



9756 National Road SW Etna, OH 43062

12.94 Acres of Land For Sale

NA Ohio Equities
Columbus Industrial Advisors



Property Video

OFFERING MEMORANDUM

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NAI OHIO EQUITIES CONTACTS

JOE MENNINGER, CCIM
Vice President
jmenninger@ohioequities.com
614-629-5262

HAILEIGH STANTON
Associate
hstanton@ohioequities.com
614-629-5266



Red Outline for Illustration Purposes Only

EXECUTIVE SUMMARY

NAIOhio Equities

- 12.94 Acres of Land
- Two-Parcel Assemblage
- Zoned M-1 / GB
- Ideal for General Business, Fleet and Equipment Rental and Mixed-Use Development
- 1,663' of Frontage on National Road SW
- Utilities on Site
- Easy Access to I-70

NAI Ohio Equities is pleased to present this opportunity at 9756 National Road SW, located in Licking County. Comprised of approximately 12.94 acres within the M-1/GB zoning district, improved with a light industrial/office building and a single-family house, both included in the sale.

The property features approximately 1,663 feet of frontage along National Road SW, providing excellent visibility and access for future users, and offers direct access to I-70, making it well-suited for fleet and equipment rental and mixed-use development. Its M-1/GB zoning allows for a range of potential uses, positioning the site to capitalize on strong regional access and continued commercial and industrial growth along the corridor, offering a strong opportunity for owner-users or investors looking to reposition the site.

PROPERTY INFORMATION



PARCEL ID NUMBER

010-017826-00.000
010-022980-00.000



PRICE

\$4,325,000



ACREAGE

12.94 Acres



HIGHEST AND BEST USE

Fleet and Equipment Rental
and Mixed-Use Development



CURRENT ZONING

M-1 / GB



LOT FRONTAGE

1,663' on National Rd SW



COUNTY

Licking



HIGHWAY ACCESS

I-70





SITE UTILITIES



AVAILABLE ALONG 310



AEP



COLUMBIA GAS OF OHIO



UTO BRIGHTSPEED

SURROUNDING AREA



← 4 Miles to I-70

← 4 Miles to The Cubes at Etna-70

- Within 2 Miles:
- FedEx
 - Amazon Fulfillment Center
 - DHL Supply Chain
 - Uline Shipping Supplies

Sheetz

SR-310

National Rd SW

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. (2025)
-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

2.7%

Unemployment Rate
(May, 2026)

1.2 Million

Total Workforce

26%

Population Holding at least a
Bachelor's Degree

TOP 10 EMPLOYERS



34,661 Employees



23,410 Employees



OhioHealth

21,950 Employees

CHASE



NATIONWIDE
CHILDREN'S
When your child needs a hospital, everything matters.

14,252 Employees



Nationwide

11,000 Employees



10,925 Employees



9,262 Employees

THE CITY OF
COLUMBUS

8,855 Employees



HONDA

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 a 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

NA Ohio Equities
Columbus Industrial Advisors



Joe Menninger, CCIM

Vice President

jmenninger@ohioequities.com

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



Haileigh Stanton

Associate

hstanton@ohioequities.com

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



Mariana Hawley

Client Services Coordinator

mhawley@ohioequities.com

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