



612 Tarlton Road Circleville, OH 43113

92.45 Acres of Industrial Land For Sale

NAI Ohio Equities

NAI OHIO EQUITIES CONTACTS

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West Jefferson

Circleville

Canal Winchester



Blue Outline for Illustration Purposes Only

EXECUTIVE SUMMARY

NAIOhio Equities

- 92.45 Acres of Industrial Land
- Zoned GI (General Industrial District)
- 1,458' of Frontage on Tarlton Road
- Rural/Agricultural Land Use
- Ideal for Manufacturing, Warehousing, or Distribution
- Easy Access to US-23

NAI Ohio Equities is pleased to present this industrial land opportunity on Tarlton Road, located on the south side of Columbus and comprised of approximately 92.45 acres within the GI- General Industrial District of Pickaway County.

The property features approximately 1,458 feet of frontage along Tarlton Road, providing excellent visibility and access for future users, and is currently utilized for rural and agricultural purposes, offering a clean slate for development. Its general industrial zoning allows for a wide range of potential uses, including manufacturing, warehousing, and distribution operations, making the site highly adaptable for users seeking to capitalize on the region's continued industrial growth.

PROPERTY INFORMATION



PARCEL ID NUMBER

A3400010029300



PRICE

\$3,255,000 (\$35,000/Acre)



ACREAGE

92.45 Acres



LAND USE

Rural/Agricultural



CURRENT ZONING

GI- General Industrial District



LOT FRONTAGE

1,458' on Tarlton



COUNTY

Pickaway



HIGHWAY ACCESS

US-23





SITE UTILITIES



EARNHART HILL REGIONAL
WATER & SEWER DISTRICT



SOUTH CENTRAL POWER
COMPANY



COLUMBIA GAS OF OHIO



FRONTIER
COMMUNICATIONS

WHY COLUMBUS

#1 PUBLIC AND PRIVATE COMBINED INFRASTRUCTURE INVESTMENT
-Site Selection Global Groundwork Index

#3 OVERALL ECONOMIC DEVELOPMENT PROJECT WINS IN THE U.S.
-Site Selection Magazine

#1 FASTEST GROWING CITY IN THE U.S. (2023)
-Bank of America Institute

#4 BEST CITY FOR YOUNG PROFESSIONALS
-Forbes

#4 BEST CITY FOR RECENT GRADS
-Zumper.com

#5 TOP STATE TO DO BUSINESS
-Area Development

COLUMBUS AT A GLANCE

2,445,231

2025 Columbus Metro Market Estimated Population

2,677,000

2030 Columbus Metro Market Estimated Population

3.9%

Unemployment Rate (May, 2024)

1.2 Million

Total Workforce

26%

Population Holding at least a Bachelor's Degree

TOP 10 EMPLOYERS



34,661 Employees



23,410 Employees



21,950 Employees



18,600 Employees



14,252 Employees



11,000 Employees



10,925 Employees



9,262 Employees



8,855 Employees



8,850 Employees

THE COLUMBUS REGION

COLUMBUS IS EXPERIENCING TREMENDOUS GROWTH IN ALL INDUSTRIES DUE TO ITS ROBUST ECONOMY, STRATEGIC LOCATION, SKILLED LABOR FORCE, AND BUSINESS-FRIENDLY ENVIRONMENT.



DOING BUSINESS IN COLUMBUS

LIVING IN COLUMBUS

- One of the top U.S. regions for population growth
- Cost of living in Columbus is 10% lower than the national average
- Median home price is \$330,000 and median rent prices are \$1,544 per month

GOVERNMENT INCENTIVES

- Tax incentives up to 75% for up to 10 years
- Job creation tax credit
- City of Columbus Zoning Code being updated for the first time in 70 years.

ACCESSIBILITY

- The Columbus Region is a 10-hour truck drive to 46% of the population
- Rickenbacker Airport is an international freight hub handling over 153K metric tons of cargo in 2023

SILICON HEARTLAND

INTEL INVESTMENT

- Intel is investing over \$20 Billion in the Columbus Region, creating 2 new semiconductor fabs.
- Potential investment of over \$100 billion

GOOGLE

- Google is adding two additional data centers in the Columbus Region, bringing the total to three
- The total investment is \$3.7 Billion

LG ENERGY SOLUTION AND HONDA

- The joint venture is constructing a new EV battery production facility near Jeffersonville, Ohio
- Projected overall investment is \$4.4 billion and the creation of 2,200 new jobs

ANDURIL BUILDING ARSENAL-1

- 5-million dollar SF advanced manufacturing complex on aq 500-acre site
- Creation of 4,008 new jobs

MEDICAL RESEARCH

OHIO STATE UNIVERSITY WEXNER MEDICAL CENTER

- Nationally ranked and recognized across 10 specialties by U.S. News & World Report and is the #2 ranked hospital in Ohio behind Cleveland Clinic
- New inpatient tower opening in 2026 at 1.9 million square feet and with 820 private rooms

NATIONWIDE CHILDREN'S HOSPITAL

- U.S. News & World Report ranks 6th on the Best Children's Hospitals. It is also ranked among the nation's best in all 10 specialties, with seven ranking in the top 10
- Home to the largest mental and behavioral health research hospital on a pediatric campus

OHIOHEALTH

- Two hospitals are in the 50 Top Cardiovascular Hospitals
- Consistently named a "Great Place to Work"

EDUCATION AND TALENT

COLLEGES AND UNIVERSITIES

- 22,000 annual college graduates
- 52 College and University campuses

CAREER AND TECHNICAL SCHOOLS

- Two-year Electro-Mechanical Engineering Technology Associate Degree in conjunction with Columbus State Community College and Intel

K-12

- 80+ High Schools across the Columbus Region
- 67 public school districts enrolling more than 300,000 students
- 23,000 annual high school graduates
- 93% high school average 4-year graduation rate
- 61% of high school graduates enroll in college



About Columbus Industrial Advisors



Joe Meninger, CCIM

Vice President

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- Project Management
- Negotiate and Facilitate Deal
- Client Point of Contact
- Appraisal Background/Pricing Valuation



Haileigh Stanton

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- Project Management
- Business Development
- Coordination with Marketing Team
- Assist with Lead Generation/Research



Mariana Hawley

Client Services Coordinator

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- Design Marketing Collateral
- Marketing Strategy Development
- Project Coordination
- Graphic Design Support