



FOR SALE OR BUILD-TO-SUIT: ±100 ACRE MIXED-USE DEVELOPMENT SITE

Near the Intersection
of US 42 & Sawmill Parkway
in Delaware, Ohio



NEWMARK

**THE CAMBER
COMPANY**

THE SITE

This ±100-acre land site near State Route 42 and Sawmill Parkway in Delaware, Ohio, presents a unique opportunity for employers and developers to establish a presence in one of Central Ohio's most rapidly expanding markets. Delaware's strong and steadily growing population is not only fueling demand for housing and services but also creating a deep and reliable workforce that makes the community highly attractive for businesses and employers of all sizes.

The site is strategically located with convenient access to US-23, I-71 and I-270, providing seamless connectivity to the Columbus metropolitan area, a top-tier talent hub, and one of the nation's fastest-growing regions. Companies choosing Delaware benefit from a pro-business environment, a strong labor pool, and the momentum of a community that continues to draw both families and employers at an accelerating pace.

With its utility infrastructure, visibility and unmatched access to people and transportation, Gateway offers a rare chance to align with the economic and population growth driving Delaware forward.



HIGHLIGHTS



Can be divided into smaller sites. Additional land is available.



State and local development incentives are available.



Zoned I-1 Light Manufacturing. The comprehensive plan calls for a wide range of potential uses.



New signalized access at Owen-Fraley Road is planned.



Utilities

Water Delaware City

16" water main along US 42

Sewer Delaware City

24" sewer main along US 42

Gas NiSource

High and medium pressure lines at Slack Rd & US 42

Electric AEP

Electric available from Slack Rd substation

GATEWAY DEVELOPMENT CONCEPT PLAN



BUILD-TO-SUIT

The developer offers the flexibility to deliver high-quality, finished buildings for lease or purchase through a Build-to-Suit process—creating modern, efficient spaces purpose-built to each user's size, layout, and operational needs.

This approach allows users to benefit from a facility designed around their specific requirements, ensuring optimal functionality and workflow efficiency. Whether the need is for office, industrial, or specialized space, the developer's Build-to-Suit capabilities provide a seamless path from concept to completion, resulting in a custom-built environment that enhances performance and supports future growth.



LONG-TERM HIRING ADVANTAGE

 116,479

Labor Force in Place

 95,478

Number of Jobs in the Area

- The net positive imbalance of labor force to number of jobs creates a fertile hiring environment.
- 75% of Columbus MSA is within a 45 minute drive of the Gateway development site.
- From 2000-2024 Delaware County added 124,843 new residents (most of any county in Ohio).
- By 2050 Delaware County is projected for more growth (75%) than any other county in Ohio.
- Diversified industrial park in place which currently lacks a “major” manufacturing employer.

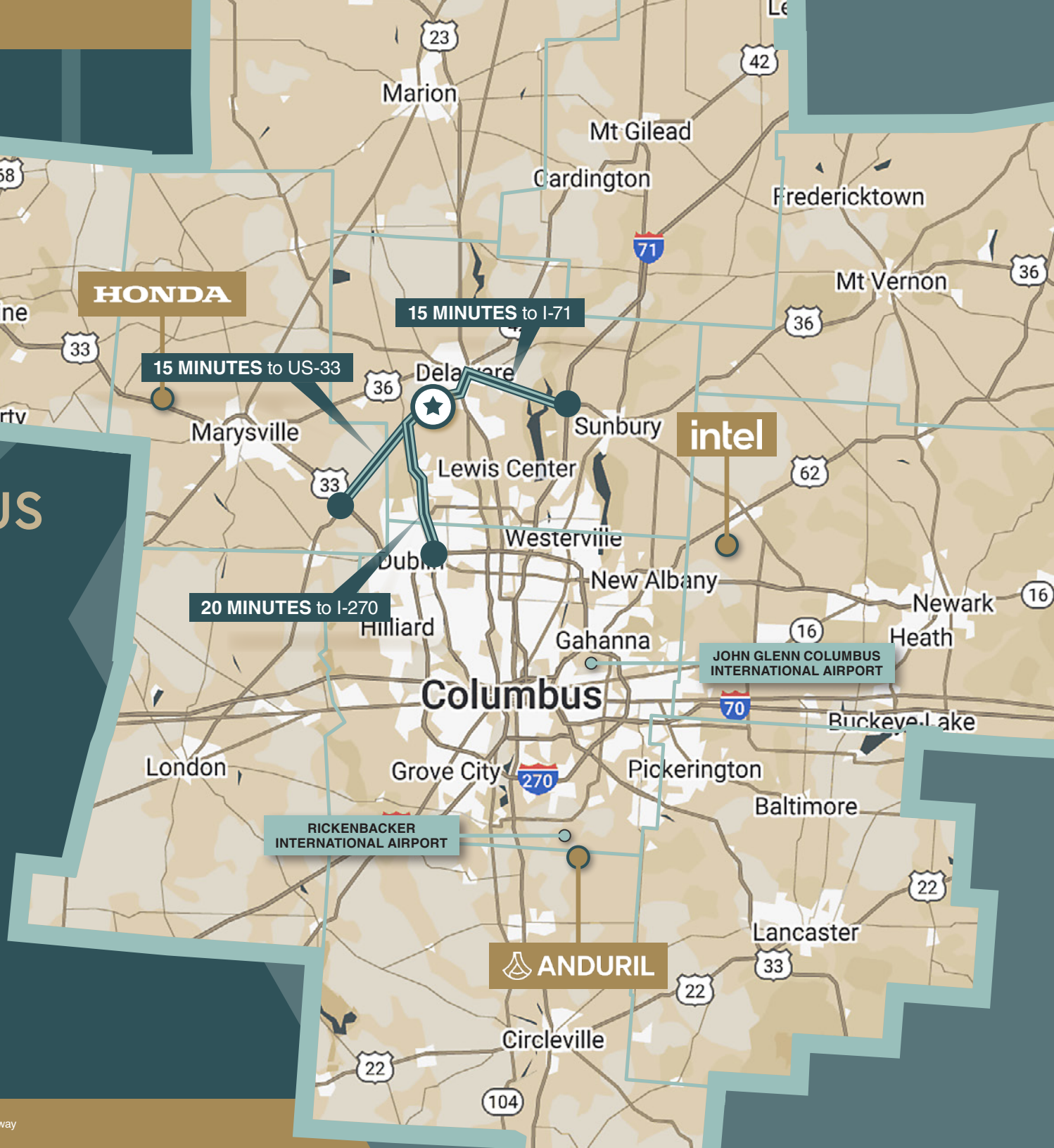
NO OTHER CITY IN THE REGION CAN OFFER THIS COMBINATION OF DEMOGRAPHICS AND SITE PREPAREDNESS

An Untapped Opportunity: Infrastructure timing and unparalleled population growth create an ideal environment for speed to market combined with a long-term hiring advantage.



ADVANTAGEOUS LOCATION

- Adjacent to US 42, 2.5 miles to US 23, 11.5 miles to I-71 & 13.5 miles to both I-270 and US 33.
- 2 miles away from the Delaware Municipal Airport which has 5,800 feet of runway that can accommodate most corporate jets.
- 40 Minutes to Downtown Columbus and John Glenn International Airport.
- In proximity to multiple manufacturing and distribution hubs including Intel, Honda, FedEx, UPS and Amazon.

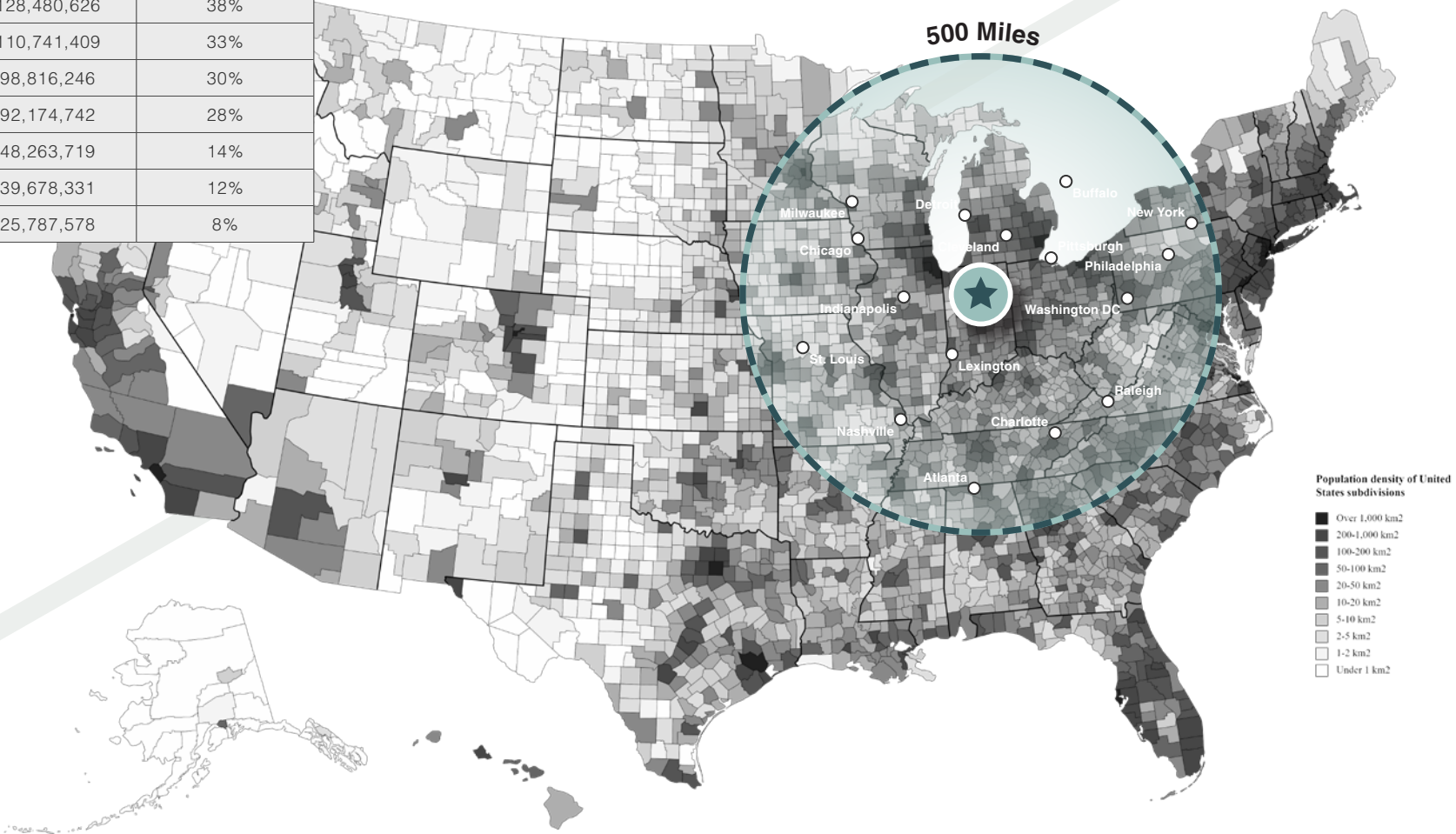


MARKET ACCESS

45% OF THE POPULATION OF THE U.S. CAN BE REACHED IN A ONE-DAY DRIVE

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Within a day's drive, you can reach 45 percent of the country's population and manufacturing base.

HOW IT COMPARES		
Metro	10-Hour Drive Population	Percent of U.S. Population
Columbus	149,939,360	45%
Indianapolis	128,480,626	38%
Detroit	110,741,409	33%
Atlanta	98,816,246	30%
New York	92,174,742	28%
Minneapolis	48,263,719	14%
Phoenix	39,678,331	12%
Salt Lake City	25,787,578	8%





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FOR MORE INFORMATION

Brent Stamm

Executive Managing Director
614-883-1141
brent.stamm@nrmk.com

150 East Broad Street
Suite 500
Columbus, OH 43215
614-883-1200



NEWMARK

Agent-Owned Property: Ownership entity includes a licensed Ohio real estate salesperson.

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