

# WINCHESTER 210

10013 Busey Road, Canal Winchester, OH

**8,864 ± SF of new office space &  
100% air-conditioned!**



Developed By:

**Tenby**  
PARTNERS

**Colliers**

Class A Industrial Space for Lease  
40,008-90,165 ± SF Available

# PROPERTY OVERVIEW

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10013 Busey Road in Canal Winchester is available for Lease or Sale. There is one 40,008-90,165 square foot suite remaining that is move-in ready with 8,864 square feet of Class A, brand new office/showroom space.

The space was originally constructed for pharmaceutical fulfillment but is ideal for a wide range of advanced manufacturing, R&D, life science and traditional industrial uses.

The entire space, both office and warehouse, are fully air-conditioned and served by heavy power (2,000+ amps), **dedicated transformer and generator**. Lastly, the property has state of the art amenities including, ESFR sprinkler system, 32-35' clear heights, and a rare 15-year, 100% tax abatement.



# PROPERTY DETAILS

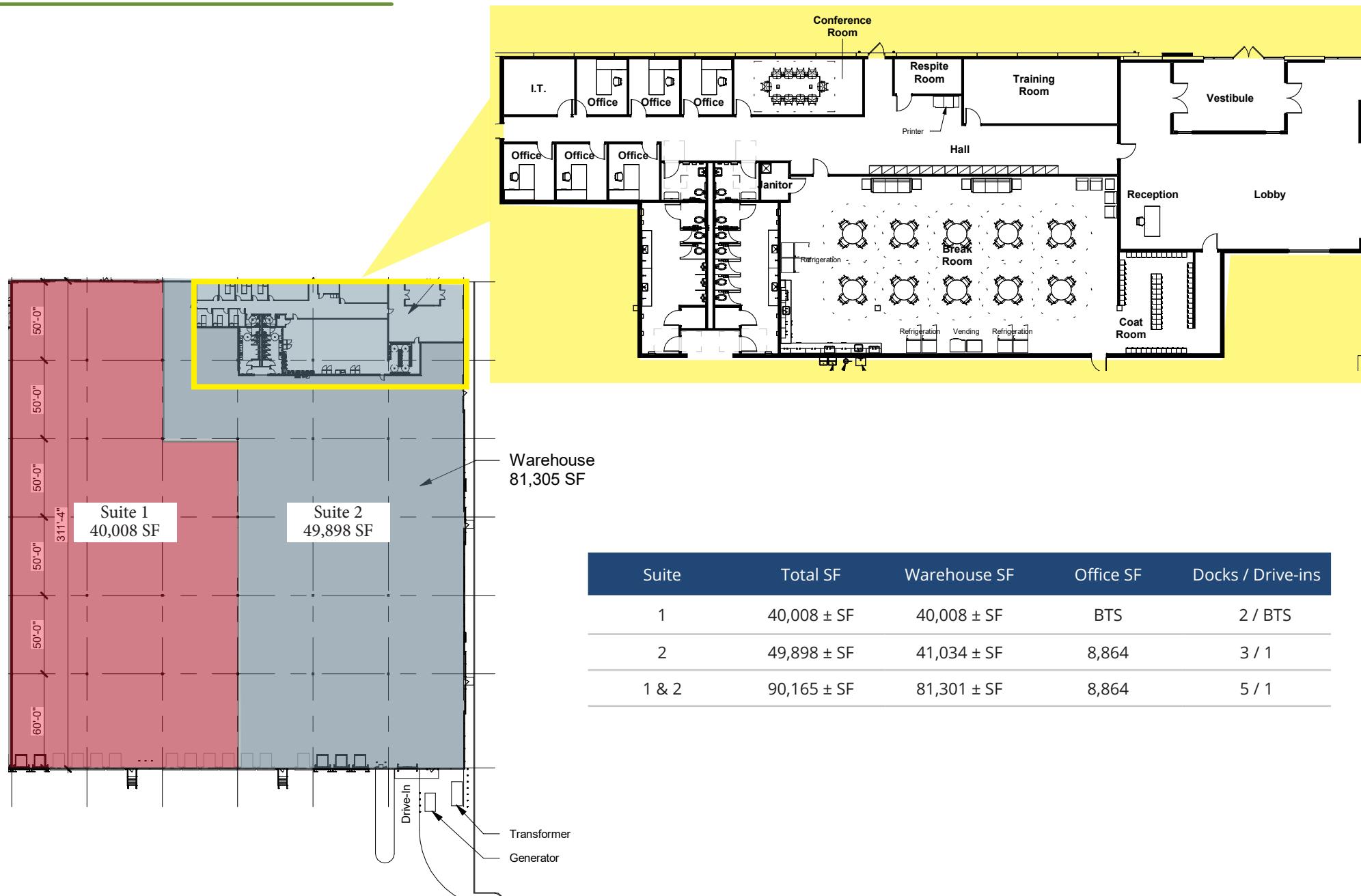
<b>Building Size:</b>	209,632 ± SF	<b>Warehouse HVAC:</b>	Fully air conditioned with roof top units
<b>SF Available:</b>	40,008-90,165 SF	<b>County:</b>	Fairfield
<b>Site Size:</b>	12.03 ± acres	<b>Sprinkler:</b>	ESFR
<b>Building Dimensions:</b>	311'-4" deep x 673'-4" long	<b>Lighting:</b>	Highbay LED lighting with motion sensors 35FC
<b>Office SF:</b>	8,864 ± SF	<b>Electrical Service:</b>	+/-2,000 amps, 480/277V, 3 phase power from a 1,500 KvA transformer. The Premises is also served by a Caterpillar Generator. Dedicated transformer
<b>Dock Doors:</b>	5 - 9' x 10' insulated, manually operated overhead doors, fully equipped with 40,0000 lb mechanical pit levelers, seals and lights. Up to 12 more dock doors can be added with existing knock out panels	<b>Incentives:</b>	15 yr, 100% tax abatement
<b>Drive-in Doors:</b>	1 (12' x 14') insulated and powered overhead door. More can be easily added with existing knock out panels.	<b>Tenant Improvement Dollars:</b>	BTS based on tenant's needs
<b>Parking Spaces:</b>	210 striped car parking spaces	<b>Floor Sealer:</b>	Lapidolith concrete hardener and dustproofer
<b>Clear Height:</b>	32' - 35'	<b>Walls:</b>	Insulated precast concrete panels
<b>Column Spacing:</b>	48' x 50' with a 60' speed bay	<b>Warehouse Floor:</b>	7" unreinforced concrete floors
<b>Roof:</b>	45 mil TPO roof with R-20 insulation plus external gutters and downspouts	<b>Truck Court:</b>	Sixty foot concrete dolly pad from the back edge of the building, and a total depth of approximately 130'
<b>Bay Size:</b>	14,944 SF (48' x 311'-4")	<b>Zoning:</b>	Limited Manufacturing
<b>Utilities:</b>	Electric - South Central Power Gas - Columbia Gas of Ohio Water - City of Canal Winchester	<b>Net Lease Rate:</b>	Negotiable
		<b>Estimated Operating Expenses:</b>	\$0.90/SF

# SITE PLAN

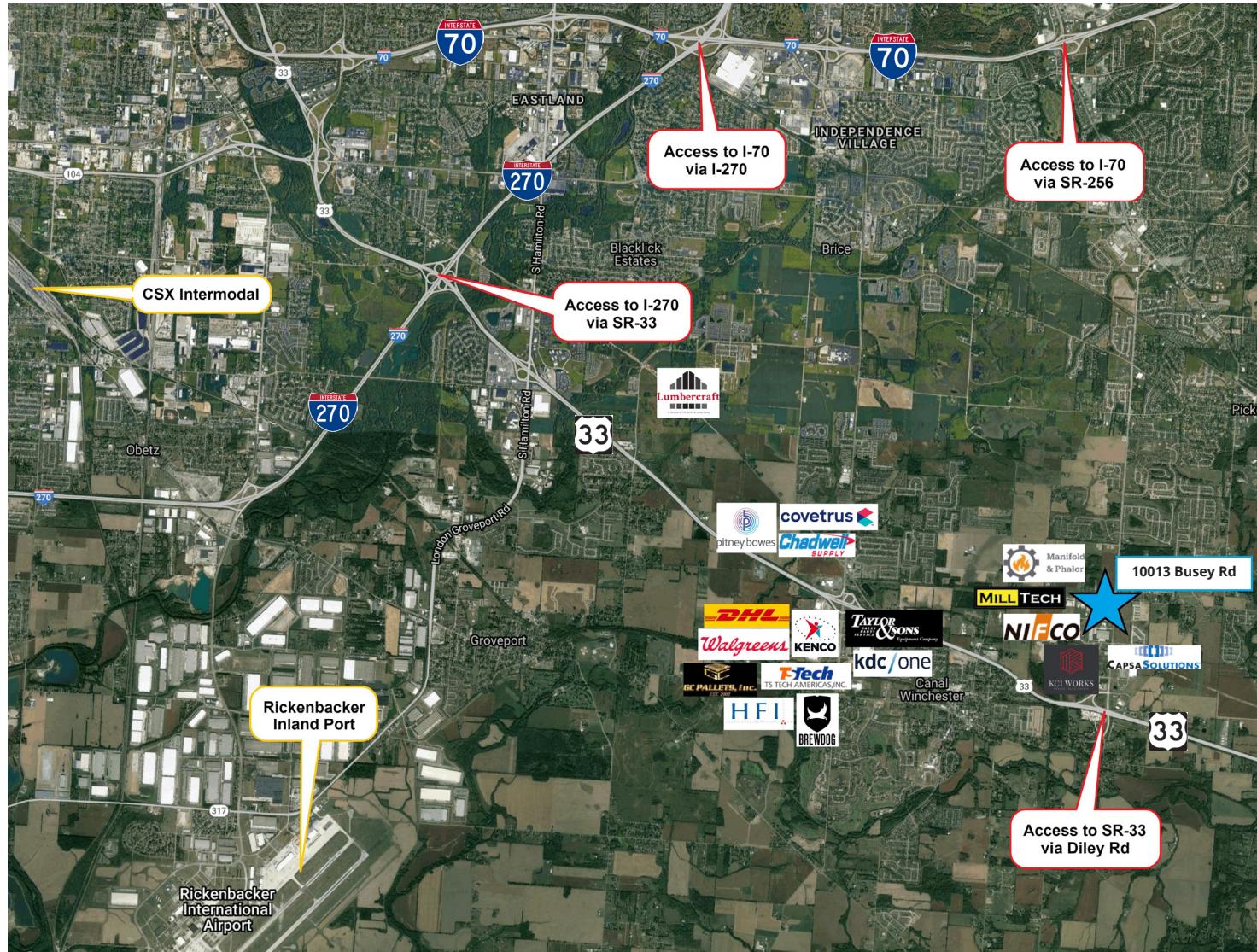
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# FLOOR PLAN



# ACCESS & AREA INDUSTRIAL USERS



*SR-33 via Diley Rd*



1 minute  
0.5 mile

*I-70 via SR-256*



11 minutes  
5.5 miles

*I-270 via SR-33*



12 minutes  
8.7 miles

*I-70 via I-270*



15 minutes  
11.9 miles

*Intel Plant*



18 minutes  
14.5 miles

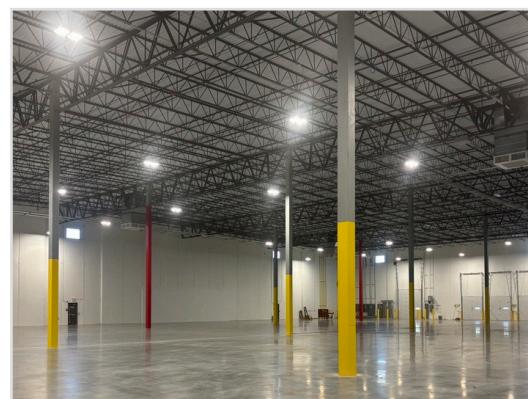
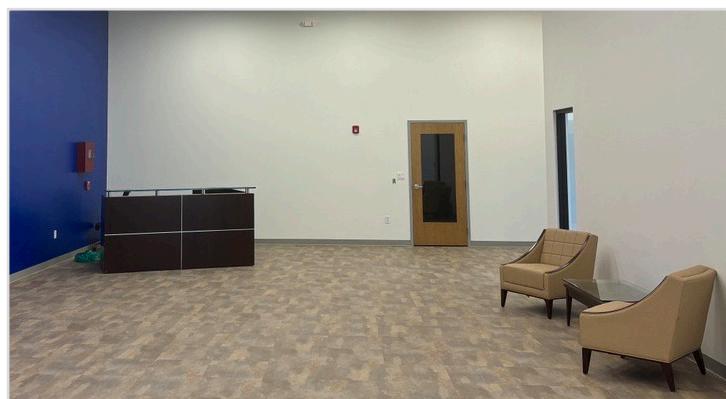
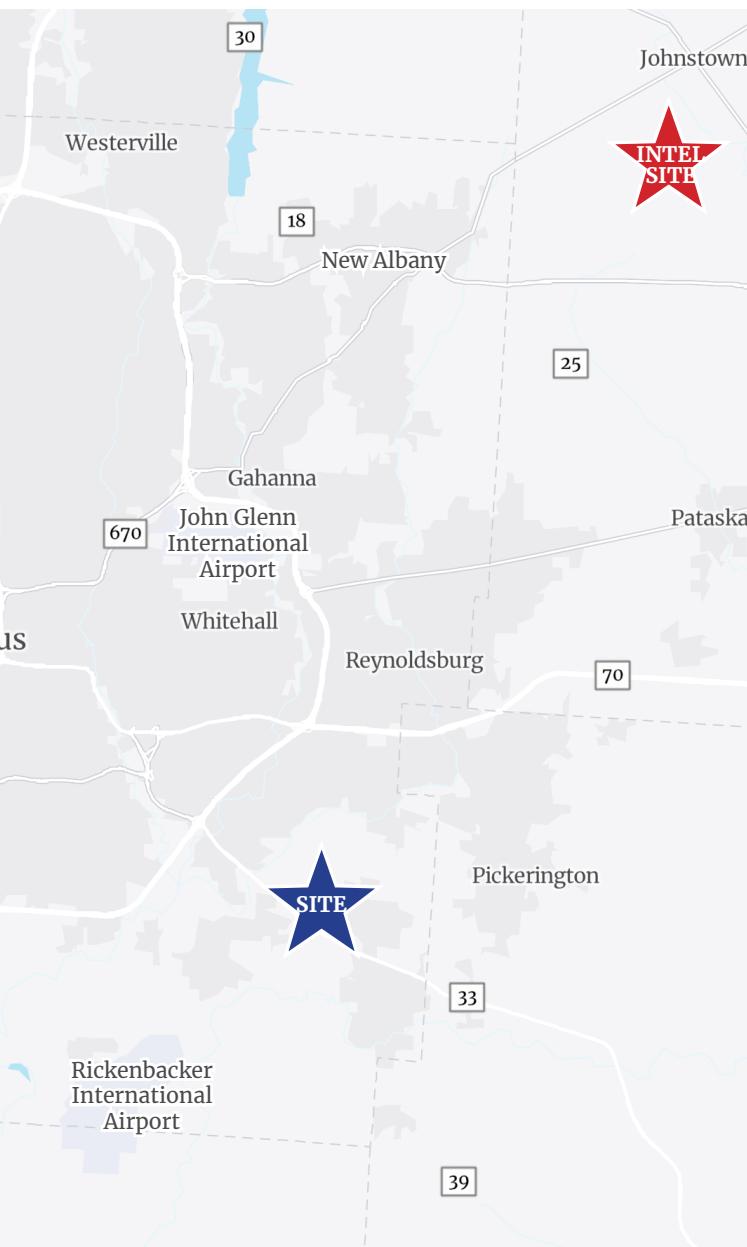
*Rickenbacker Inland Port*



15 minutes  
10.5 miles

# PROXIMITY & AREA OVERVIEW

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10013  
BUSEY  
ROAD

## FOR MORE INFORMATION, PLEASE CONTACT:

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