

Leased by



SILICON HEARTLAND INNOVATION PARK

BUILDING 2A & 2B



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:

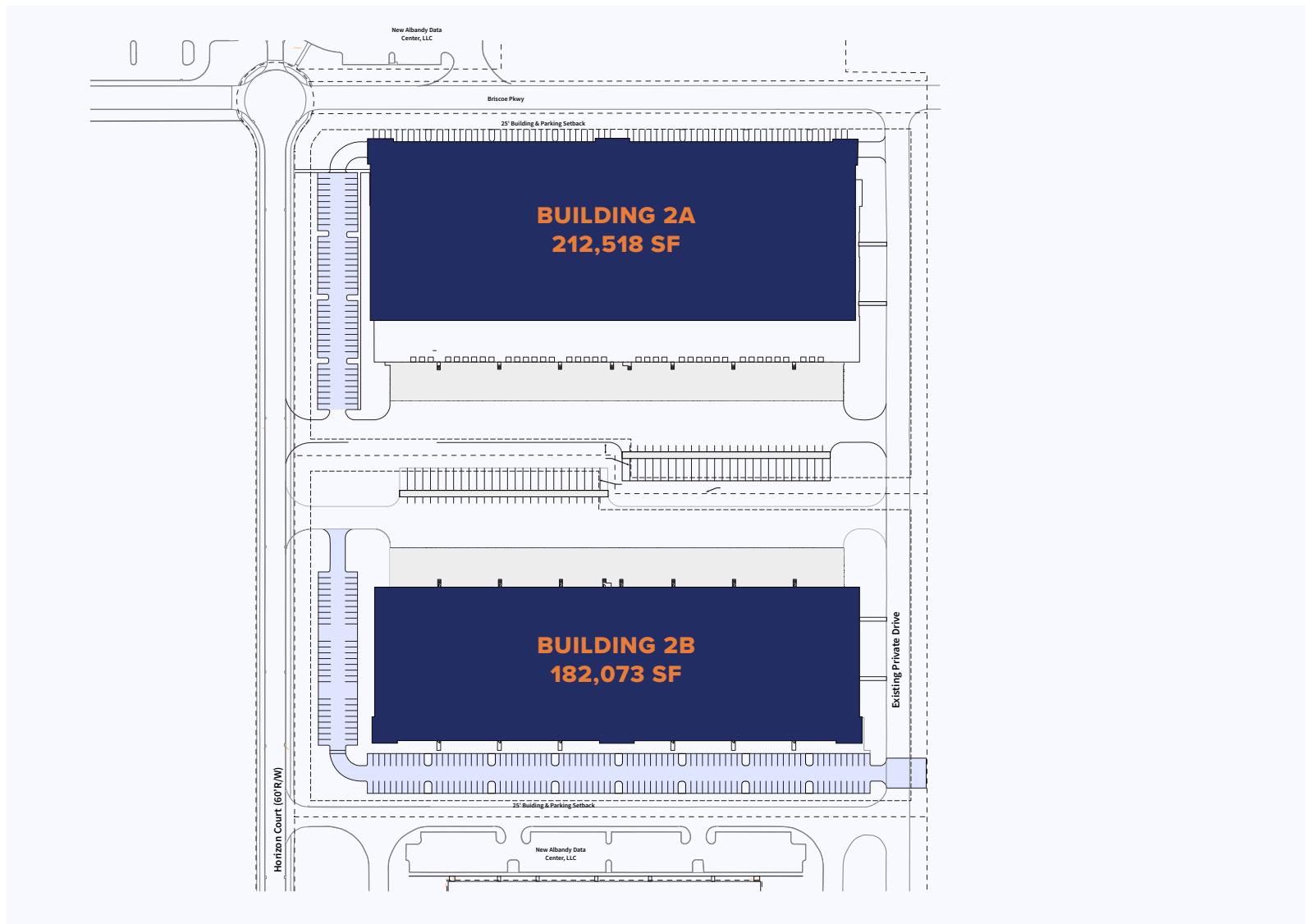
15 year 100% tax abatement available



TRANSMISSION LINES:

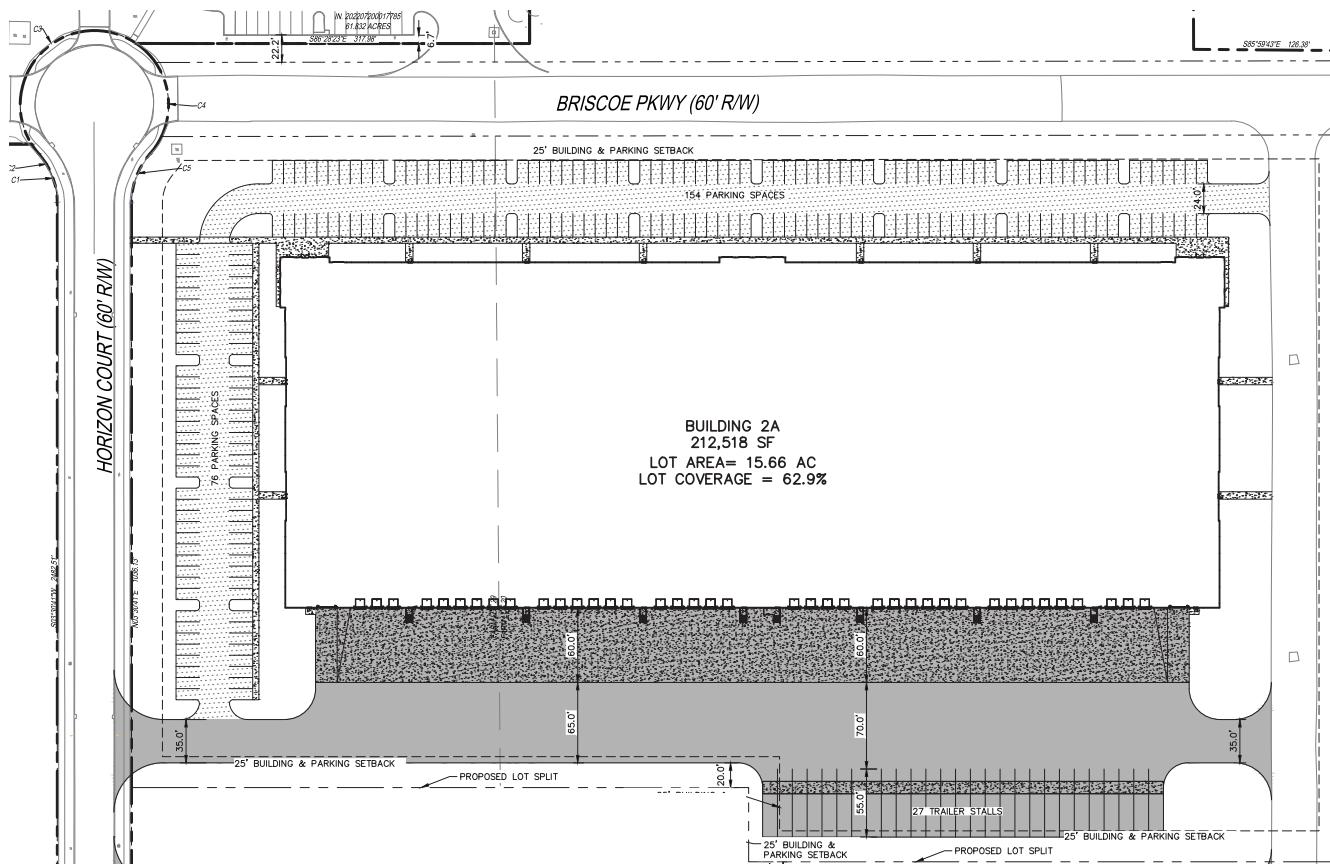
Site served by AEP dual 345 & 138 KV lines & adjacent sub station

BUILDINGS 2A & 2B SITE PLAN



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BUILDING 2A SITE PLAN

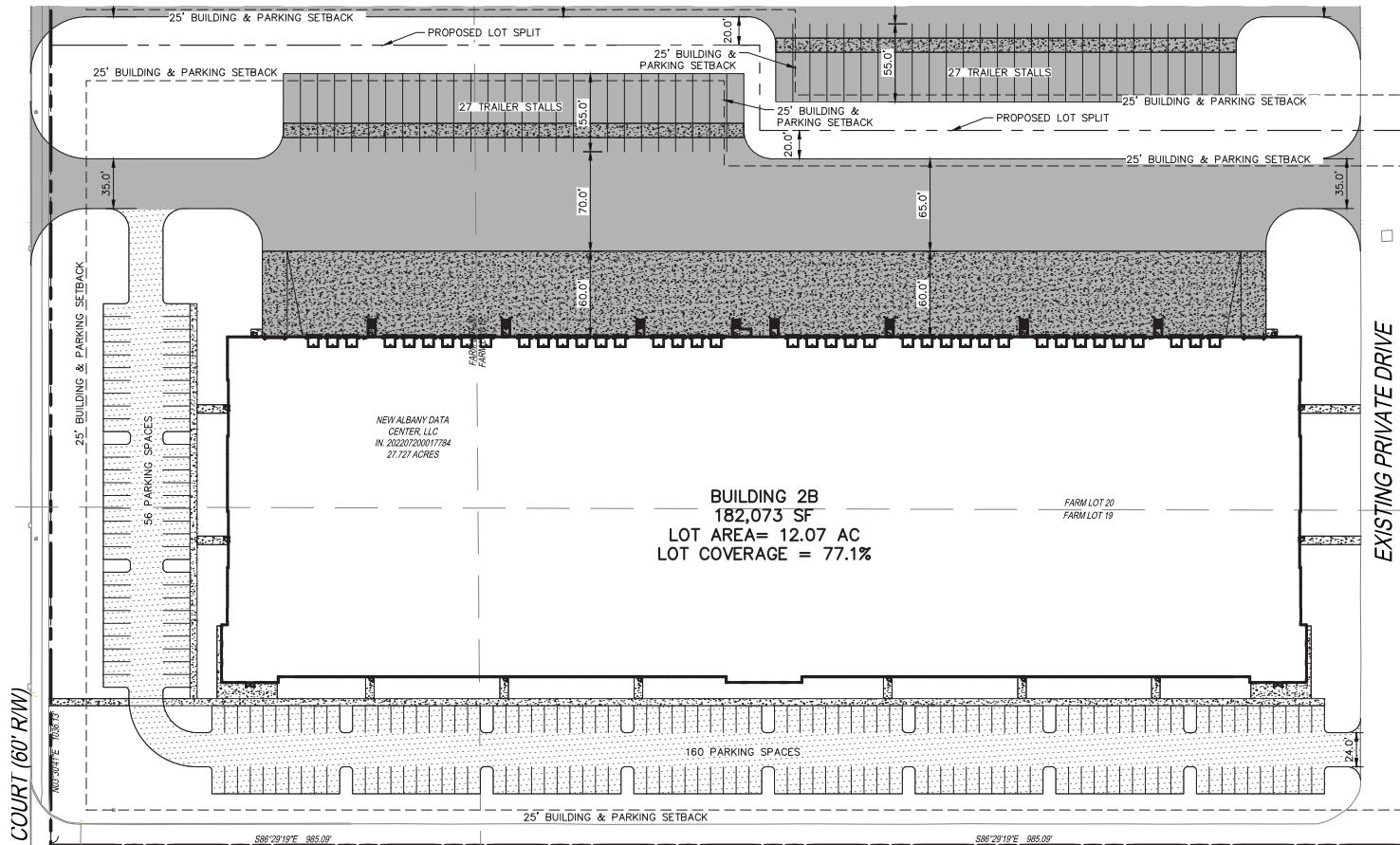


Building Size	212,518 SF
Available SF	212,518 SF
Parcel Size	
Office SF	
Building Dimensions	
Column Spacing	
Clear Height	

Roof
Grade Level Doors
Total Dock Doors
Future Dock Doors
Fire Suppression
Total Court Depth
Warehouse Lighting

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

BUILDING 2B SITE PLAN



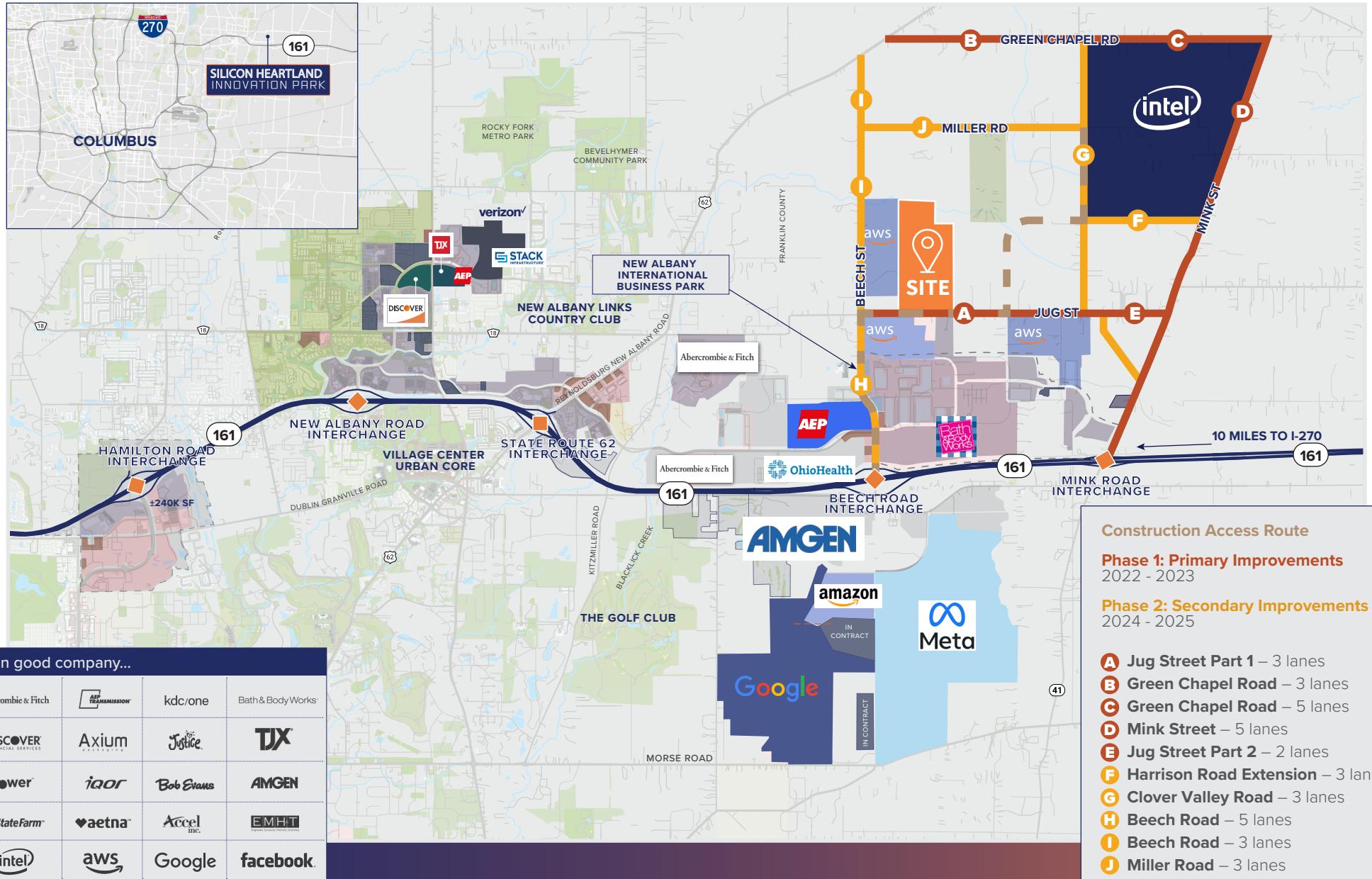
Building Size	182,073 SF
Available SF	182,073 SF
Parcel Size	
Office SF	
Building Dimensions	
Column Spacing	
Clear Height	

Roof
Grade Level Doors
Total Dock Doors
Future Dock Doors
Fire Suppression
Total Court Depth
Warehouse Lighting

Power	
Auto Parking	
Future Auto Parking	
Trailer Parking	
Future Trailer Parking	
Zoning	
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



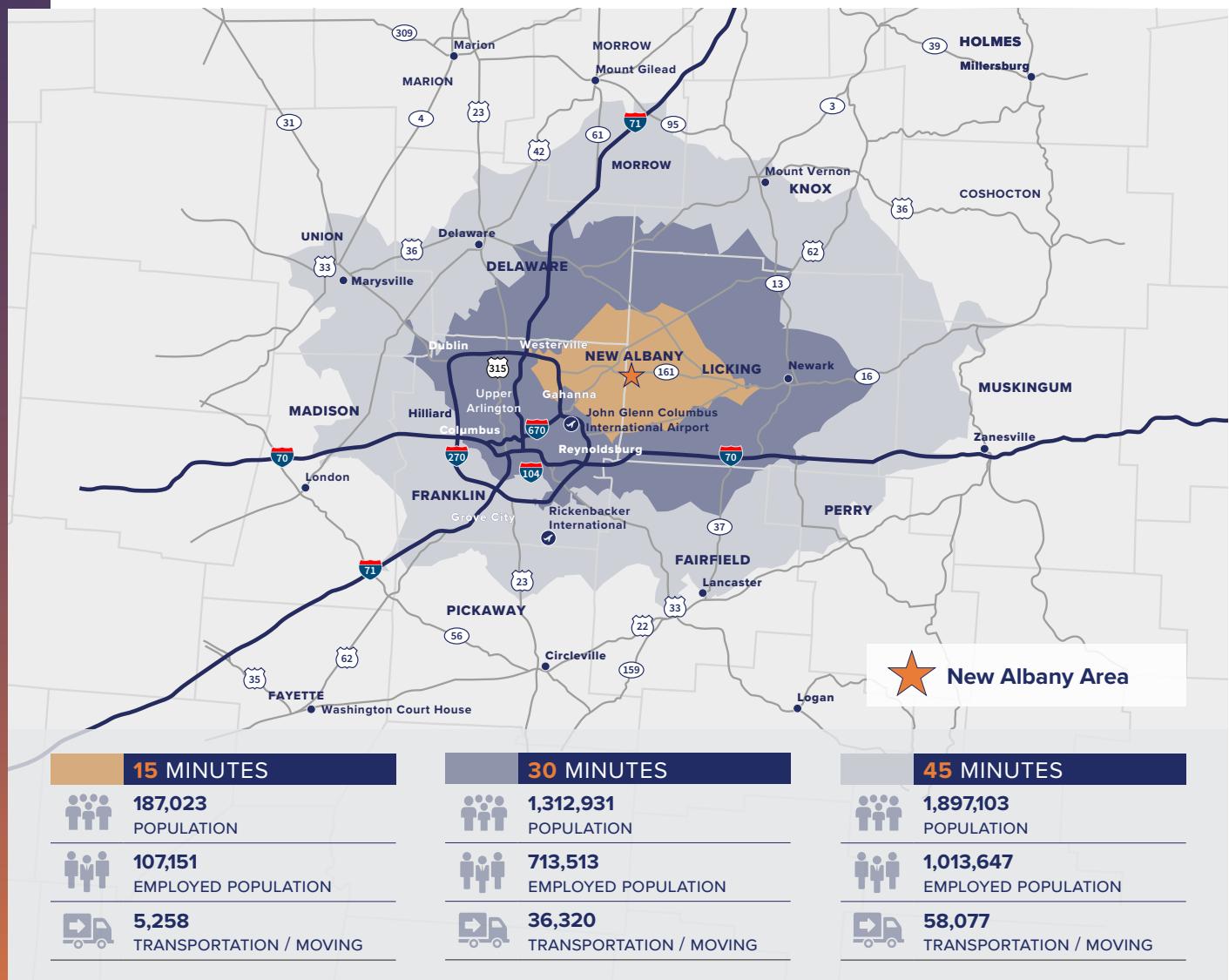
3,412
Households



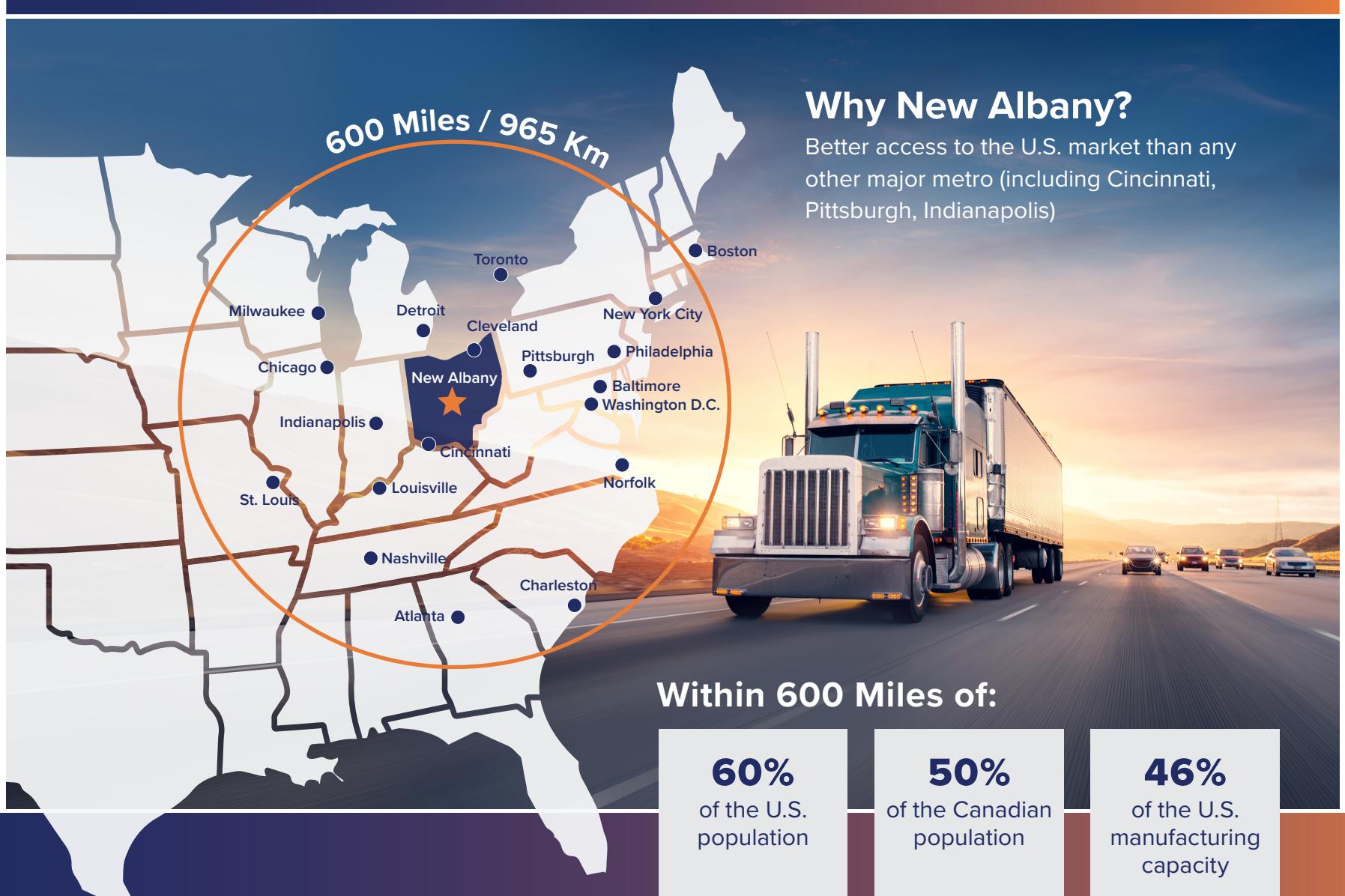
\$166,580
Median Household
Income

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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