

Edge Industrial Park

12101 Worthington Rd., Pataskala, OH

FOR LEASE

PROPERTY
VIDEO:



Warehouse Space Available

60,000 - 255,000 Square Feet

Building Two Delivery Q2 2024

NAI Ohio Equities
Industrial Property Team

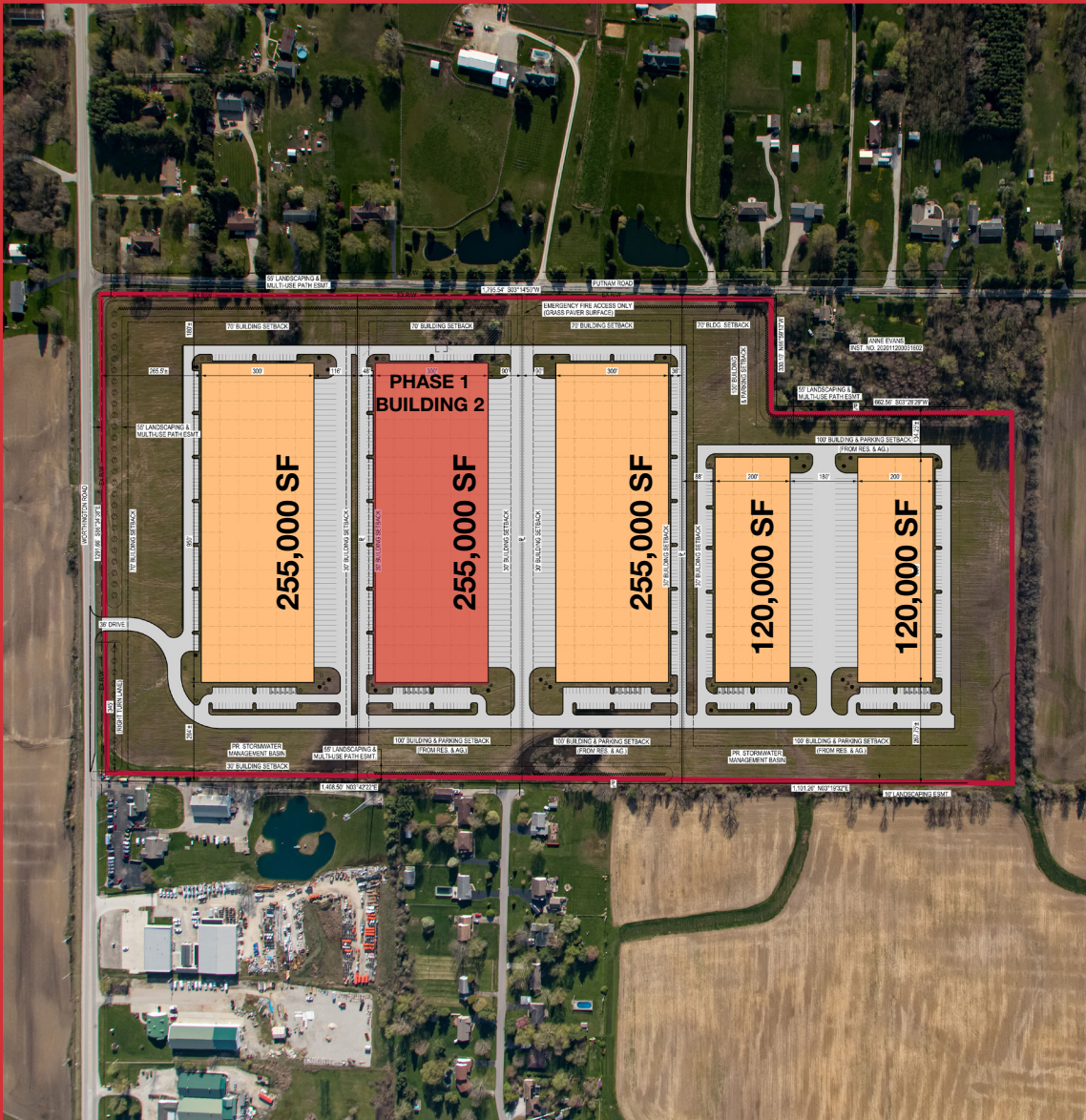
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DEVELOPMENT HIGHLIGHTS



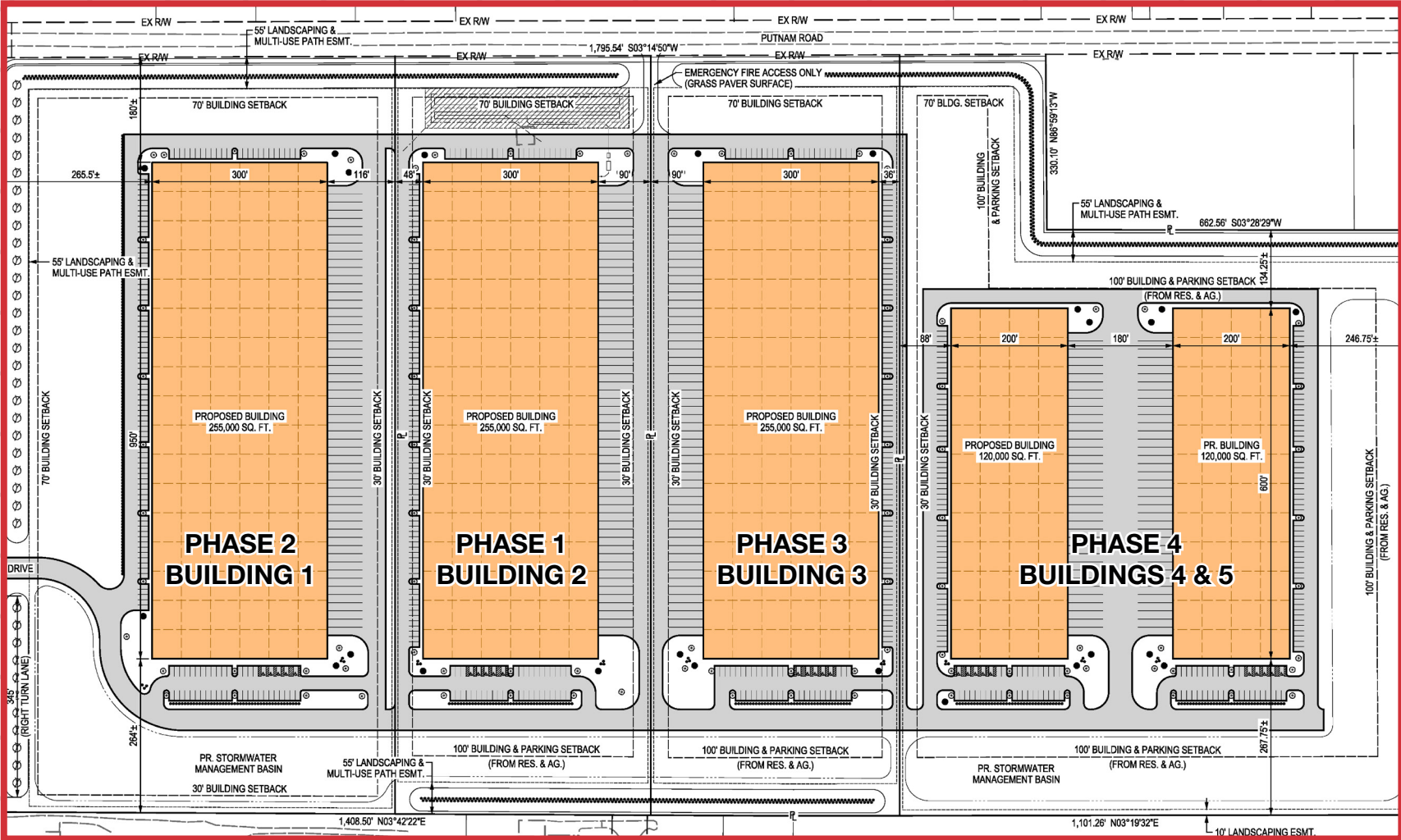
Development Features

SITE ACREAGE	71± Acres
# OF BUILDINGS	5
BUILDING DIMENSIONS	950' x 300'
BAY SIZE	16,500 SF
BUILDING SIZES	120,000-255,000 SF
TRUCK COURT DEPTH	180' - Shared
MUNICIPALITY	Jersey Township
ZONING	Planned Unit Development (PUD)

Building 2 Features

AVAILABLE SF	60,000-255,000 SF
OFFICE SPACE	3,000 SF Spec Office
DOCK DOORS	27 (9' x 10') (Ability to have up to 57)
DRIVE-INS	4 (12' x 14')
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 50'
BAYS	60' Speed Bay
SPRINKLERS	ESFR
LIGHTING	LED
POWER	4000 Amp, 480 Volt, 3 Phase Power
TRAILER PARKING	65 Spaces

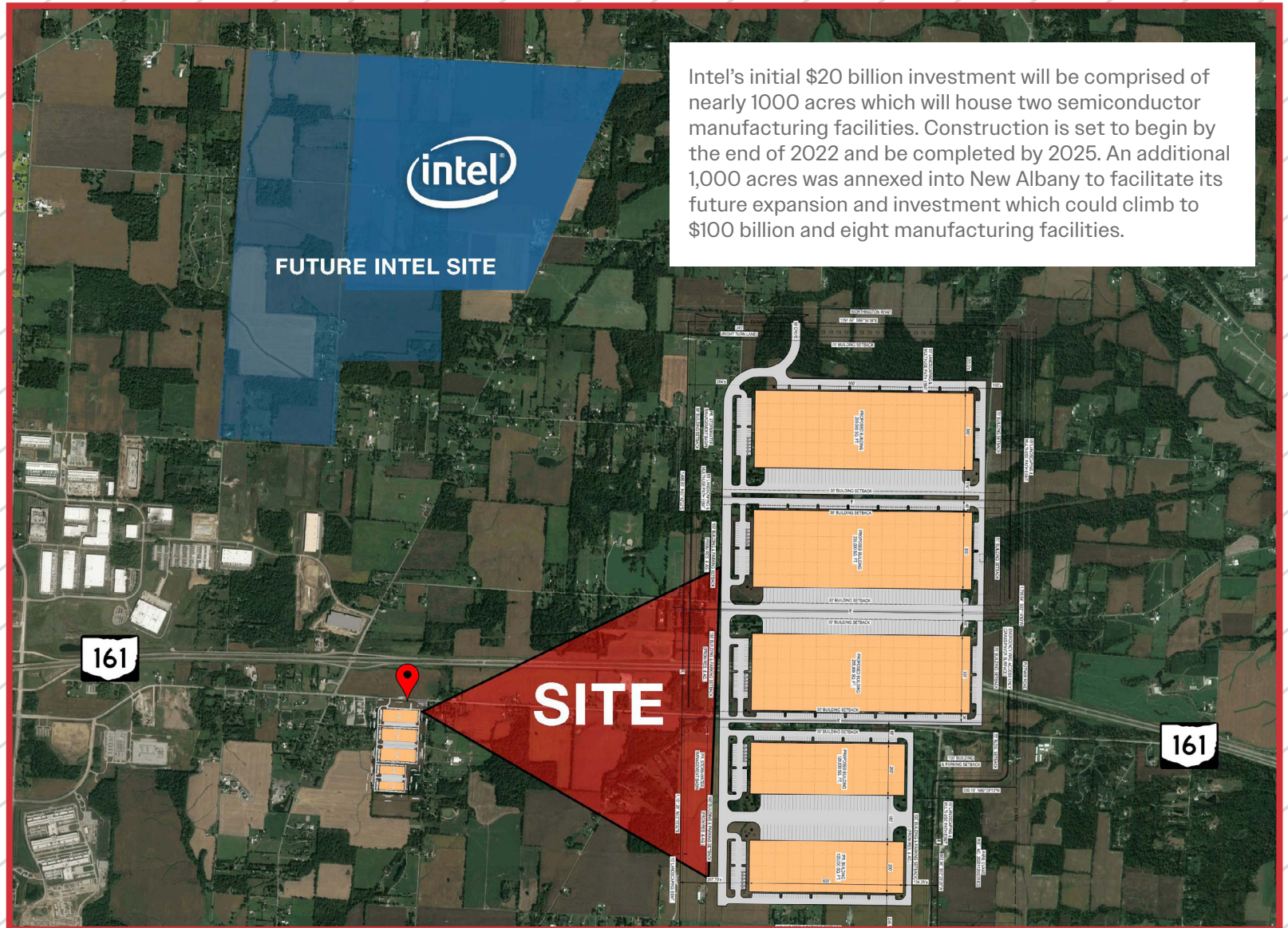
EDGE INDUSTRIAL PARK SITE PLAN



NEARBY EMPLOYERS

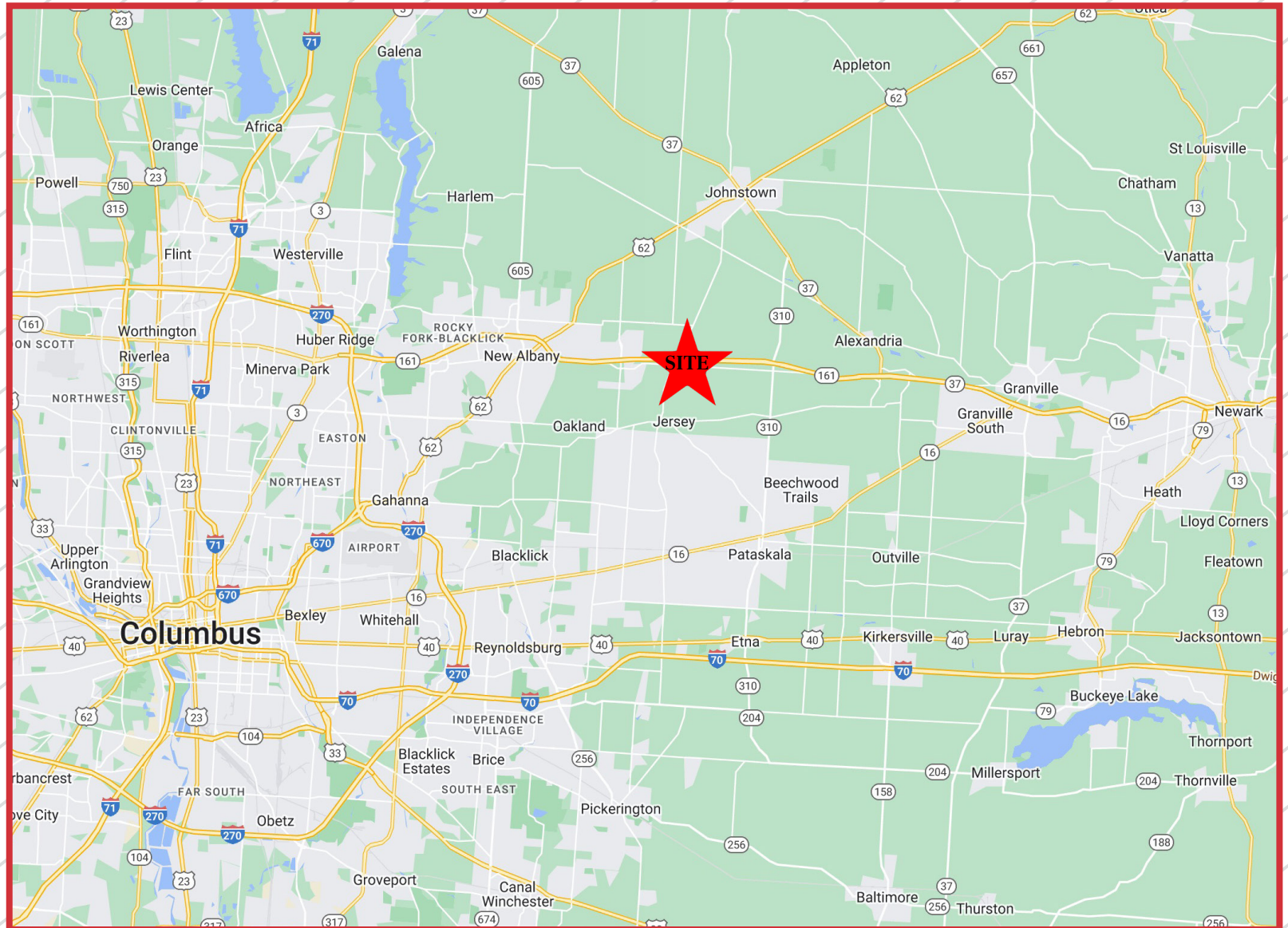


LOCATION



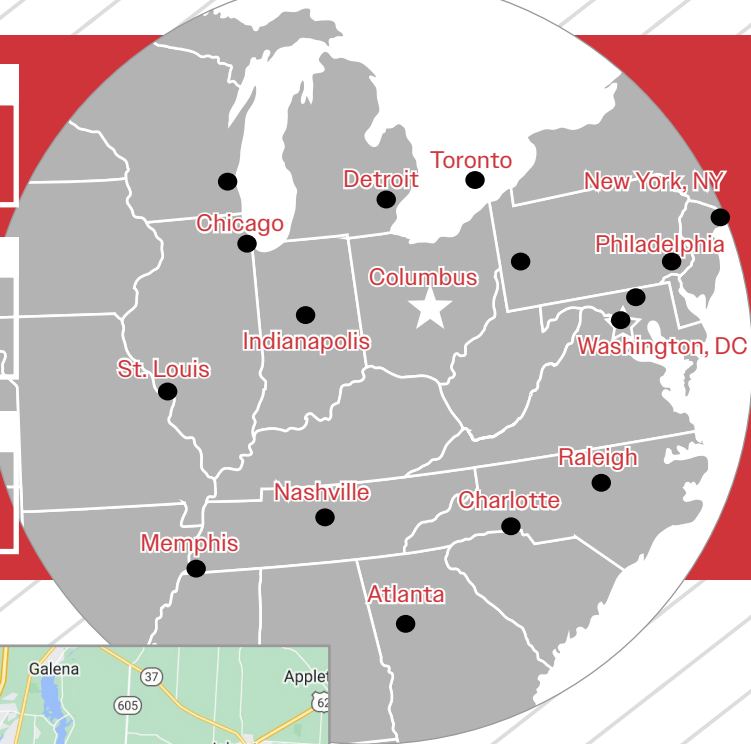
Intel's initial \$20 billion investment will be comprised of nearly 1000 acres which will house two semiconductor manufacturing facilities. Construction is set to begin by the end of 2022 and be completed by 2025. An additional 1,000 acres was annexed into New Albany to facilitate its future expansion and investment which could climb to \$100 billion and eight manufacturing facilities.

REGIONAL MAP



TRAVEL TIMES

500 miles



Chicago, IL
317 Miles

Washington, DC
389 Miles

Toronto, ON, Canada
432 Miles

St. Louis, MO
441 Miles

New York, NY
528 Miles

Atlanta, GA
549 Miles

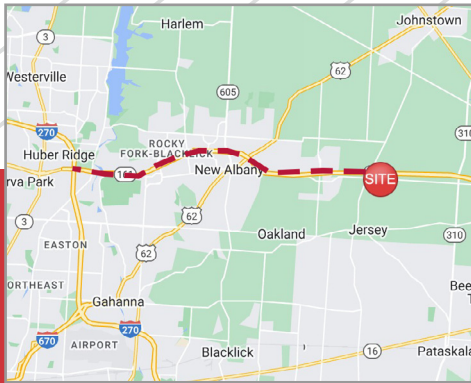
SITE TO NEW ALBANY
5 Miles

SITE TO INTEL CAMPUS
3.1 Miles

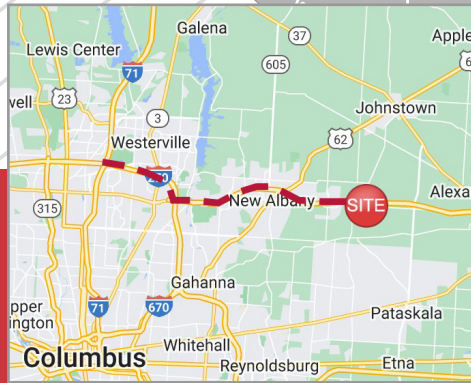
SITE TO RICKENBACKER
26 Miles



SITE TO SR-161
0.7 Miles

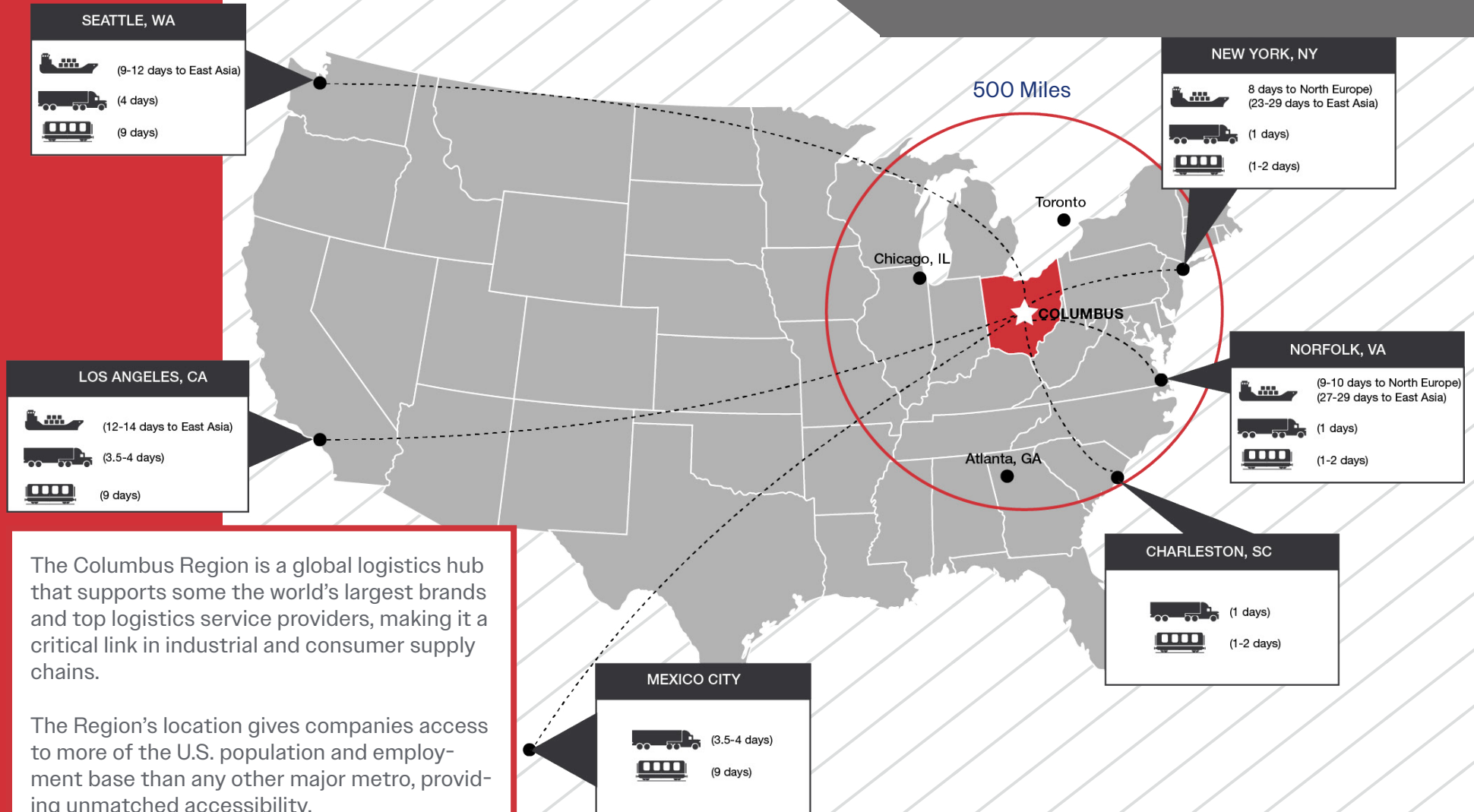


SITE TO I-270
12 Miles



SITE TO I-71
15 Miles

ACCESS MAP



The Columbus Region is a global logistics hub that supports some of the world's largest brands and top logistics service providers, making it a critical link in industrial and consumer supply chains.

The Region's location gives companies access to more of the U.S. population and employment base than any other major metro, providing unmatched accessibility.

Within a day's drive, you can reach 151 million people and 42,100 headquarters – that's 46% of the country's population base and 48% of headquarter operations

SR 161 IMPROVEMENTS

State Route 161 Improvements

Project Description

ODOT projects will make \$112 million of improvements to State Route 161 in eastern Franklin County and western Licking County.

- Widen SR 161 between Interstate 270 and U.S. Route 62
- Widen ramp from SR 161 west to I-270 north/west
- Improve the SR 161/Mink Rd. interchange to connect with improvements on local roads

Details on the timeline for these improvements are still under development. This project will include a public involvement process and an opportunity to provide public comment.

Timeline



Design Begins: March 2022

Construction Begins: July 2023

Complete: November 2024



Columbus Unemployment Rate



YoY Job Growth

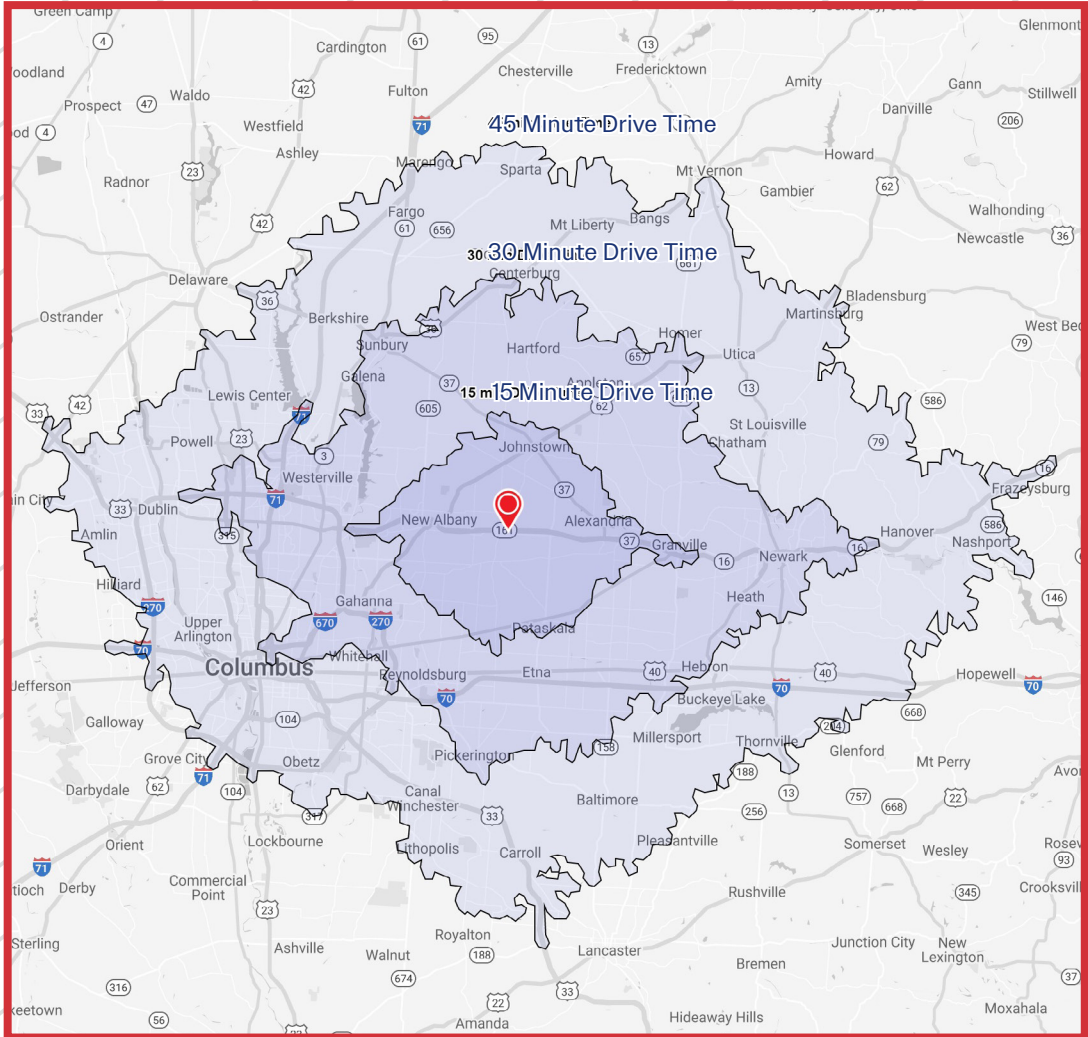


Population Growth



LABOR MAP

Within 30 Minutes, there are over 84,830 residents employed in either transportation, material moving or production occupations.



15 Minutes
Population: 158,194
Labor Force: 88,257

- Transportation/Material Moving: 4,599
- Production: 2,833

30 Minutes
Population: 1,344,545
Labor Force: 703,686

- Transportation/Material Moving: 48,889
- Production: 28,509

45 Minutes
Population: 2,014,557
Labor Force: 1,034,358

- Transportation/Material Moving: 81,933
- Production: 48,979

ABOUT LICKING COUNTY



Licking County

The perfect mix of small-town charm and big city benefits, Licking County offers a high quality of life and low cost of living with exemplary infrastructure, exciting amenities, top-notch schools, friendly neighbors and uncommon natural beauty.

Offering a comprehensive collection of resources, amenities, and incentives for new and growing businesses, Licking County boasts a strong infrastructure, diverse workforce, and highly accessible transportation.

Current Demographics

Residents	180,237
Median Age	41.2
Households	69,196
Median Household Income	\$71,058

Notable Employers



For More Information

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