FOR LEASE

NEW CONSTRUCTION
SUITES RANGING FROM 9,000 TO ±17,600 S.F.

Unique tech/flex industrial space with
highway visibility and favorable tax abatement



JLL

DEVELOPED BY
Tenby
PARTNERS

EDWARDS FARMS INNOVATION CENTER

HILLIARD, OH 43026

BUILDING SPECIFICATIONS

Building Size (s.f.)	Bldg I: ±81,000 s.f. Bldg II: ±70,800 s.f.
Available (s.f.)	Bldg I: Up to ±9,000 s.f. Bldg II: Up to ±17,600 s.f.
Building Dimensions	Bldg I: 150′ deep x 540′ long Bldg II: 150′ deep x 472′ long
Bay Size	±9,000 s.f. 60′ wide x 150′ deep 60′ x 50′ column
Column Spacing	50′ depth x 60′ width
Clear Height	24′ at truck dock wall
Office Area	1,890 s.f.
Dock Doors	Bldg I: 9 (7 future) Bldg II: 8 (6 future) 9′x10′ insulated, manually-operated overhead doors, fully equipped with 40,000 lb mechanical pit levelers, seals and lights
Drive In Doors	Bldg I: 2 (7 future) Bldg II: 2 (6 future) 12′x14′ insulated and powered overhead doors with the ability to add more in the future
Parking	Bldg I: 165 Bldg II: 91 total 250 striped car parking spaces
Utilities	Electric: AEP Gas: Columbia Gas Water: City of Columbus Telecom: AT&T, Spectrum, etc.

Walls	8″ insulated precast concrete panels
Roof	45 mil TPO roof with R-20 insulation, with external gutters and downspouts
Warehouse Heating	Gas-fired heaters
Sprinkler	ESFR
Concrete Slab	7″ thick, 4,000 PSI, FF50 (flatness)/FL35 (levelness)
Floor Sealer	Lapidolith concrete hardener and dustproofer
Lighting	Highbay LED lighting with motion sensors throughout the warehouse; office lighting will be LED
Electrical Service	2000 amps, 480/277 volt or greater (per building)
Truck Court	160′ deep shared truck court with heavy duty asphalt throughout and 10′ deep concrete dolly pad strip (each building)
Zoning	B3
Net Lease Rate	Market rental rates – call broker for pricing
Est. Operating Expenses	$2.04 p.s.f.
Incentives	15-Year, 75% tax abatement

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SITE OVERVIEW

Building I	±81,000 s.f.
Building II	±70,800 s.f.
Available Land	11.99 acres
Zoning	B3

Class A, multi-tenant industrial park located in Hilliard Ohio - One of Columbus' tightest industrial submarkets with excellent access and amenities

- Infill location with frontage on I-270
- Strong Hilliard labor market
- Adjacent to $100M planned mixed-use development (Truepointe developed by Equity)
- Within 4 miles of Dublin's Bridge Park development



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SITE PLAN



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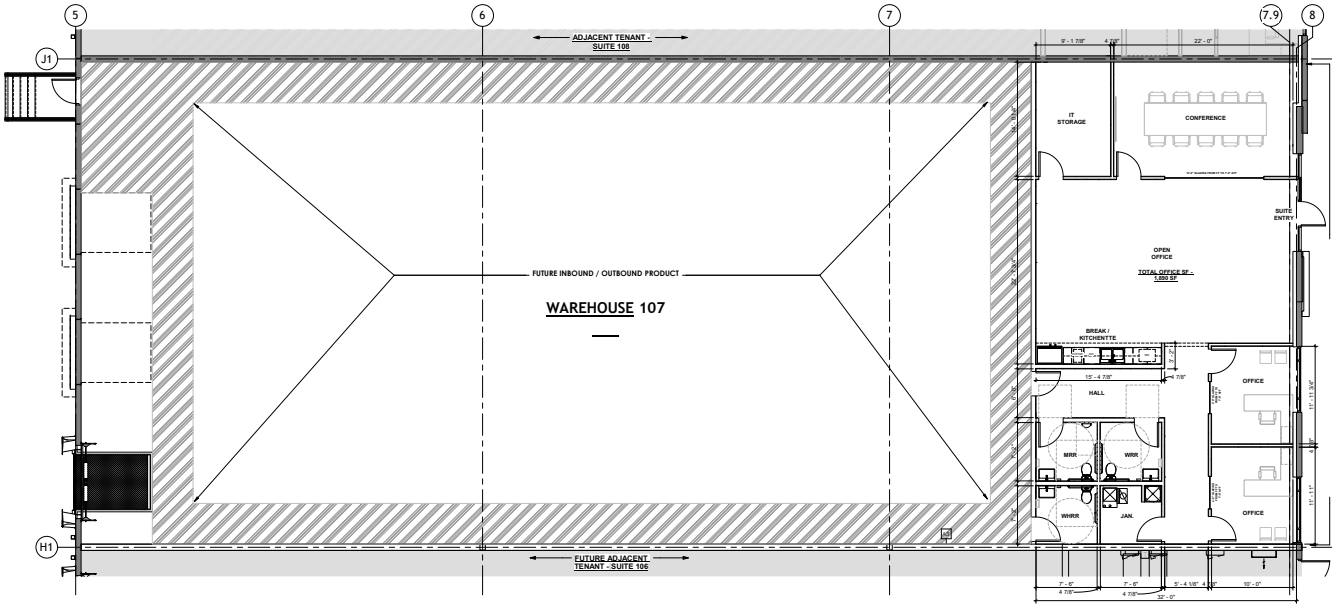
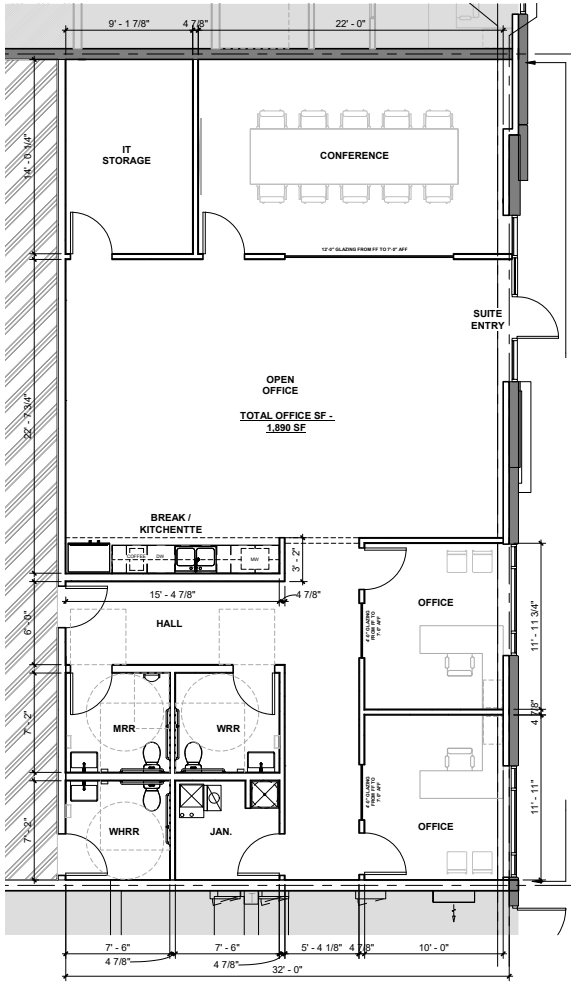
OFFICE PLAN





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ACCESS AND PROXIMITY

As an important part of the growing Columbus Region, the City of Hilliard is the nexus of friendly, small town living and big city opportunities. With a population of nearly 38,157, Hilliard's median household income is $97,485. There are approximately 1,104 companies in Hilliard that employ an estimated 15,961 people and contribute to more than one billion dollars in estimated annual sales.

Rated number one for job, population, wage and GDP growth in the Midwest, the Columbus Region offers access to a growing potential workforce of one million people and unique opportunities for any developing company. Hilliard is conveniently located along I-270 with easy access to I-70 and I-71, and is only 20 miles to the John Glenn International Airport.

Drive times (2022 demos)	15 min.	30 min.	45 min.
Population	320,615	1,424,672	1,913,304
Households	133,878	575,853	754,172
Median household income	$91,887	$72,754	$75,178

Source: ESRI, October 2022



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CORPORATE NEIGHBORS

Medical/Office

1 Ohio State Outpatient Care
2 OhioHealth Dublin Methodist Hospital
3 Dublin Commerce Park
4 Quantum Health
5 Cardinal Health
6 Express Scripts
7 Ohio State Sports Medicine
8 Norwich Springs Health Center
9 Mt. Carmel Hilliard
10 Pediatric Associates Inc.
11 Hilliard Family Health

Industrial

1 BMW Manufacturing
2 Amazon AWS
3 Scioto Valley Warehouse
4 Armstrong World Industries
5 Holland Freight
6 Pactiv
7 Mac Tools
8 Team Fishel
9 Amazon Fulfillment Center
10 UPS



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BUILDING I



BUILDING II









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