



40,000 S.F. BUILD-TO-SUIT

Pad-Ready Industrial Building, Build-to-Suit

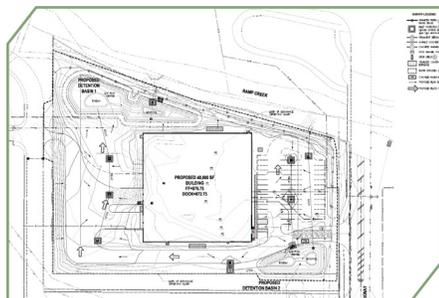
Build-to-Suit: This unique build-to-suit option is located on a 4.2+/- acre lot accessed from James Parkway in the Base Campus of the Central Ohio Aerospace & Technology Center. Choosing the build-to-suit option allows you to determine the number of drive-in doors, recessed dock doors, and allows you to customize the office space.

In Good Company: The location is adjacent to operations for the U.S. Air Force, Boeing, and Behr Paint on a 350-acre campus with walking paths and Dawes Arboretum-inspired landscaping.

Unique Amenities: The site is fully-served with redundant utilities. Both a 34.5KV AEP power line and a 69KV line are in proximity to the site. Redundant natural gas and fiber optic service is here too.

FEATURES

- Pad-ready within campus environment
- Available, skilled workforce in Heath
- Business-friendly community
- Just 4 miles to I-70 and St. Rt. 16
- Heavy industry zoning
- 15-year, 100% tax abatement
- Heath income tax incentive available
- Publicly-owned



CENTRAL OHIO
**AEROSPACE &
TECHNOLOGY CENTER**