



1,500 - 45,000 SF

Industrial space for lease

Phase II now under construction



Hilliard Commerce Park

4402 Weaver Court N, Hilliard, Ohio 43026

Location

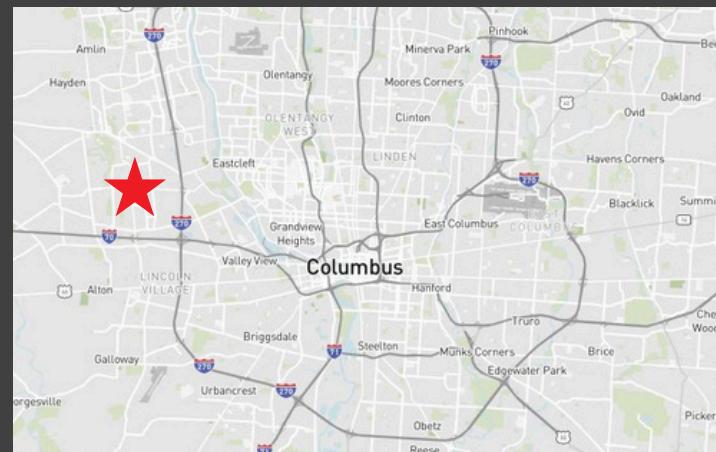
- Less than 2 miles to I-270 interchange
- 5.5 miles to I-70
- 1.0 mile from amenity rich area - Cemetery Road corridor

Advantages

- Class A new construction
- 6 building park; Phase II now under construction

Property specifications

- Suites ranging from 1,500 - 12,000 SF
- 18' clear height
- 1 drive-in door per unit (14' x 16')
- 3 Phase power
- Energy efficient LED lighting
- Potential BTS for Phase 2



**Click or scan
for a virtual tour**



Site plan



Units can be combined for larger suites

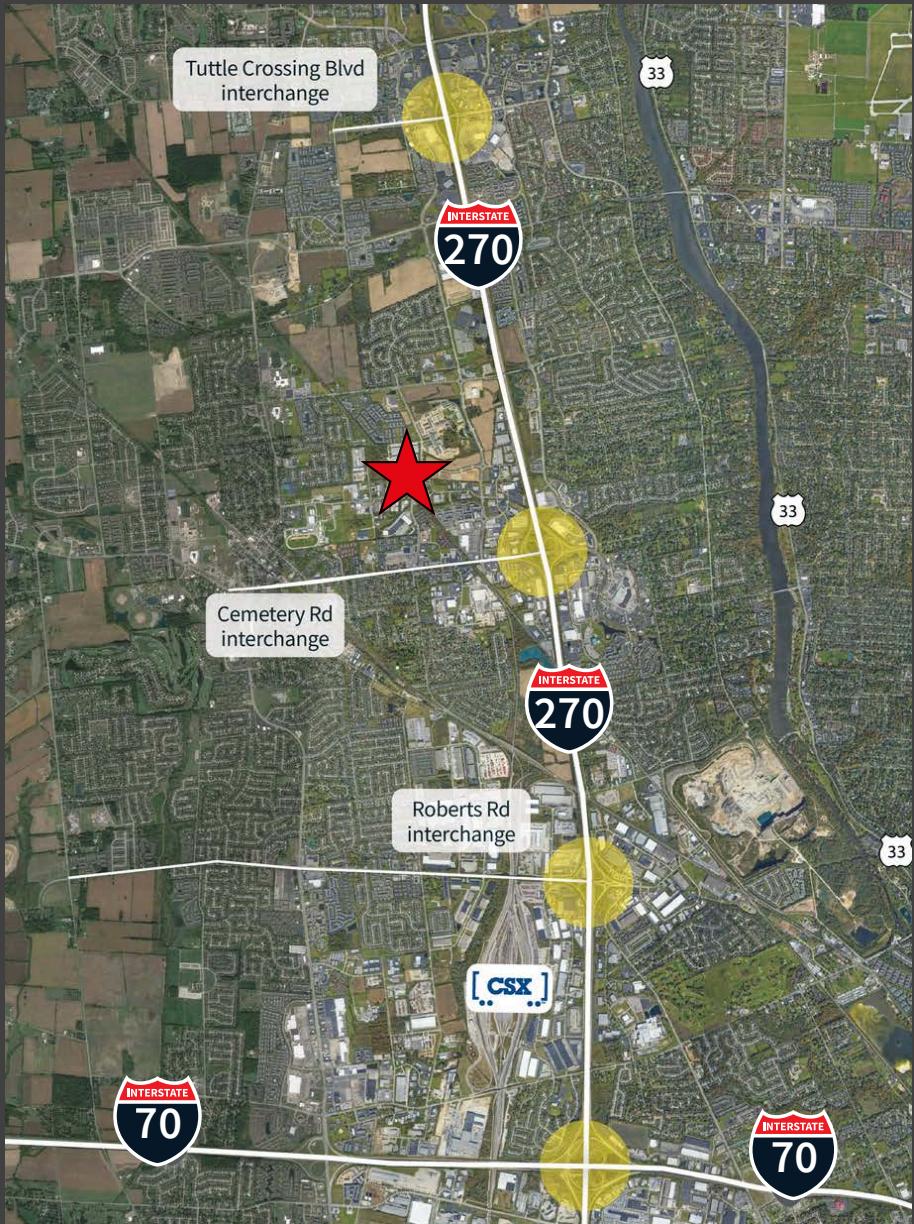


Property specifications



	Building One, Two, Four, Six	Building Three and Five
Building size	11,990 SF	12,000 SF
Available SF	Building four: 1,595 SF - 11,990 SF Building six: 1,595 SF - 11,990 SF	Building three: 3,000 SF - 9,000 SF Building five: 1,500 SF - 12,000 SF
Building dimensions	218' x 55'	150' x 80'
Clear height	18'	18'
Roof	Metal standing seam	Metal standing seam
Grade level doors	16 (14' x 16')	Building three: 3 (14' x 16') Building five: 8 (14' x 16')
Truck court depth	24'	30'
Warehouse lighting	High bay LED	High bay LED
Power	3 Phase - 120/208V 100 Amp panel per unit	3 Phase - 120/208V 100 Amp panel per unit
Tax abatement	10 year, 50%	10 year, 50%
Zoning	M-1	M-1
Built	Phase I: Q3 2024 Phase II: Q2 2026	Phase I: Q3 2024 Phase II: Q2 2026

Access and proximity



Highway access

1.2 miles to I-270 

5.5 miles to I-70 

9.0 miles to I-71 

2.7 miles to US 33 

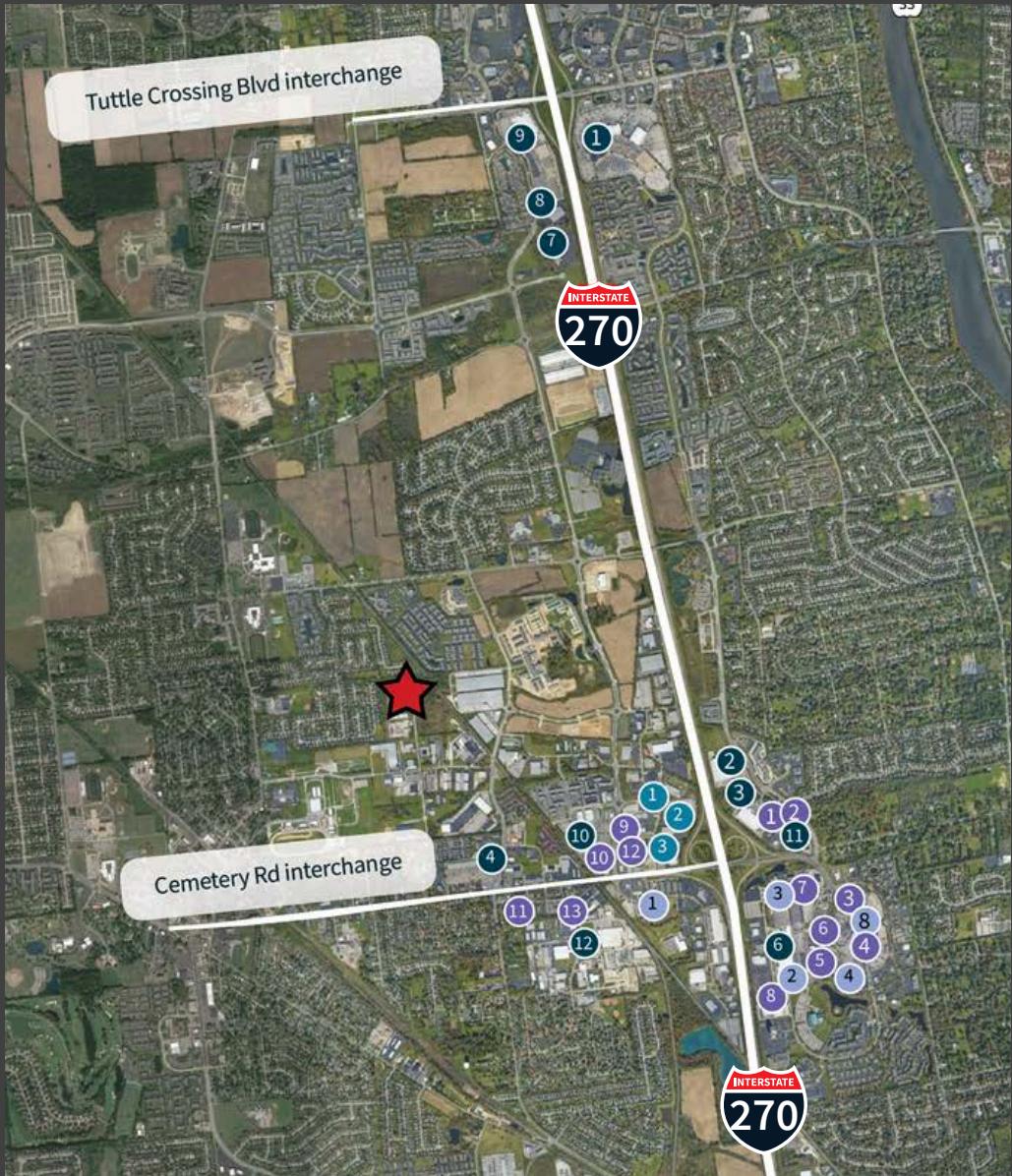
4.0 miles to SR 161 

Demographics

15, 30, 45 minutes

2022 Demographics	15 minute	30 minute	45 minute
Population	320,615	1,424,672	1,913,304
Households	133,878	575,853	754,172
Median HH income	\$91,887	\$72,754	\$75,178

Amenities



Shopping

1 Mall at Tuttle Crossing

2 Target

3 Home Depot

4 Staples

5 Pet Supplies Plus

6 Lowes

7 World Market

8 Best Buy

9 Walmart

10 Market District

11 Kroger

12 Aldi

Hotels

1 Towne Place Suites by Marriot

2 Hampton Inn

3 Avid Hotel

Dining

1 Crazy Burrito

2 Staples

3 Chiptole

4 Starbucks

5 Popeyes

6 Panera Bread

7 First Watch

8 Dave & Busters

9 McDonalds

10 Rusty Bucket

11 Taco Bell

12 Wendy's

13 Penn Station

Other services

1 Sheetz

2 Crunch Fitness

3 Tire Discounters

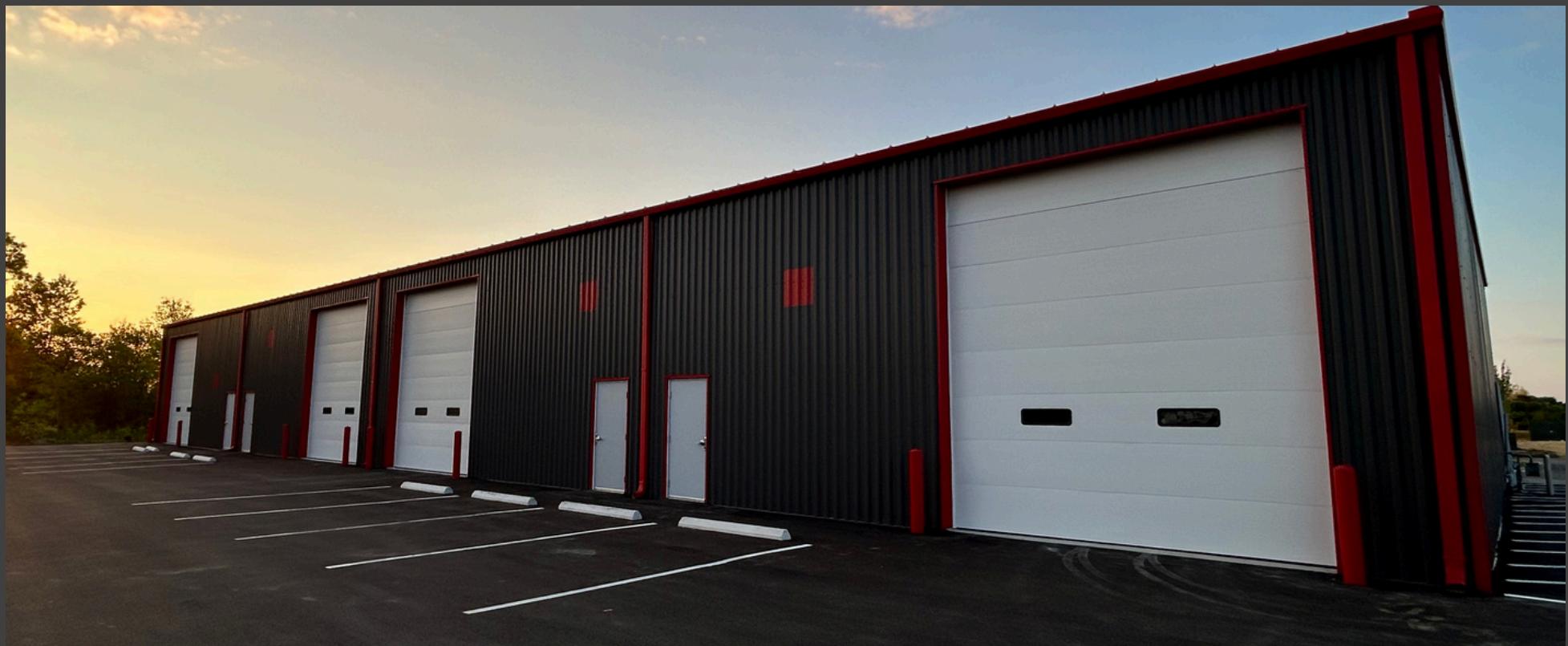
4 Kenneth's Hair Salon

Property photos



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JLL

Josh Weithman
Columbus, Ohio

614.460.4410
josh.weithman@jll.com

Joe Davis
Columbus, Ohio

614.439.5434
joseph.davis@jll.com

Matthew Collins
Columbus, Ohio

740.815.7986
matthew.collins@jll.com

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