



FOR LEASE

PHASE I SPEC OR BUILT TO SUIT

Basil Western Logistics Center

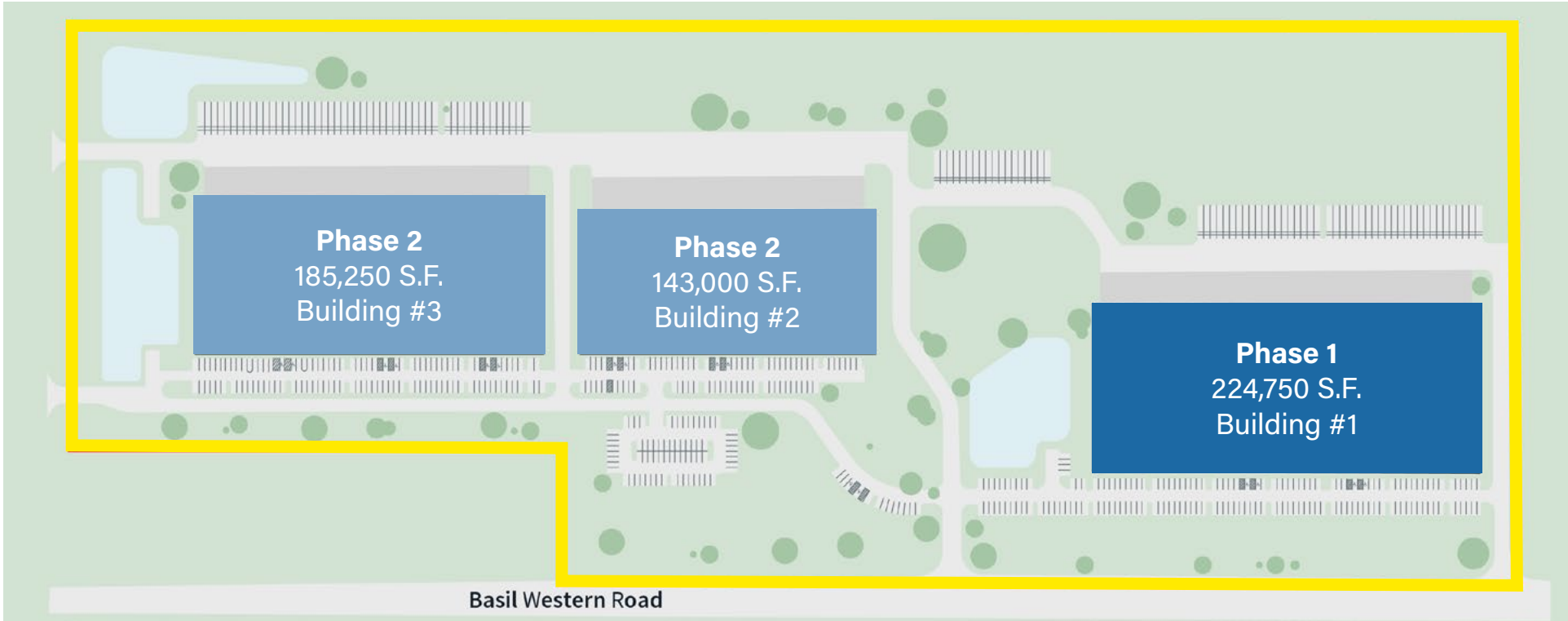
PHASE I: Q2 2027 DELIVERY | PHASE II: TBD

15 year - 100% tax abatement

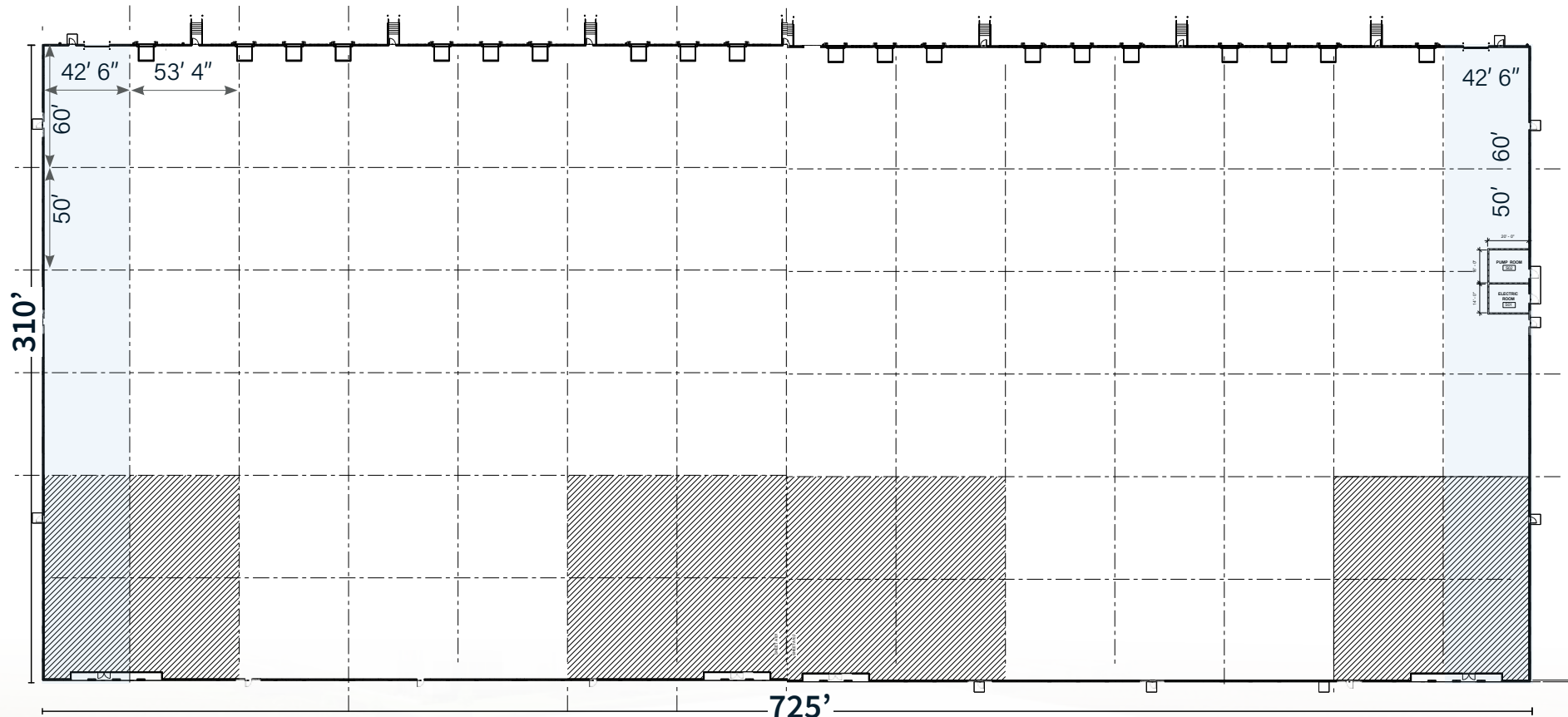
0 Basil Western Road, Violet Township, Ohio 43110



Site Plan



Phase I Floor Plan



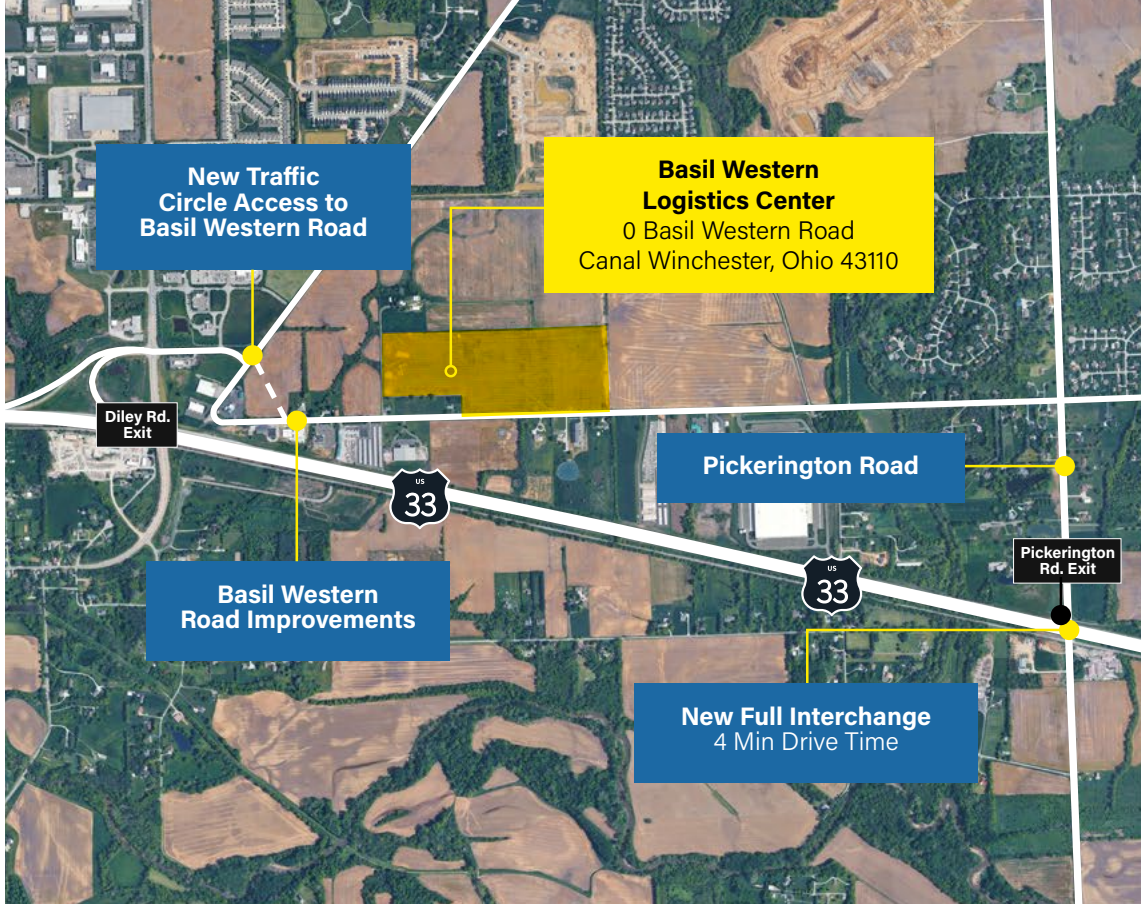
Specifications

	Phase 1 Building 1	Phase 2 Building 2	Phase 2 Building 3
Building square footage	224,750 s.f. (310' x 725')	143,000 s.f. (260' x 550')	185,250 s.f. (285' x 650')
Site acreage	20.98 +/- Acres	19.84 +/- Acres	12.41 +/- Acres
Building clear height	32'	32'	32'
Bay spacing	Interior bays 53' x 53'-4" (speed bays 60' x 53'-4")	Interior bays 50' x 50' (speed bays 60' x 50')	Interior bays 55' x 50' (speed bays 65' x 50')
Exterior walls	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
Roof	Mechanically fastened 45 mil TPO	Mechanically fastened 45 mil TPO	Mechanically fastened 45 mil TPO
Dock doors	22 Dock doors	15 Dock doors	20 Dock doors
Drive-in doors	Two (2) 14' x 16'	Two (2) 14' x 16'	Two (2) 14' x 16'
Truck parking	36	18	34
Employee parking	164	79	111
Fire protection system	ESFR	ESFR	ESFR

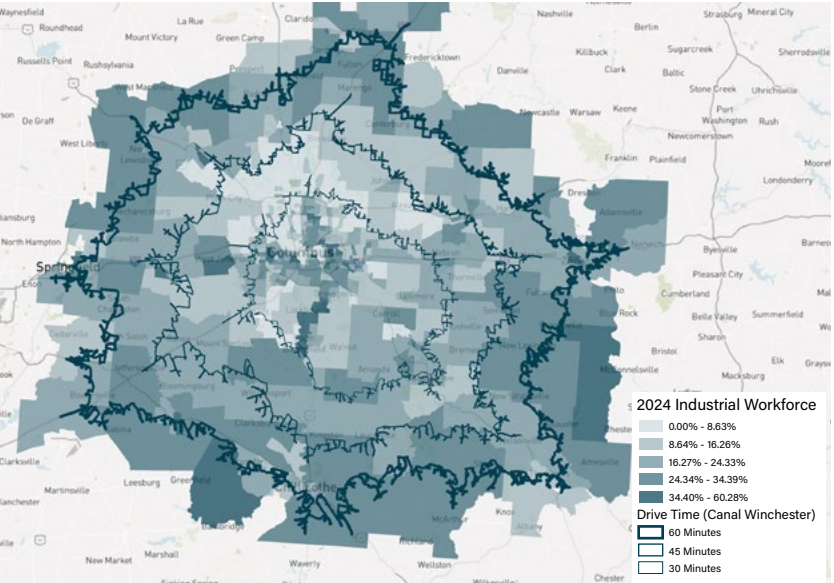


Location Highlights

- 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, reconstruction of approximately 1,400 feet of Basil-Western Road with widening for turn lanes and associated tapers, proposed roundabout would connect Hill Rd and Kings Crossing, providing easier access to US 33 for commercial traffic.
- New substation is to be built on Hill Rd, less than 1/4 mile from the site



Industrial Workforce



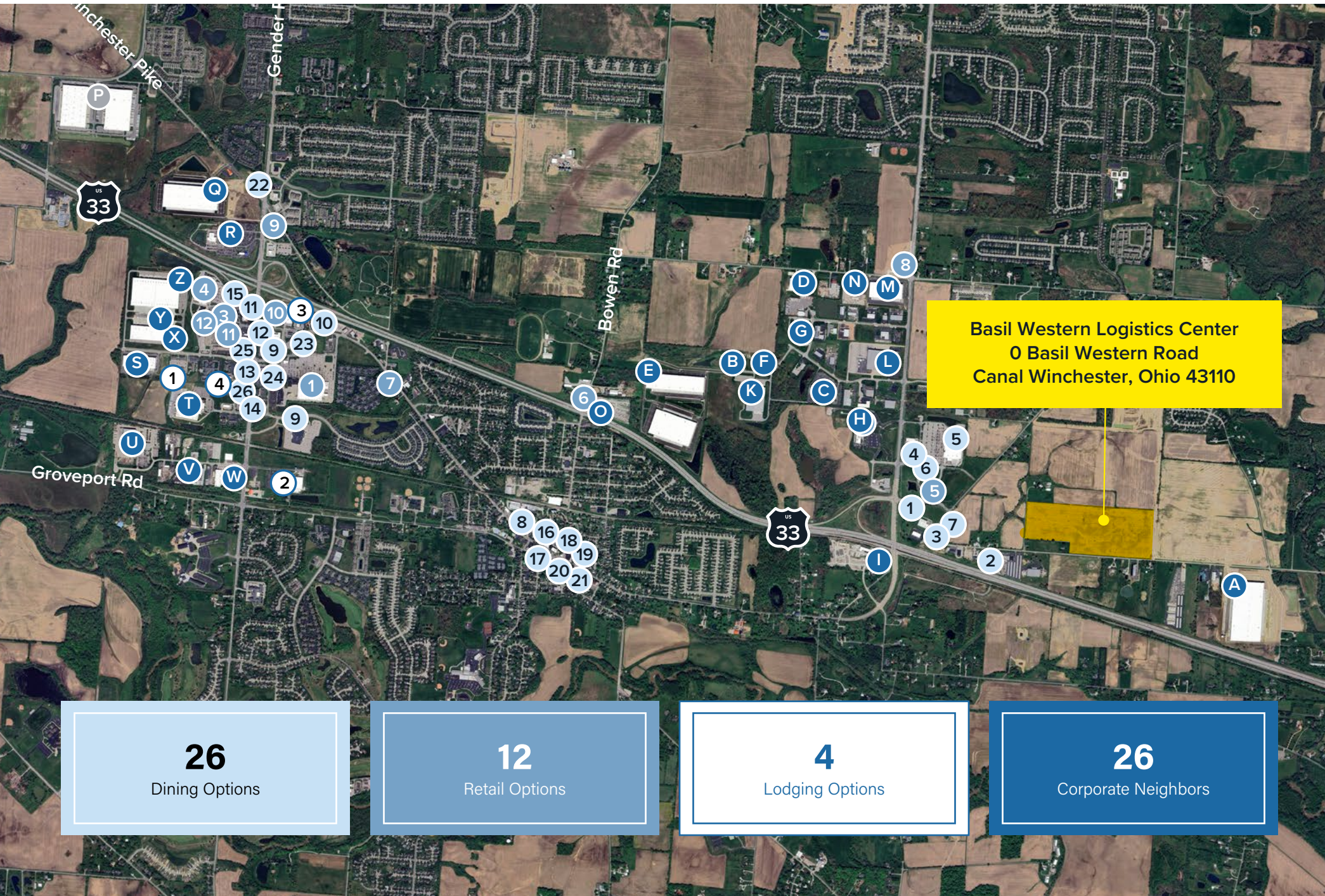
Canal Winchester Demographics

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

Canal Winchester 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

Lodging

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

Corporate Neighbors

- | | | | | | |
|----|----------------------------|----|------------------------------------|----|--|
| A. | DHI First Solar | J. | American Boring, Inc. | S. | Walgreens Micro Fulfillment Center |
| B. | Cam Logistics | K. | NIFCO Warehouse - Canal Winchester | T. | T S Trim Industries, Inc. |
| C. | NIFCO America Corporation | L. | Capsa Healthcare | U. | WM - Columbus Material Recovery Facility |
| D. | Maifold & Phalor | M. | Champion Strapping | V. | O'Neil Tents Rentals And Manufacturing |
| E. | Distributor Wire & Cable | N. | Donley Concrete Cutting Company | W. | HFI, LLC. |
| F. | Buckeye Power Sales | O. | Oxford Automotive Tire & Repair | X. | Nordic Light America |
| G. | Mill Tech | P. | Chadwell Supply | Y. | ITAB North America, Inc. |
| H. | Diley Ridge Medical Center | Q. | SupplyHouse.com | Z. | DHL |
| I. | E C Babbert, Inc. | R. | Jeff Wyler Chevrolet of Columbus | | |



Local access

8 miles
to Rickenbacker International Airport

7 miles
to I-270

6 miles
to I-70

Regional access

30 miles
Intel site

75 miles
Dayton

105 miles
Cincinnati

127 miles
Cleveland

Located within 500 miles of 60% of the US population



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