



The background of the entire page is an aerial photograph of a suburban area. A large, irregularly shaped plot of land is highlighted with a thick red border. This plot is mostly flat and appears to be a field or undeveloped land, with some trees and a small pond visible within its boundaries. The plot is situated between two roads: Hayden Run Road to the north and Davidson Road to the south. The surrounding area includes residential neighborhoods with houses and trees, and a parking lot with several cars in the foreground. The sky is clear and blue.

Hilliard City Lab

INNOVATION PARK

UP TO 71 ACRES FOR TECH-FLEX,
MEDICAL & OFFICE FOR SALE

Hayden Run Road

Davidson Road



Concept Plan



LOCATION ADVANTAGES

Perfectly situated with Davidson Road on its southern border, while the western edge is flanked by both a Class I railroad line & Davidson High School. To the east lie the established residential communities of Carrington and Britton Farms. The northern boundary is defined by Hayden Run Road, completing this well-connected and accessible location.

ECONOMIC INCENTIVES

The City of Hilliard has the authority to award up to a 15-year, 75 percent real property tax abatement on new construction under the Ohio Community Reinvestment Area (CRA).

SHOVEL READY

Site is equipped with water, sewer, gas, electric, zoning, alta survey, and more.

A GROWING POPULATION

The City of Hilliard has experienced remarkable population growth, transforming from a small rural community into a thriving Columbus suburb. Since 2000, Hilliard’s population has increased by over 90%, reaching approximately 38,000 residents as of recent estimates.

IN HIGH DEMAND

The City of Hilliard is experiencing a significant supply-demand imbalance in specialized commercial real estate sectors, particularly in technology, flex, and medical spaces.

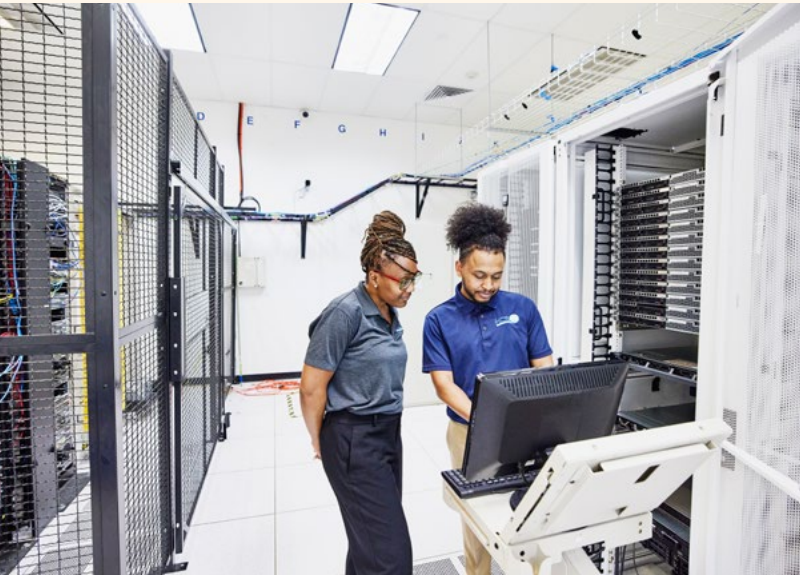


TECH-FLEX, MEDICAL & OFFICE DEVELOPMENT OPPORTUNITY

Strategically positioned in the heart of Hilliard, this premier 71-acre development site represents a transformative opportunity for high-tech industries and forward-thinking businesses seeking a competitive edge in Central Ohio.

A Premier Innovation Campus in Central Ohio

Ideal Uses



TECH-FLEX

A hybrid commercial real estate product that combines the functionality of traditional office environments with the adaptability of industrial facilities, offering tenants high ceiling heights, robust infrastructure, and customizable floor plans.

MEDICAL

These purpose-built environments feature essential medical infrastructure including enhanced electrical systems, specialized plumbing for medical gases, reinforced flooring for heavy equipment, wider corridors for patient transport, and carefully designed waiting areas and treatment rooms.

TRADITIONAL OFFICE SPACE

The conventional commercial environment designed primarily for administrative, professional, and knowledge-based work activities. These spaces typically feature a combination of private offices, open workstations, conference rooms, and common areas.

Proposed Site Plan


71+/- ACRES


PARCEL ID
050-003030-00
AND 050-003031-0


ZONING:
PUD, PLANNED
DEVELOPMENT UNIT


LANDSCAPE
BUFFERS WILL
BE PROVIDED



An Economic Powerhouse

Hilliard, Ohio stands as an economic hub in the Columbus region, providing exceptional advantages through its strategic location along I-270 and major transportation corridors. The city's business-friendly policies have cultivated a diverse economy where technology firms, corporate offices, manufacturers, and healthcare providers thrive. Partner with Hilliard and join the community of forward-thinking businesses finding sustainable growth and competitive advantage in this dynamic city.

SMART21
COMMUNITIES OF THE YEAR

The City of Hilliard has been named one of the world's top smart cities **3 years in a row**, earning a spot in the Intelligent Community Forum's (ICF Smart21 communities. The City of Hilliard demonstrates best practices in broadband implementation, workforce development, digital inclusion, innovation, advocacy, and sustainability.

[LEARN MORE ABOUT SMART21 COMMUNITIES](#)

About Columbus, OH

The 11-county area in Central Ohio isn't just home to 2.3 million people—it's also home to some of the world's most recognizable brands, innovative small businesses, powerhouse research hubs, and top-notch academic institutions.

TALENT

The Columbus workforce is highly educated, diverse and young. With a total workforce of 1.2 million people and growing, it's the world's brightest minds live and work.

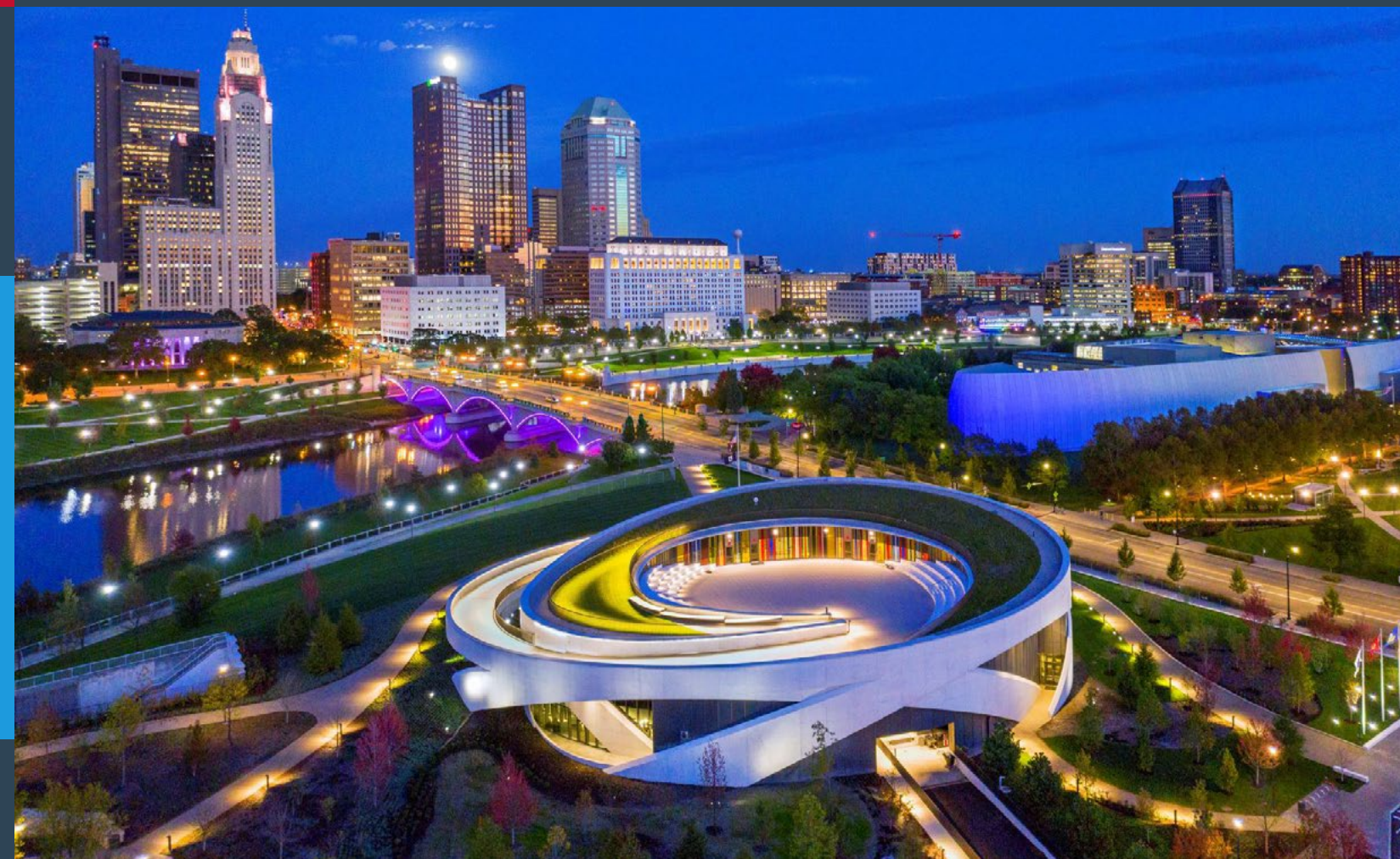
COST

Low start-up and operation costs and a pro-business tax environment combined with a very affordable cost of living make Columbus the perfect place for your business and your employees.

MARKET ACCESS

The Columbus Region boasts the greatest market access of any metro area. In fact, 43% of the United States population lives within a 10-hour drive.

[LEARN MORE ABOUT COLUMBUS, OH](#)



Corporate Neighbors

INDUSTRIAL

1. Amazon AWS
2. Amazon Fulfillment Center
3. Ares Sportswear
4. Armstrong World Industries
5. Forsee Power
6. Hollard Freight
7. MacTools
8. Pactiv
9. Scioto Valley Warehouse
10. Team Fishel
11. UPS

OFFICE

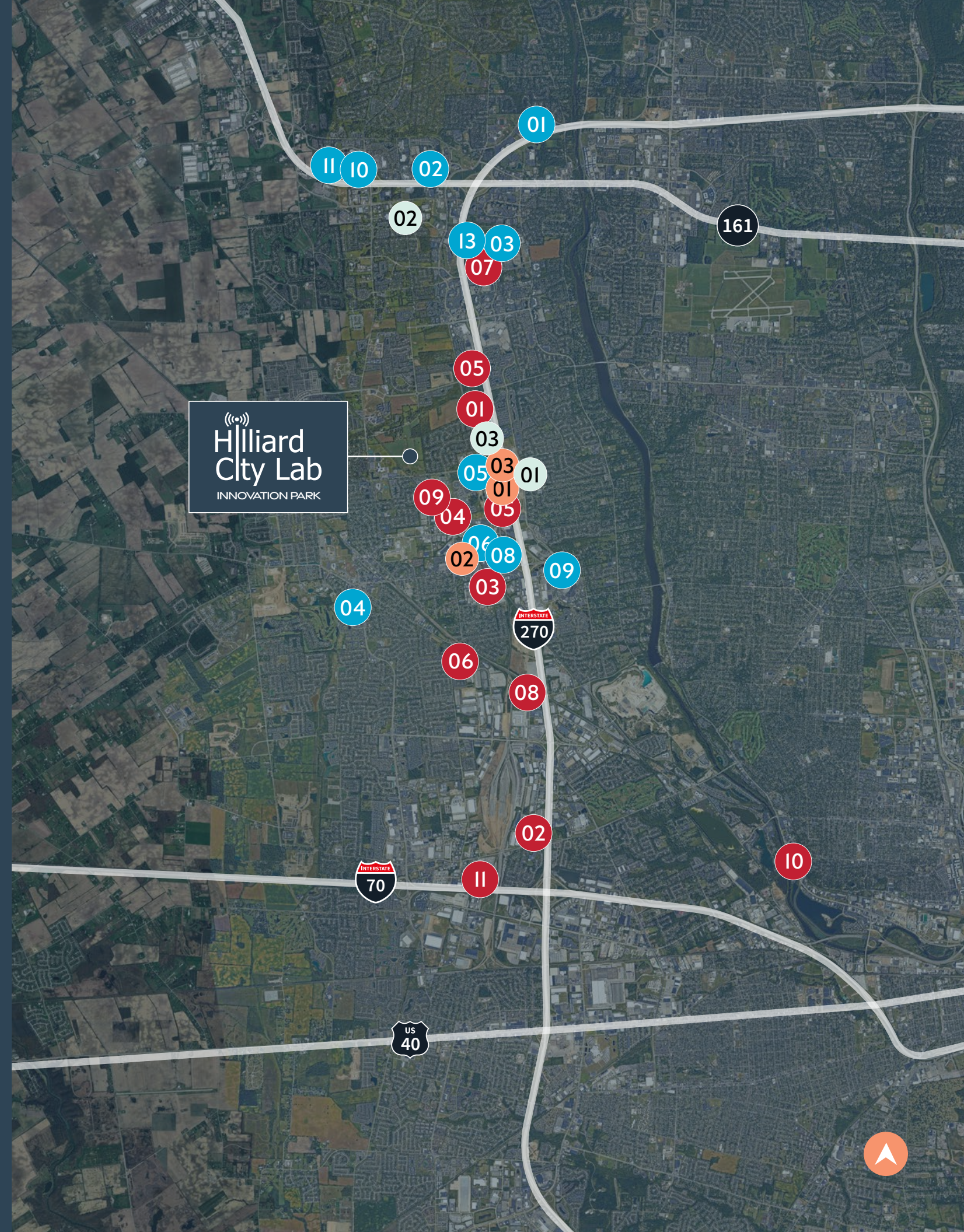
1. ADS Headquarters
2. Dublin Commerce Park
3. Verizon

MEDICAL

1. Cardinal Health
2. Dublin Sports Medicine and Orthopedics
3. Express Scripts
4. Hilliard Family Health
5. Mt. Carmel Hilliard
6. Nationwide Children's Hospital
7. Norwich Springs Health Center
8. Ohio Health Hilliard Health Center
9. Ohio State Outpatient Care
10. Ohio State Sports Medicine
11. OhioHealth Dublin Methodist
12. Pediatric Associates Inc.
13. Quantrum Health

TECH/R&D

1. Ohio Manufacturing & Innovation Center
2. Sunflower Labs
3. ADS Engineering & Technology





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VISIT THE WEBSITE

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