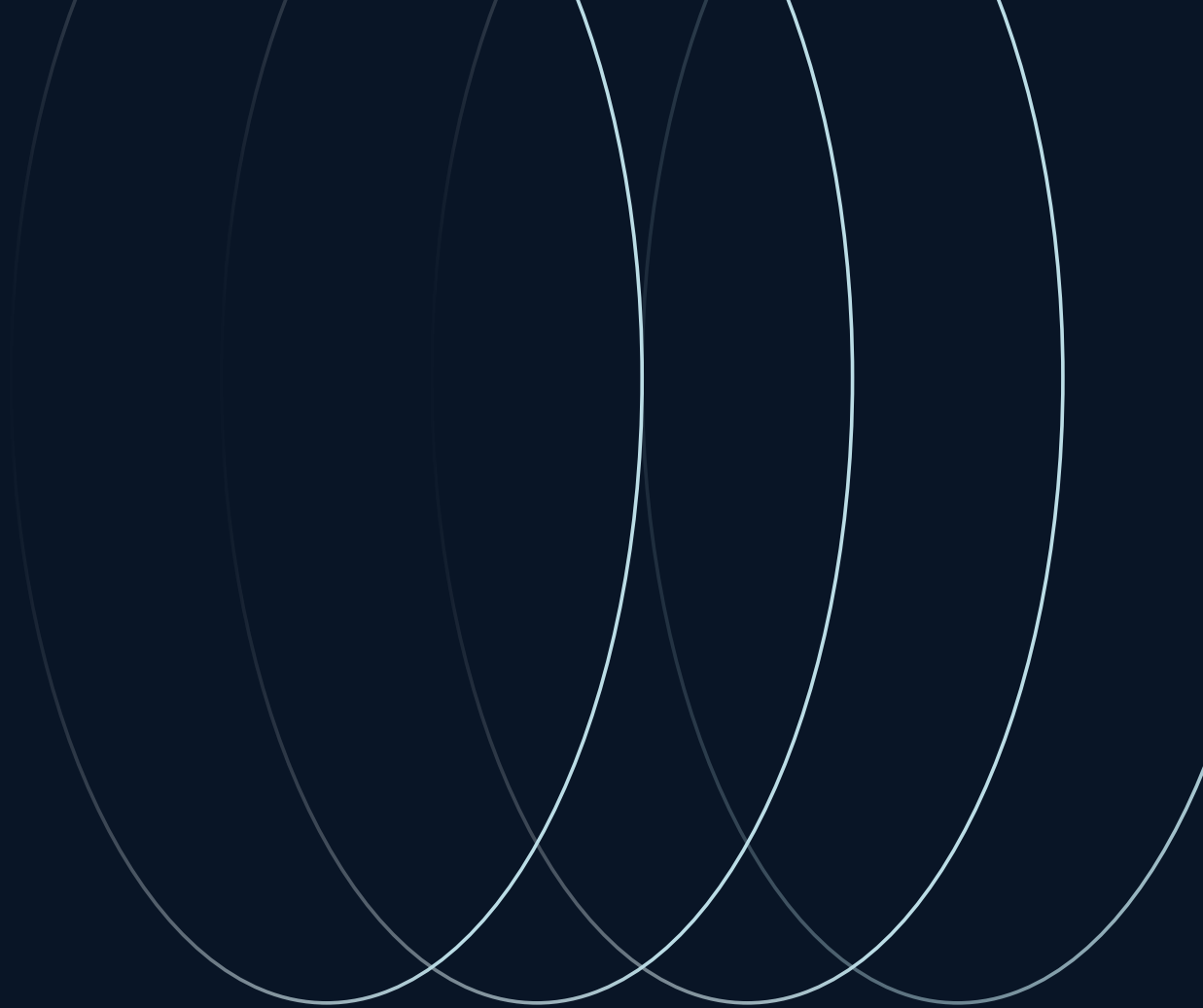
- Kroger Company Grocery and Distribution 2,496
- Ohio Wesleyan University 1,571
- Delaware County Government 1,114
- OhioHealth Health Care 1,022
- Delaware City Schools 996
- Advance Stores Co. Automotive Parts Distribution 663
- Willow Brook Assisted Living Facility 466
- City of Delaware Local Government 404
- PPG Industries 396
- Jeg's High Performance Automotive Parts Distribution 354
- OhioHealth Medical Office 275
- Domtar Disposable Diaper Manufacturing 254
- Vertiv High Voltage UPS Systems 254
- Midwest Acoust-A-Fiber Manufacturing 209
- International Paper Manufacturer 189
- Liberty Castings 18



Delaware Job Growth



The City of Delaware has seen 53% job growth since 2010.



JLL

Joe Davis

joseph.davis@jll.com

+1 (614) 460 4425

Josh Weithman

josh.weithman@jll.com

+1 (614) 460 4410

Matthew Collins

matthew.collins@jll.com

+1 (740) 815 7986