

BRITTON FLEX CENTER

NEW FLEX SPACE FOR LEASE

4500 BRITTON PARKWAY, HILLIARD, OHIO 43026



S. AUSTIN WATHEN EXEC. VICE PRESIDENT

MOBILE 614.679.9639 | DIRECT 614.334.7792
AWATHEN@EQUITY.NET



KYLE BURRIER ADVISOR

MOBILE 614.440.9127 | DIRECT 614.334.7866
KBURRIER@EQUITY.NET

equity | brokerage

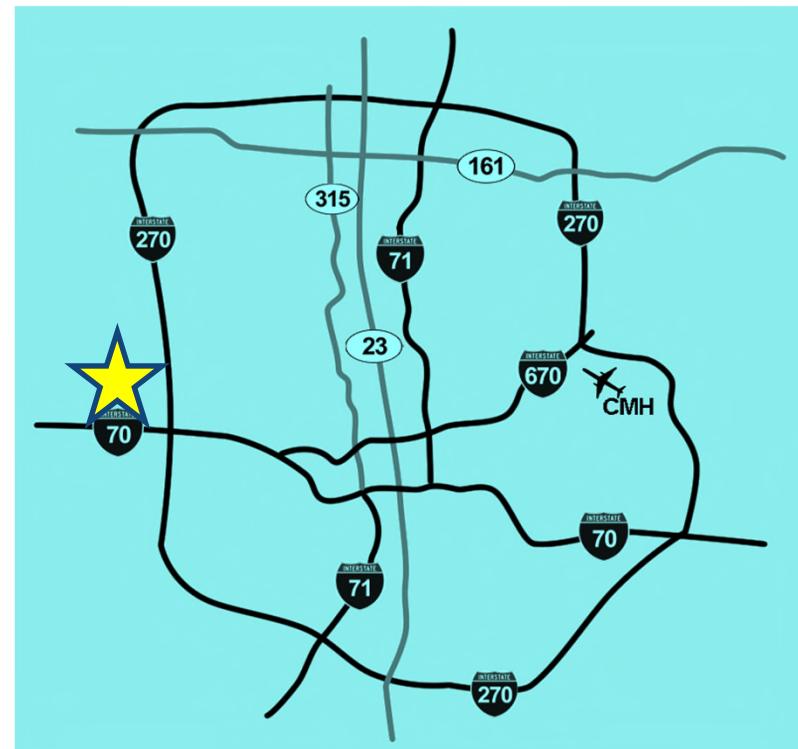
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY HIGHLIGHTS

BRITTON FLEX CENTER

NEW FLEX SPACE FOR LEASE
4500 BRITTON PARKWAY, HILLIARD, OHIO 43026

- New 158,100 SF flex building
- Delivering Q1 2026
- Up to 75,900 SF available
- Divisible to 20,000 SF
- Direct access to I-270 from Tuttle Crossing to the north and Cemetery Road to the south
- Tenant improvement allowance available



SITE PLAN



equity | brokerage

www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

AERIAL A: TRUEPOINTE TENANTS



equity | brokerage
www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

AERIAL B



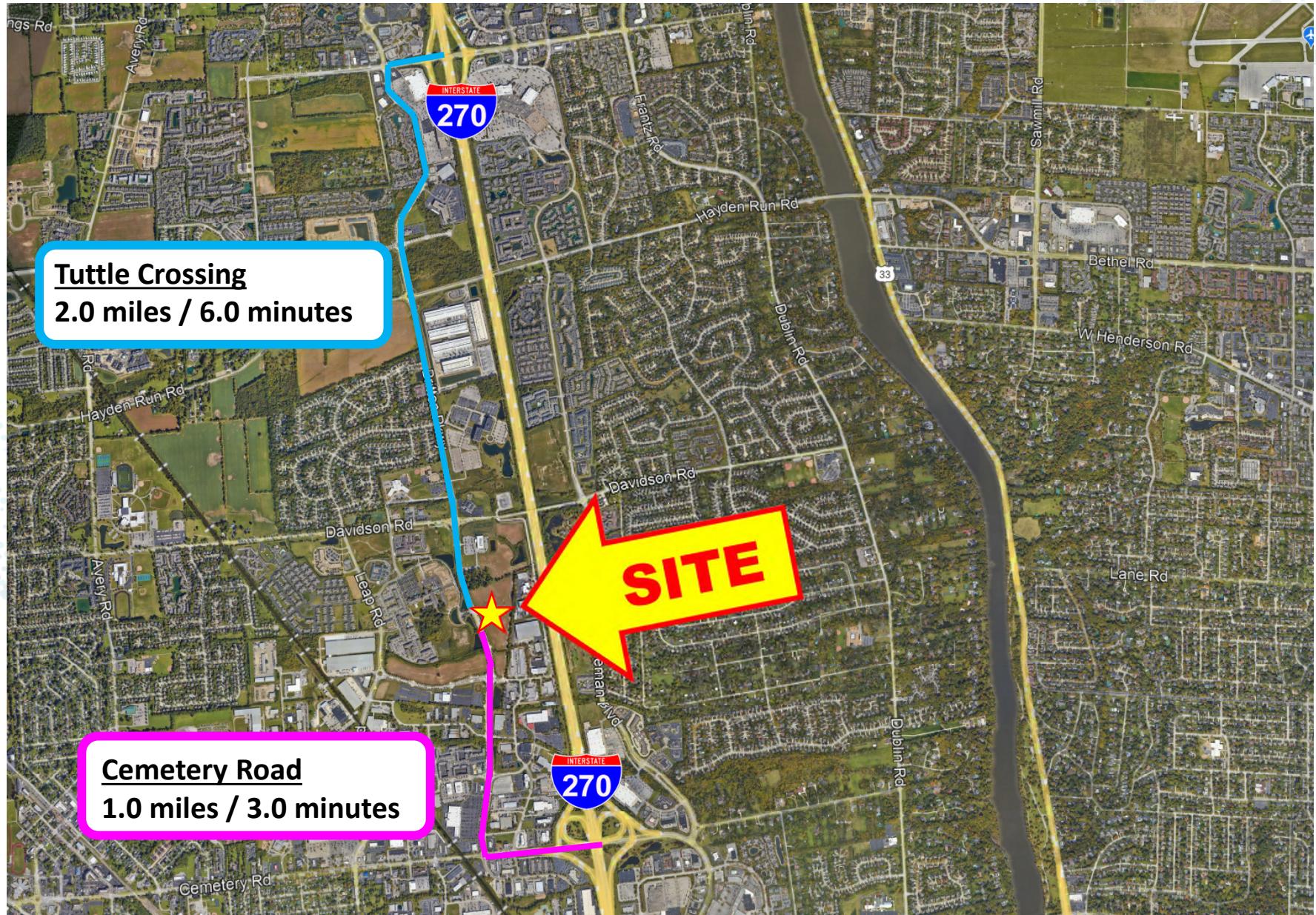
equity | brokerage
www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

STEELWORK



DRIVE-TIMES TO I-270



equity brokerage

www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

AREA HIGHLIGHTS



equity | brokerage

www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

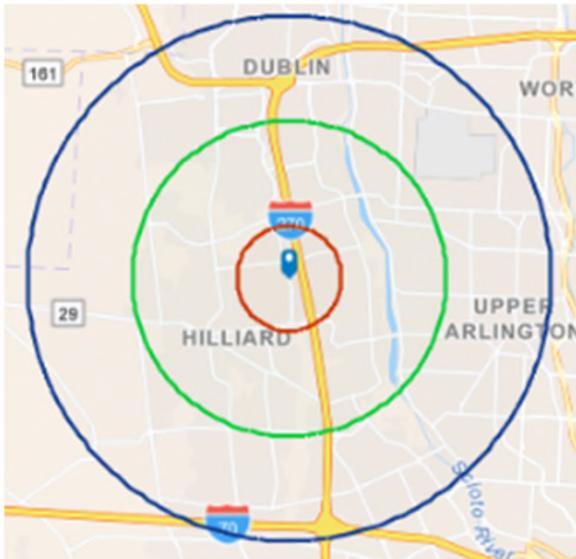
RENDERINGS



SPECIFICATIONS

<u>Building dimensions:</u>	170' deep. 30'x 56'-8" bay widths.
<u>Demising to the following sizes:</u>	25,345 SF 25,353 SF 29,937 SF 30,194 SF
<u>Estimated operating expenses:</u>	\$4.40/SF includes 50% abated real estate taxes
<u>Drive-in doors:</u>	1 per 20,000 SF provided by LL
<u>Size of drive-In doors:</u>	10' x 12'
<u>Clear height:</u>	20' at rear of building. 24' at front of building.
<u>Column spacing:</u>	30'
<u>Roof:</u>	Metal roof
<u>Heating:</u>	Gas-fired heater provided by LL for warehouse area
<u>Sprinkler:</u>	ESFR
<u>Power:</u>	3,000 amp 3-phase 480/277 V
<u>Floor sealer:</u>	Lapidolith or similar
<u>Walls:</u>	Metal framed, drywall
<u>Warehouse floor:</u>	6" thick concrete

1-MILE RADIUS DEMOS



KEY FACTS

9,130
Population



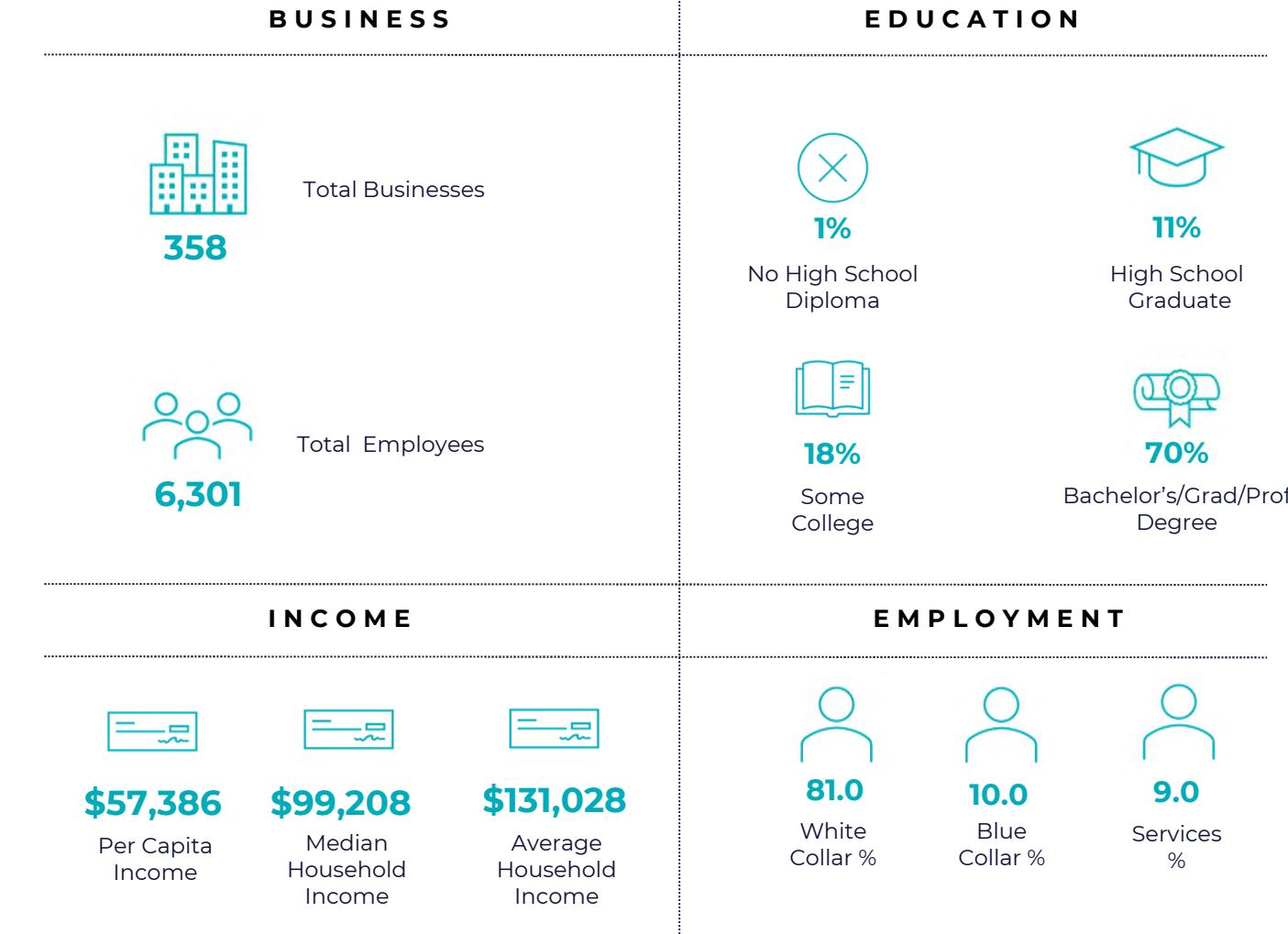
Average
Household Size

37.1

Median Age

\$99,208

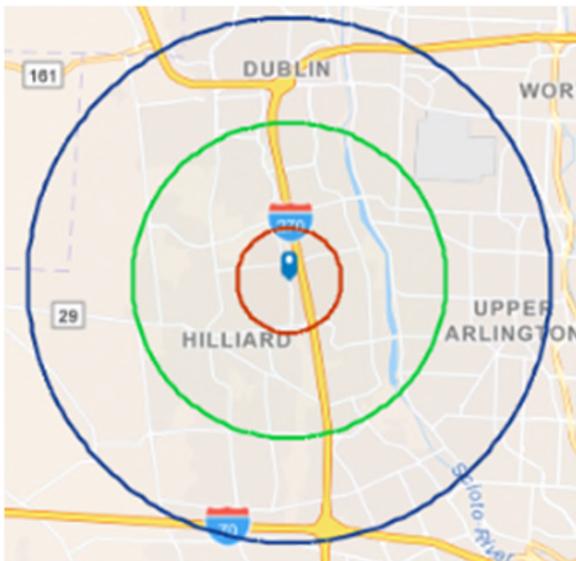
Median Household Income



equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

3-MILE RADIUS DEMOS



KEY FACTS

91,256
Population



Average Household Size

38.1

Median Age

\$93,132

Median Household Income

BUSINESS



Total Businesses

2,865



Total Employees

42,290

EDUCATION



3%

No High School Diploma



15%

High School Graduate



20%

Some College



62%

Bachelor's/Grad/Prof Degree

INCOME



\$52,261

Per Capita Income



\$93,132

Median Household Income



\$123,809

Average Household Income

EMPLOYMENT



77.7

White Collar %



12.4

Blue Collar %



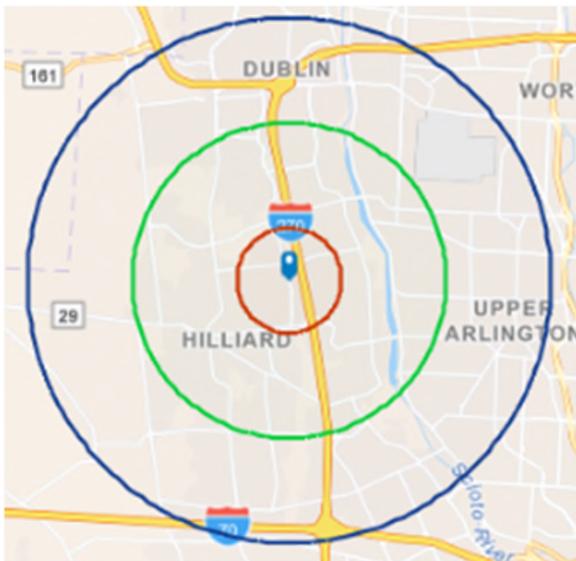
9.9

Services %

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.

5-MILE RADIUS DEMOS



KEY FACTS

214,846

Population



Average Household Size

37.3

Median Age

\$91,115

Median Household Income

BUSINESS



Total Businesses

8,352



Total Employees

128,861

EDUCATION



3%

No High School Diploma



14%

High School Graduate



20%

Some College



63%

Bachelor's/Grad/Prof Degree

INCOME



\$53,088

Per Capita Income



\$91,115

Median Household Income



\$124,916

Average Household Income

EMPLOYMENT



77.7

White Collar %



11.8

Blue Collar %



10.5

Services %

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is." The submission may be modified or withdrawn at any time by the property owner.