

# SILICON HEARTLAND INNOVATION PARK

BUILDING 2A & 2B

Leased by  
 JLL



Speculative or BTS |  
Master-Planned Development

Developed by

**LINCOLN  
PROPERTY  
COMPANY**

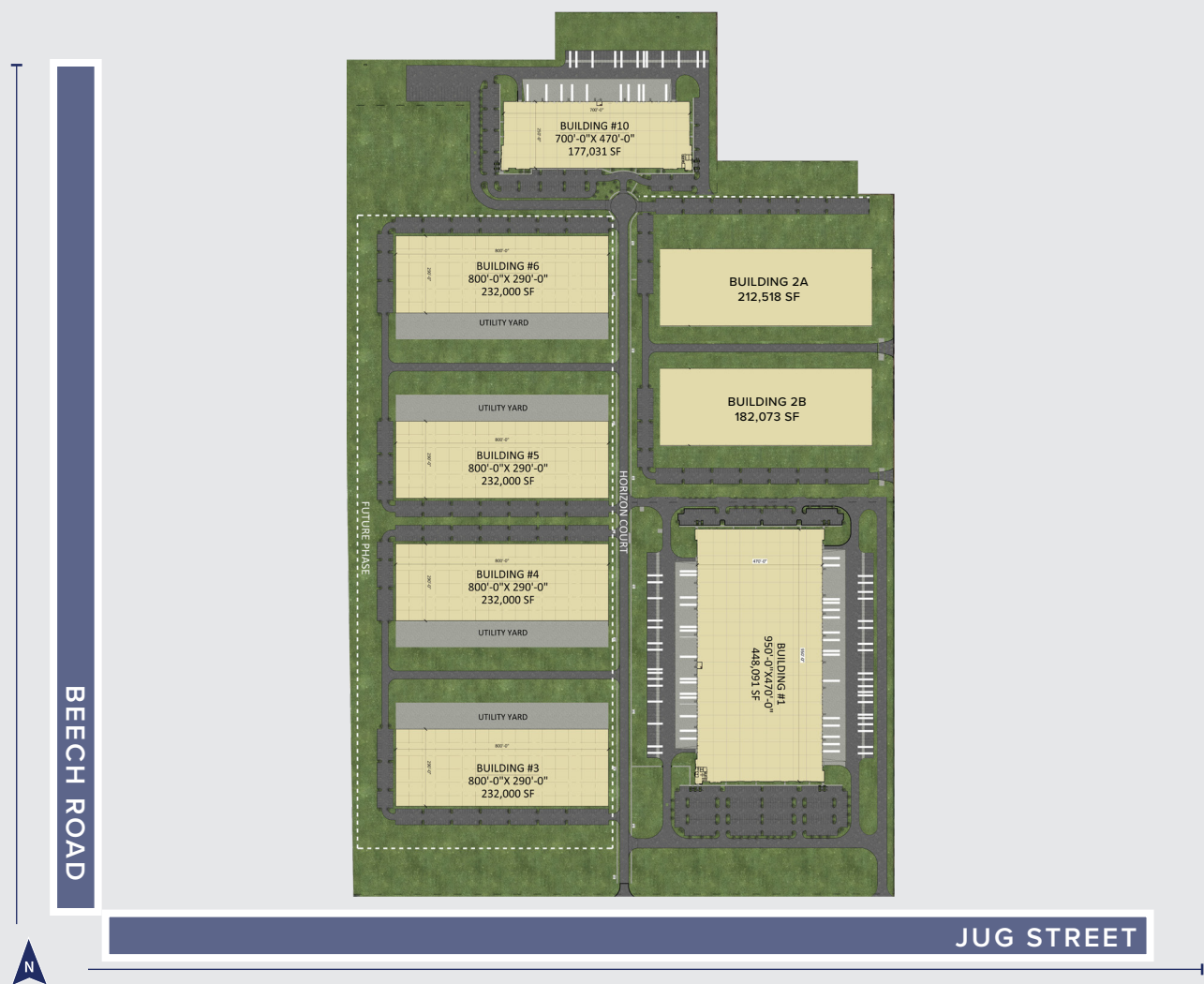
**BUILDING 2A: 212,518 SF**  
**BUILDING 2B: 182,073 SF**

Horizon Court | New Albany, Ohio



# CAMPUS PLAN

Industrial facilities available on a speculative or build-to-suit basis in this shovel ready fully entitled development.



## SPECIFICATIONS



### SIZE:

Industrial 177,031 -  
1,000,000 s.f. on 143 acres



### CURRENT ZONING:

General Employment



### INFRASTRUCTURE:

All utilities  
Recently expanded Jug Street



### TAX ABATEMENT:

15 year 100% tax  
abatement available

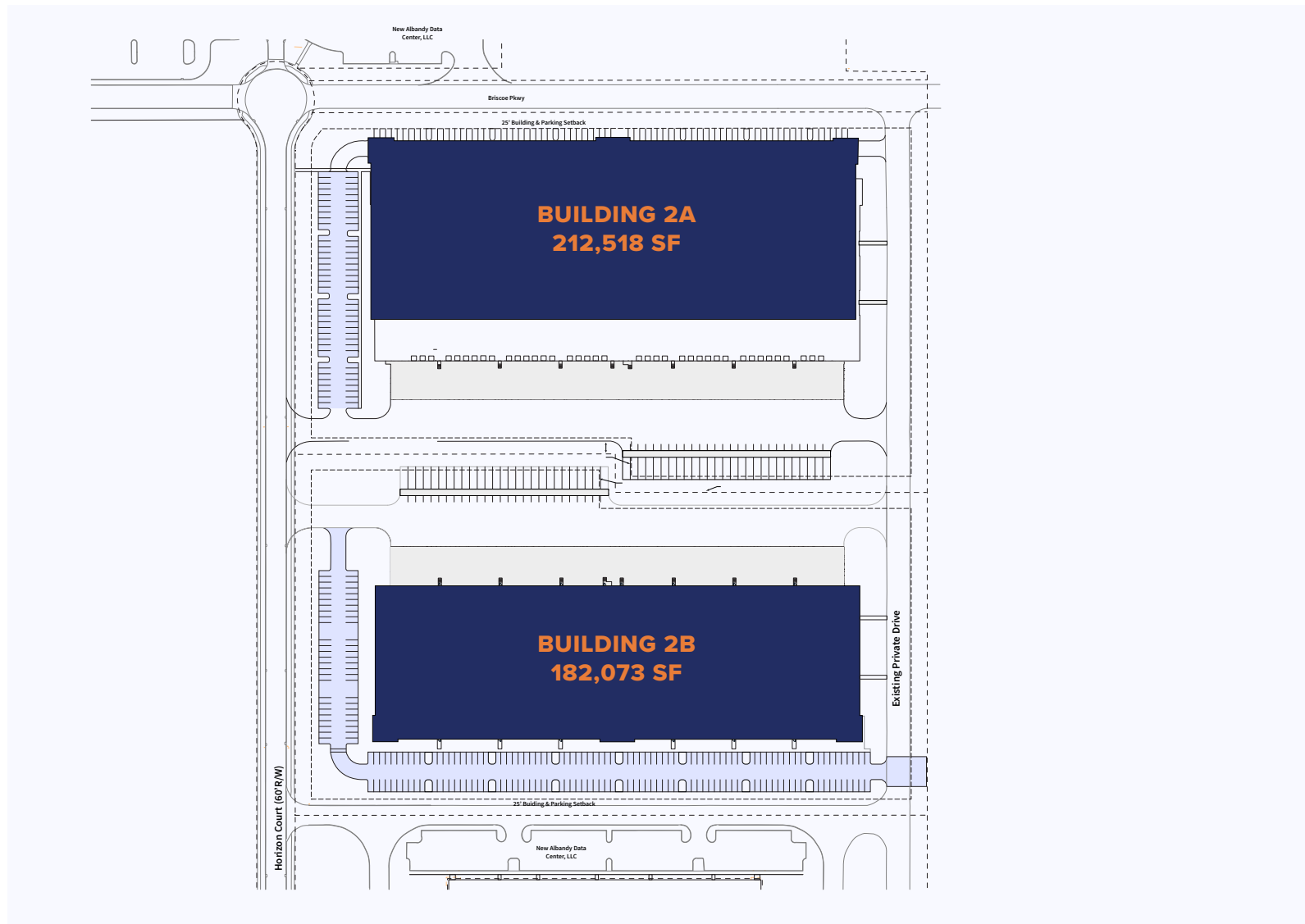


### TRANSMISSION LINES:

Site served by AEP dual  
345 & 138 KV lines &  
adjacent sub station



# BUILDINGS 2A & 2B SITE PLAN



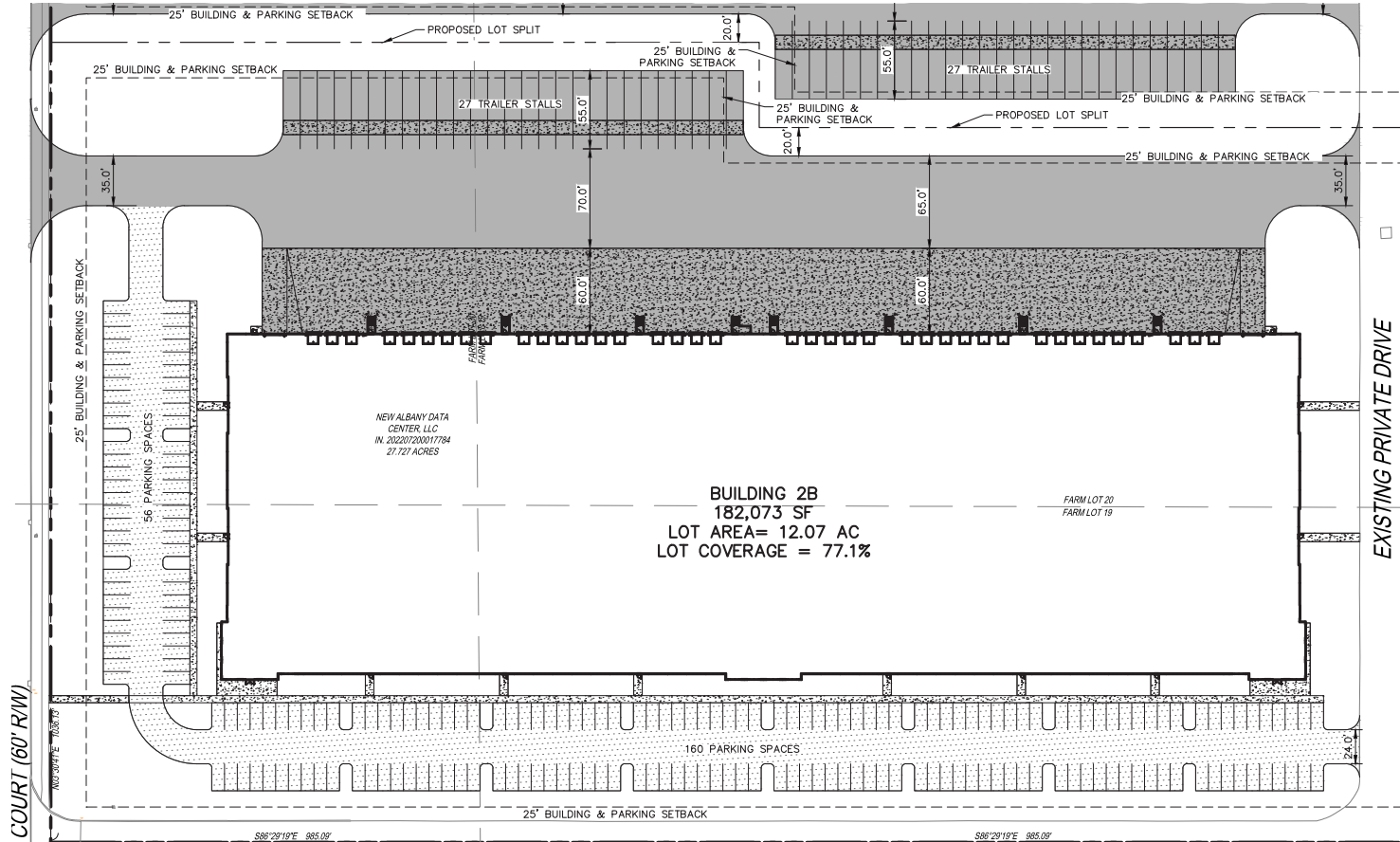




Power	
Auto Parking	
Future Auto Parking	
Trailer Parking	
Future Trailer Parking	
Zoning	
Tax Abatement	



# BUILDING 2B SITE PLAN

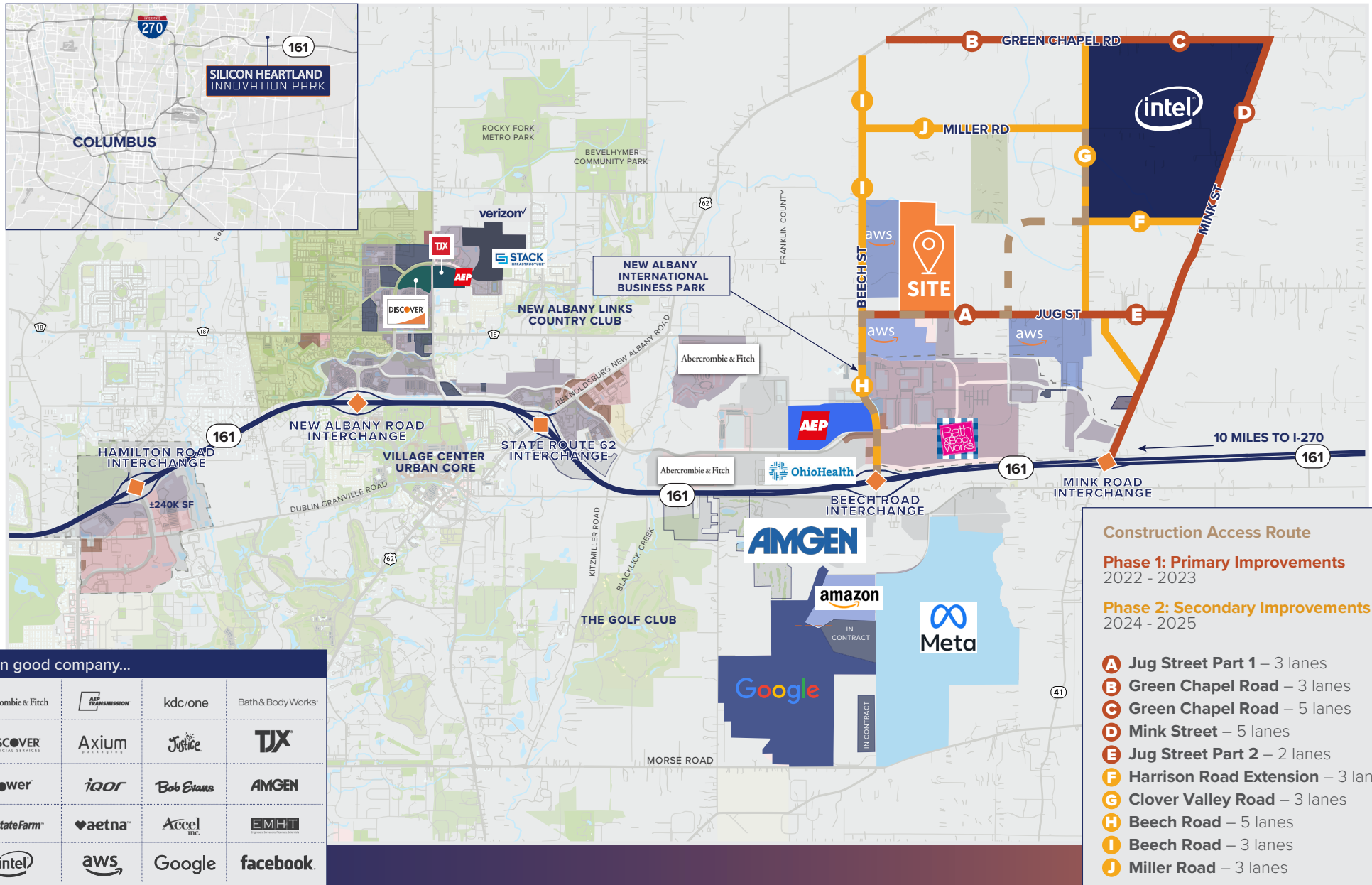


Building Size	182,073 SF	Roof		Power	
Available SF	182,073 SF	Grade Level Doors		Auto Parking	
Parcel Size		Total Dock Doors		Future Auto Parking	
Office SF		Future Dock Doors		Trailer Parking	
Building Dimensions		Fire Suppression		Future Trailer Parking	
Column Spacing		Total Court Depth		Zoning	
Clear Height		Warehouse Lighting		Tax Abatement	



# MAJOR EMPLOYERS IN NEW ALBANY

Site strategically located with access to four interchanges.





## DEMOGRAPHICS

LOCATED IN THE REGION'S



**#2**

Most Educated  
Community

- Columbus Business First



POPULATION OF

**1.4M**

Within a  
30-minute Drive



**12,267**

Total Employees



**454**

Total Businesses



**3,412**

Households

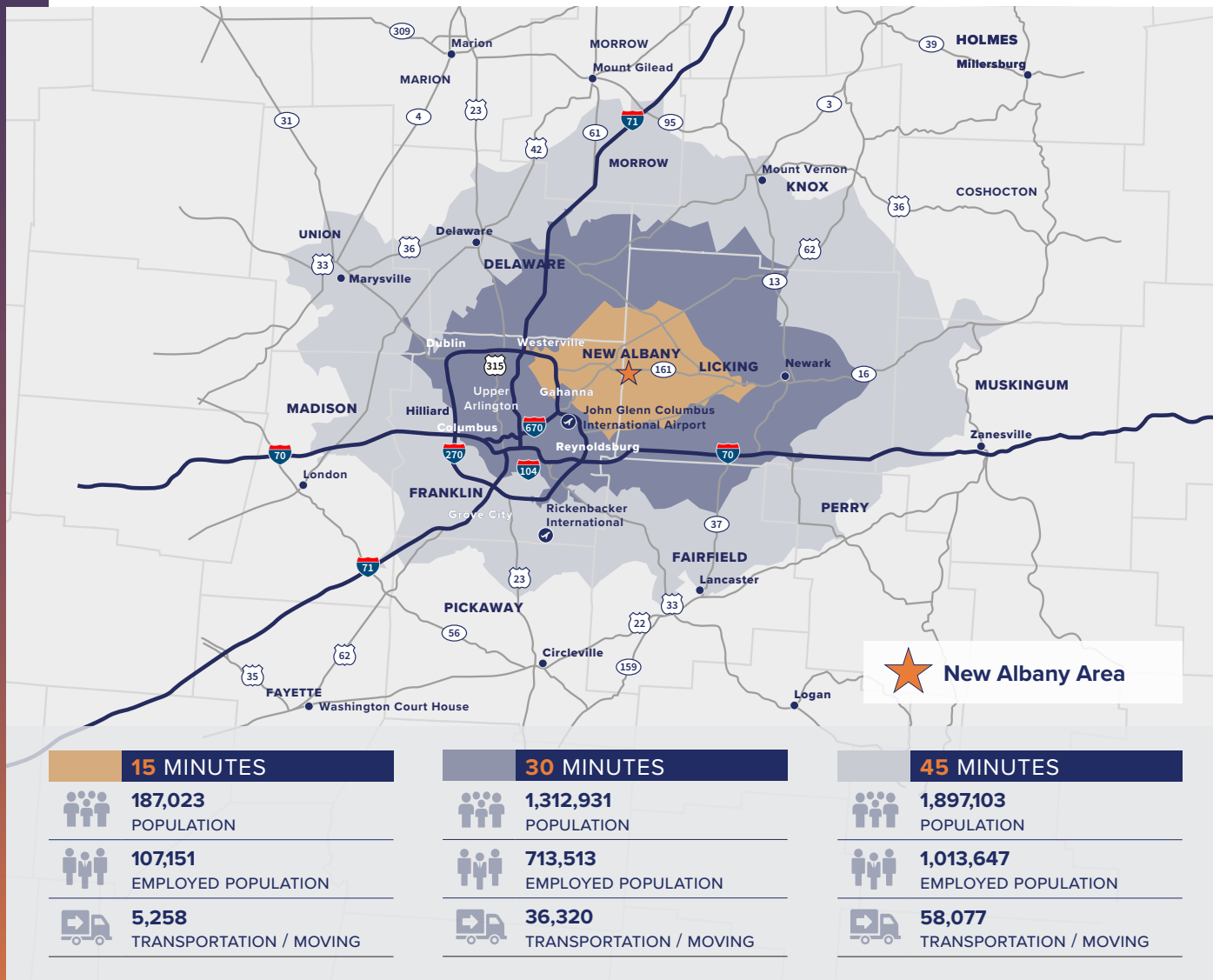


**\$166,580**

Median Household  
Income

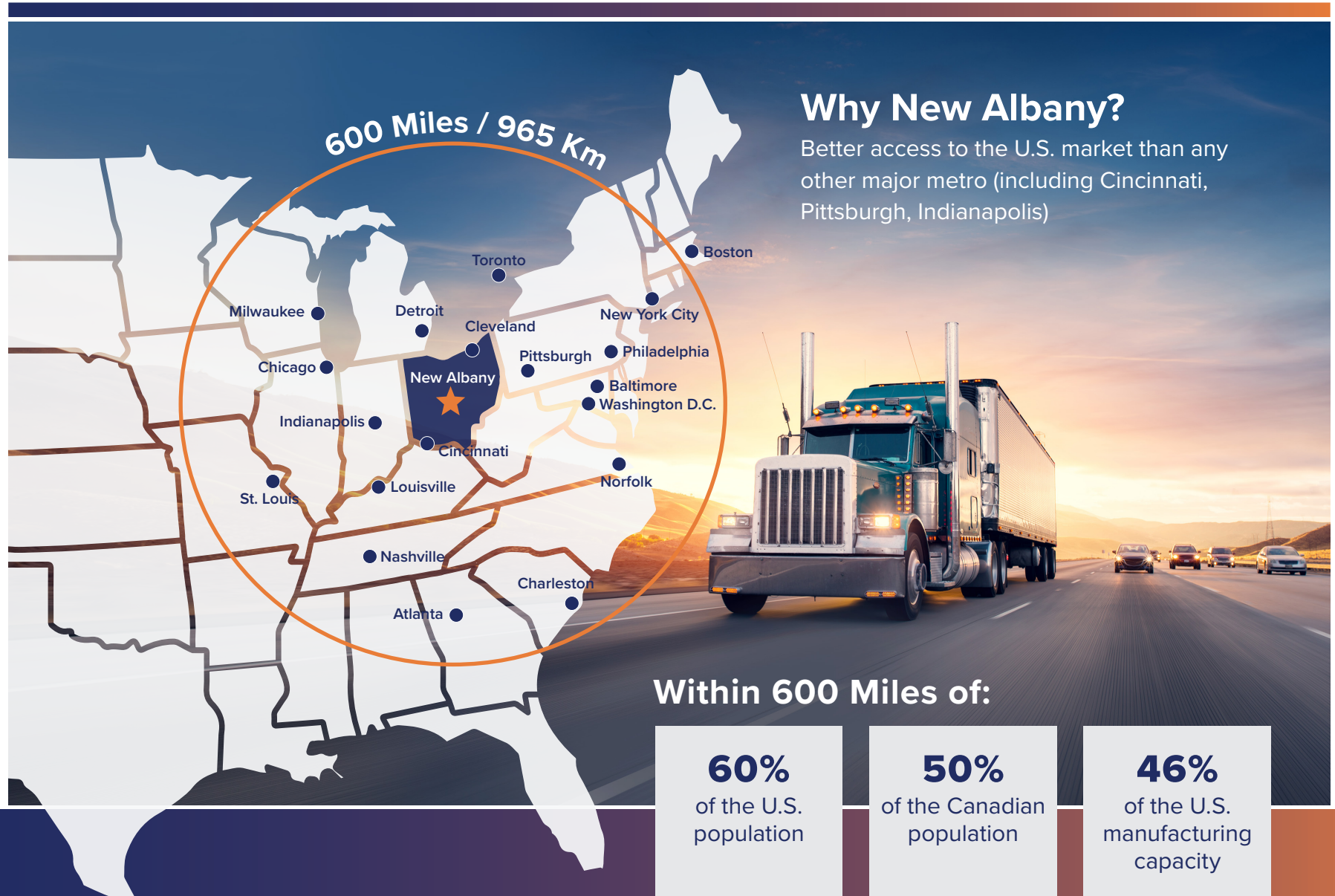
## LABOR AND ACCESS

A 30 minute drivetime reaches a majority of Franklin County and Licking County, as well as a significant portion of Delaware County.





# UNRIVALED ACCESS





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