

WINCHESTER 210

10013 Busey Road, Canal Winchester, OH

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



Developed By:

Tenby
PARTNERS



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

PROPERTY OVERVIEW

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.

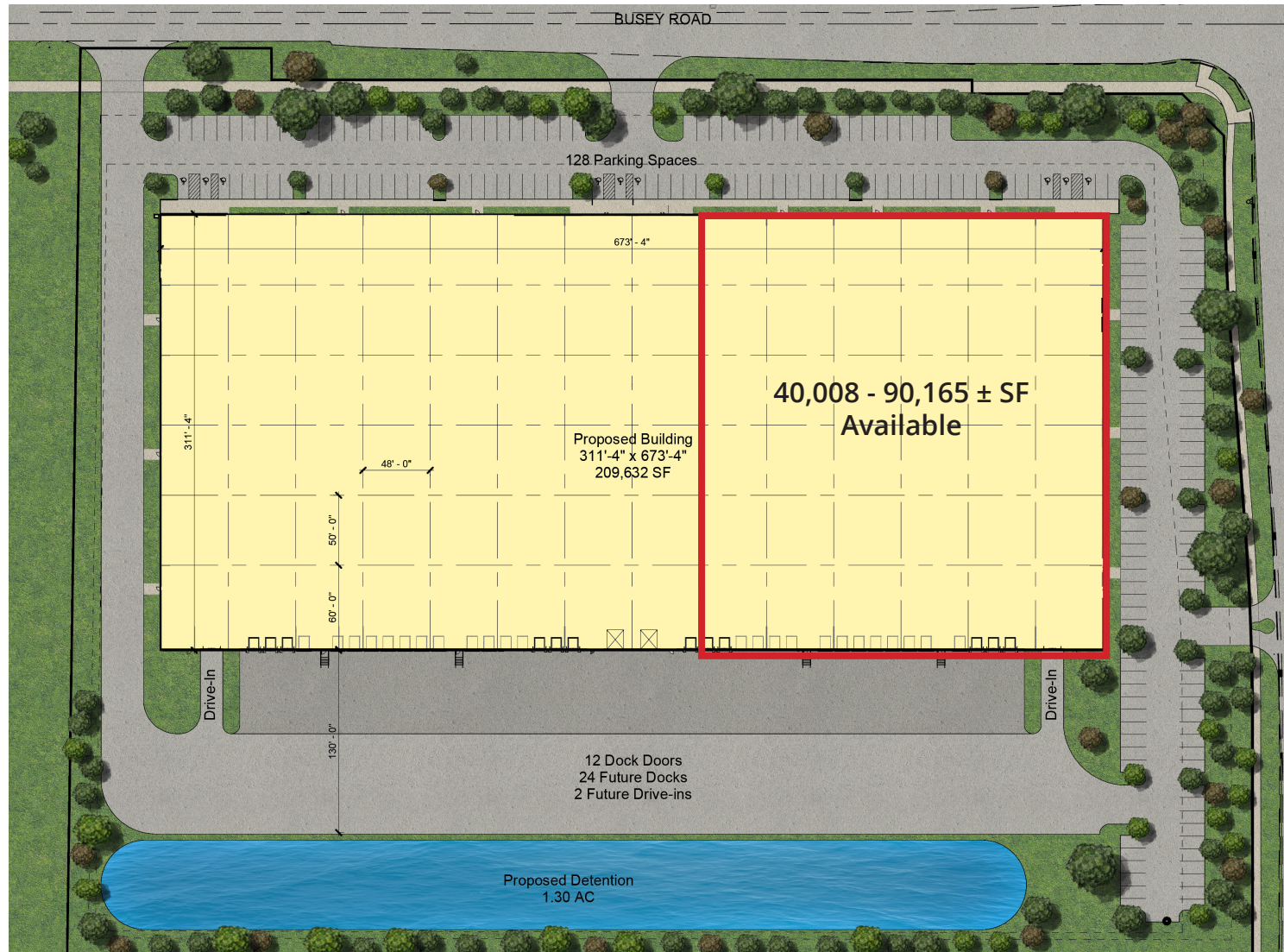
The entire space, both office and warehouse, are fully air-conditioned and served by heavy power (2,000+ amps), **dedicated transformer and generator**. Lastly, the property has state of the art amenities including, ESFR sprinkler system, 32-35' clear heights, and a rare 15-year, 100% tax abatement.

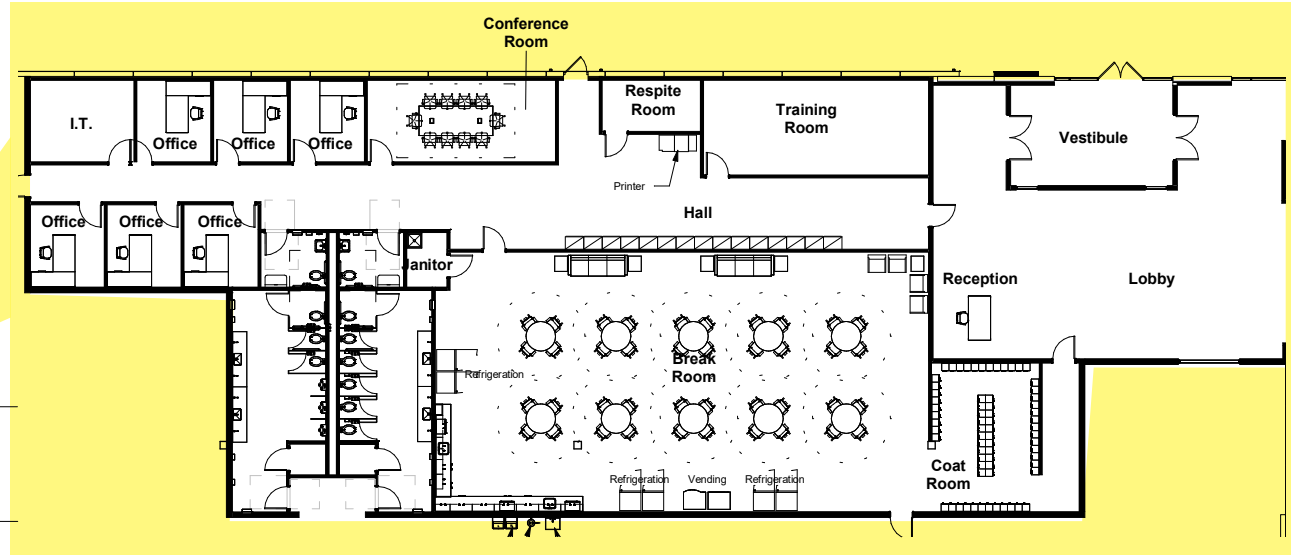
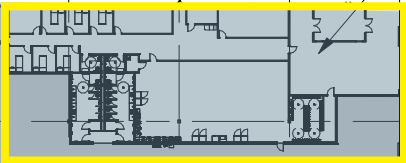


PROPERTY DETAILS

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

SITE PLAN






Suite	Total SF	Warehouse SF	Office SF	Docks / Drive-ins
1	40,008 ± SF	40,008 ± SF	BTS	2 / BTS
2	49,898 ± SF	41,034 ± SF	8,864	3 / 1
1 & 2	90,165 ± SF	81,301 ± SF	8,864	5 / 1

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

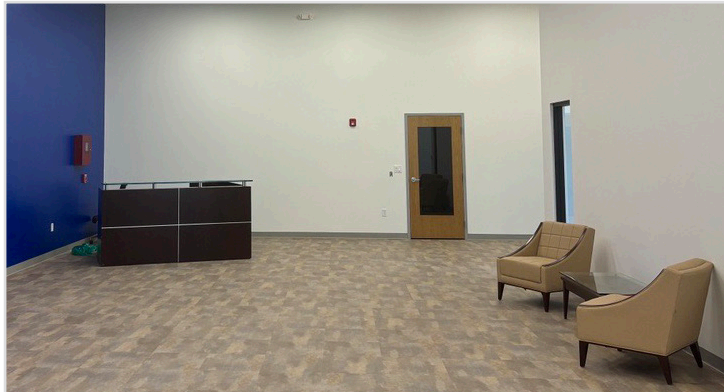
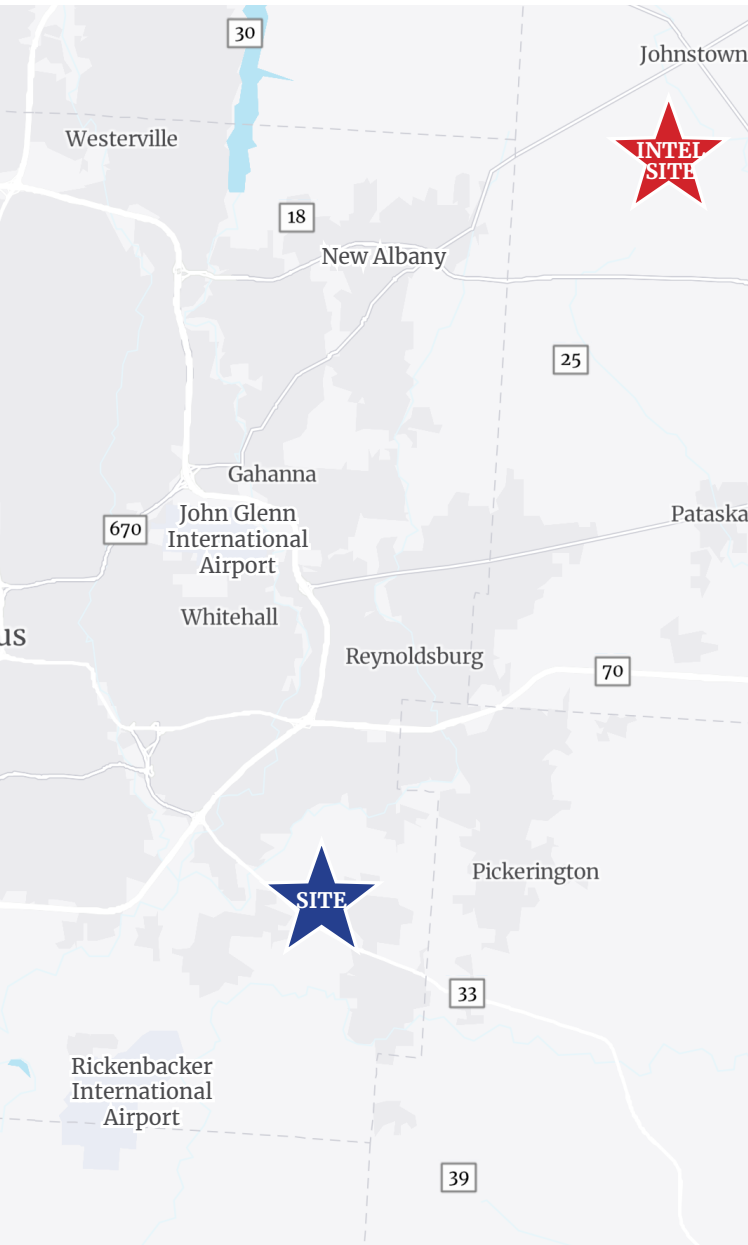
Intel Plant

 18 minutes
14.5 miles

Rickenbacker Inland Port

 15 minutes
10.5 miles

PROXIMITY & AREA OVERVIEW





10013
BUSEY
ROAD

FOR MORE INFORMATION, PLEASE CONTACT:

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