

# BUILD-TO-SUIT WAREHOUSE OPPORTUNITY | FOR LEASE



**VELOCITY**  
HILL ROAD



PROUDLY PURSUING  
**LEED**  
CERTIFICATION



PROPERTY  
VIDEO

**7995 Hill Road | Canal Winchester, OH 43110**

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Developed & Owned By:  
**Browning.**

**NAI Ohio Equities**  
Industrial Property Team





# EXECUTIVE SUMMARY



Proposed Buildings

**200,200 & 41,850 SF**



Parcel Size

**±20.15 Acres**



Demographics

**15 mins**

**30 mins**

**45 mins**

Population

**118,335**

**767,040**

**1,668,345**

Labor Force

**91,038**

**609,220**

**1,326,768**

Production/Transport  
Material Moving

**8,190**

**52,878**

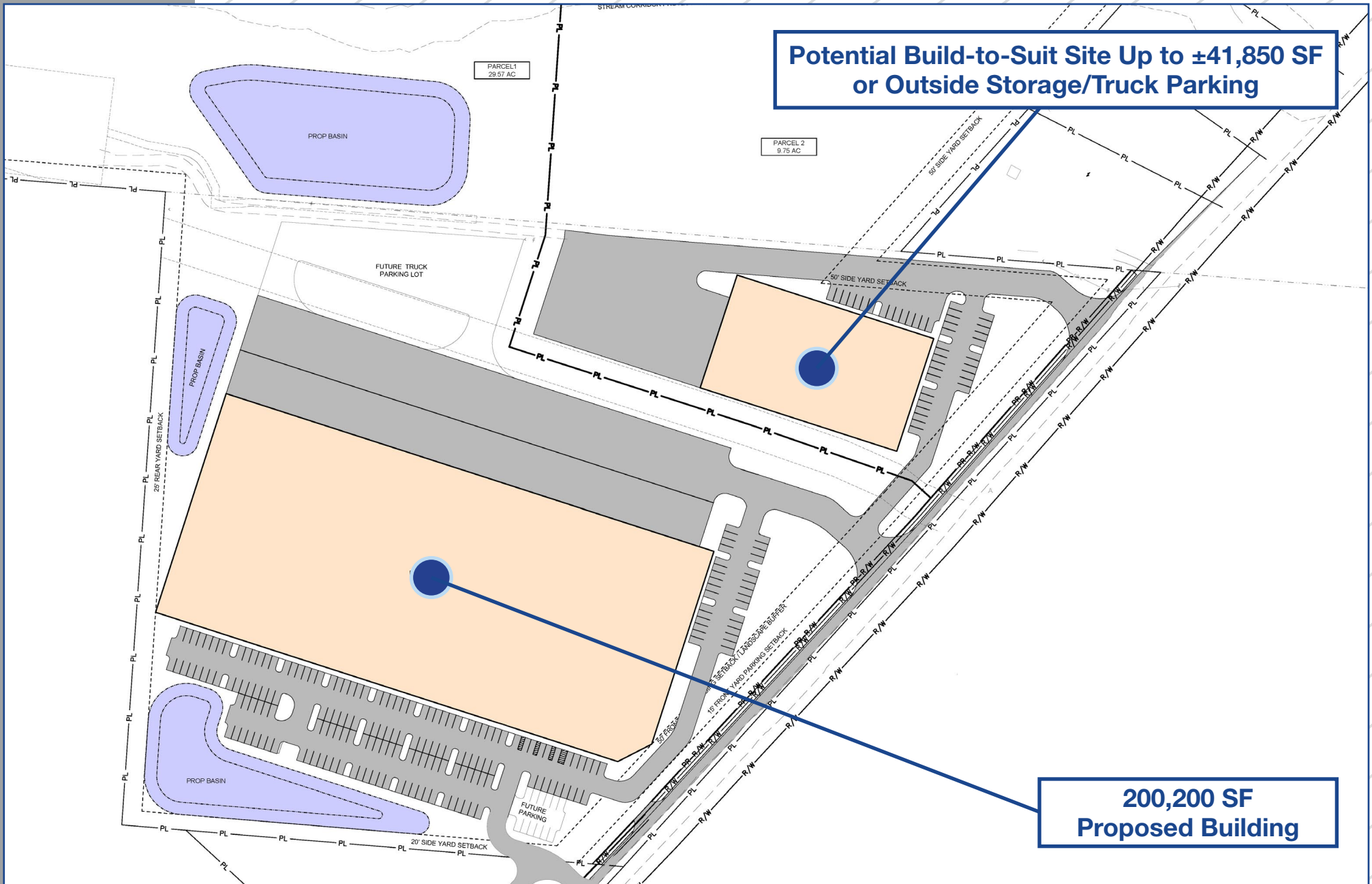
**114,933**

- SPECULATIVE BUILDING PLANNED FOR Q4 2026 DELIVERY
- BUILD-TO-SUIT OPPORTUNITIES
- 32' CLEAR HEIGHT
- 1,500 SF OF SPEC OFFICE SPACE
- 50' X 50' COLUMN SPACING WITH 60' SPEED BAY
- 10 DOCKS (WITH POTENTIAL FOR ADDITIONAL 10 DOCKS) & 2 DRIVE-INS
- 135' TRUCK COURT
- TRAILER PARKING: 12 FUTURE TRUCK SPACES
- AUTOMOBILE PARKING: 168 SPACES (EXPANDABLE TO 215)
- 15-YEAR, 100% TAX ABATEMENT IN PLACE
- PLANNED INDUSTRIAL DISTRICT (PID) ZONING IN THE CITY OF CANAL WINCHESTER





# PROPOSED SITE PLAN



## Development Features

SITE ACREAGE	16.33 Acres
BUILDING #	Building I
BUILDING DIMENSIONS	670' x 300'
BAY SIZE	50' x 50'
BUILDING SIZE	200,200 SF
TRUCK COURT DEPTH	135'
MUNICIPALITY	Canal Winchester
ZONING	Planned Industrial District (PID)
TAX ABATEMENT	15 Years, 100%
LEED CERTIFICATION	Silver



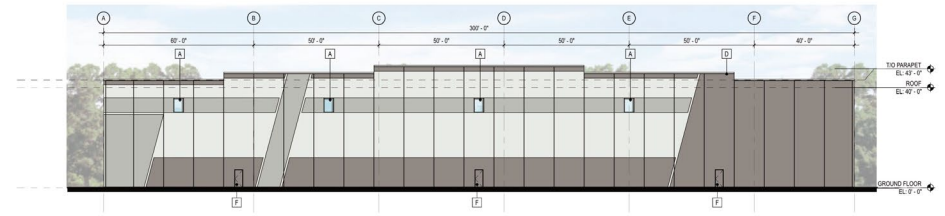
## Proposed Building I Features

OFFICE SPACE	1,500 SF Spec Office
DOCK DOORS	10 with 40,000-lb Levelers (Ability to have up to 20)
DRIVE-INS	2 (12'x14')
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 50'
BAYS	60' Speed Bay
SPRINKLERS	ESFR
LIGHTING	LED
POWER	2,000-Amp, 480/277 Volt
TRAILER PARKING	12 Future Truck Spaces
CAR PARKING	168 (Expandable to 215)

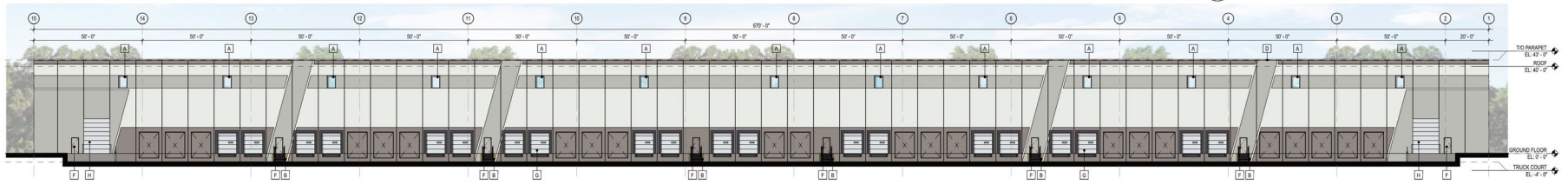




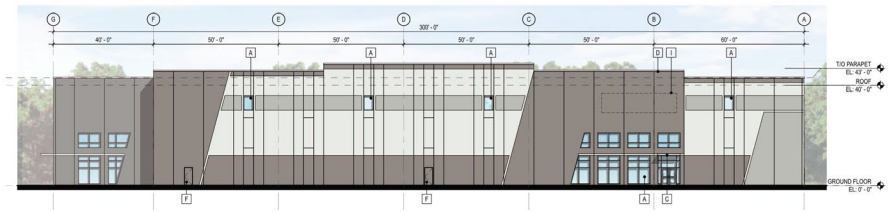
# BUILDING I ELEVATIONS



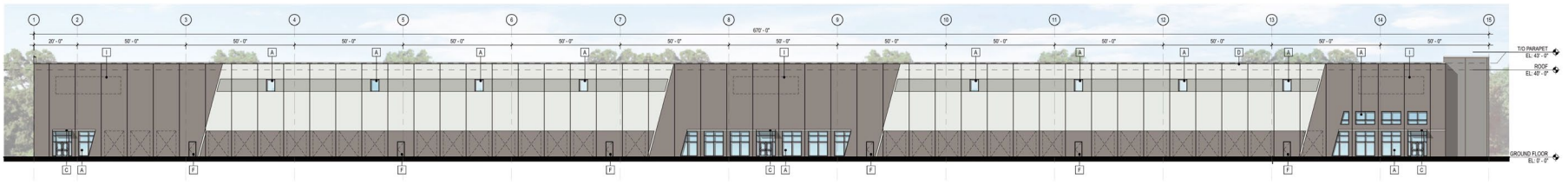
4 WEST ELEVATION  
SCALE: 1" = 20'-0"



5 NORTH ELEVATION  
SCALE: 1" = 20'-0"



2 EAST ELEVATION  
SCALE: 1" = 20'-0"



1 SOUTH ELEVATION  
SCALE: 1" = 20'-0"

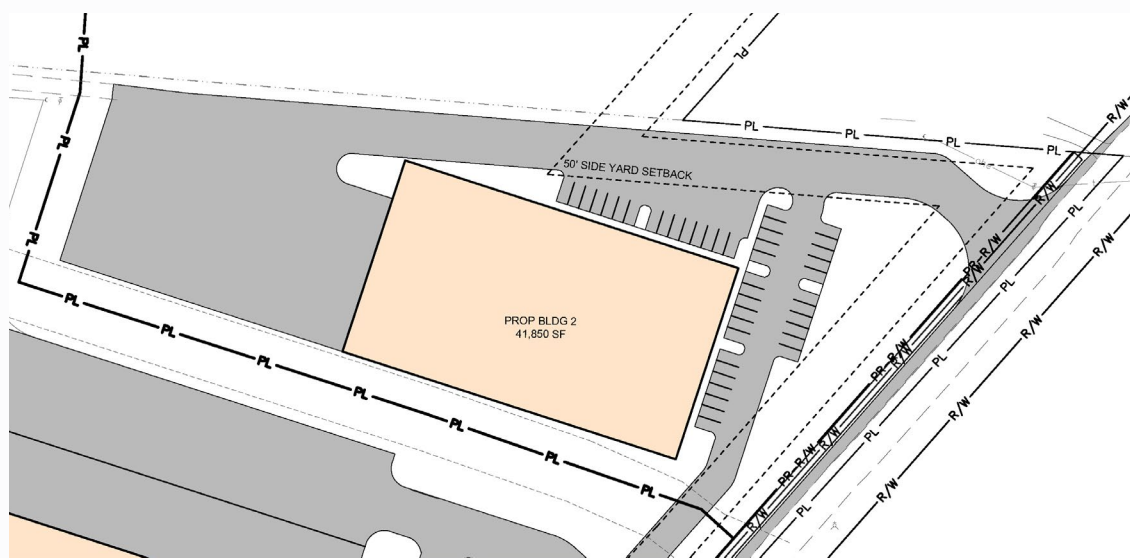


## BUILDING II HIGHLIGHTS



### Proposed Development Features

SITE ACREAGE	3.82 Acres
BUILDING #	Building II
BUILDING DIMENSIONS	155' x 270'
BAY SIZE	TBD
BUILDING SIZE	41,850 SF
TRUCK COURT DEPTH	135'
MUNICIPALITY	Canal Winchester
ZONING	Planned Industrial District (PID)
TAX ABATEMENT	15 Years, 100%
LEED CERTIFICATION	Silver



### Proposed Building II Features

AVAILABLE SF	41,850 SF
OFFICE SPACE	TBD
DOCK DOORS	2 w/ 40,000-lb Levelers
DRIVE-INS	TBD
CLEAR HEIGHT	24'
COLUMN SPACING	TBD
BAYS	TBD
SPRINKLERS	ESFR
LIGHTING	LED
POWER	TBD
CAR PARKING	44 Spaces



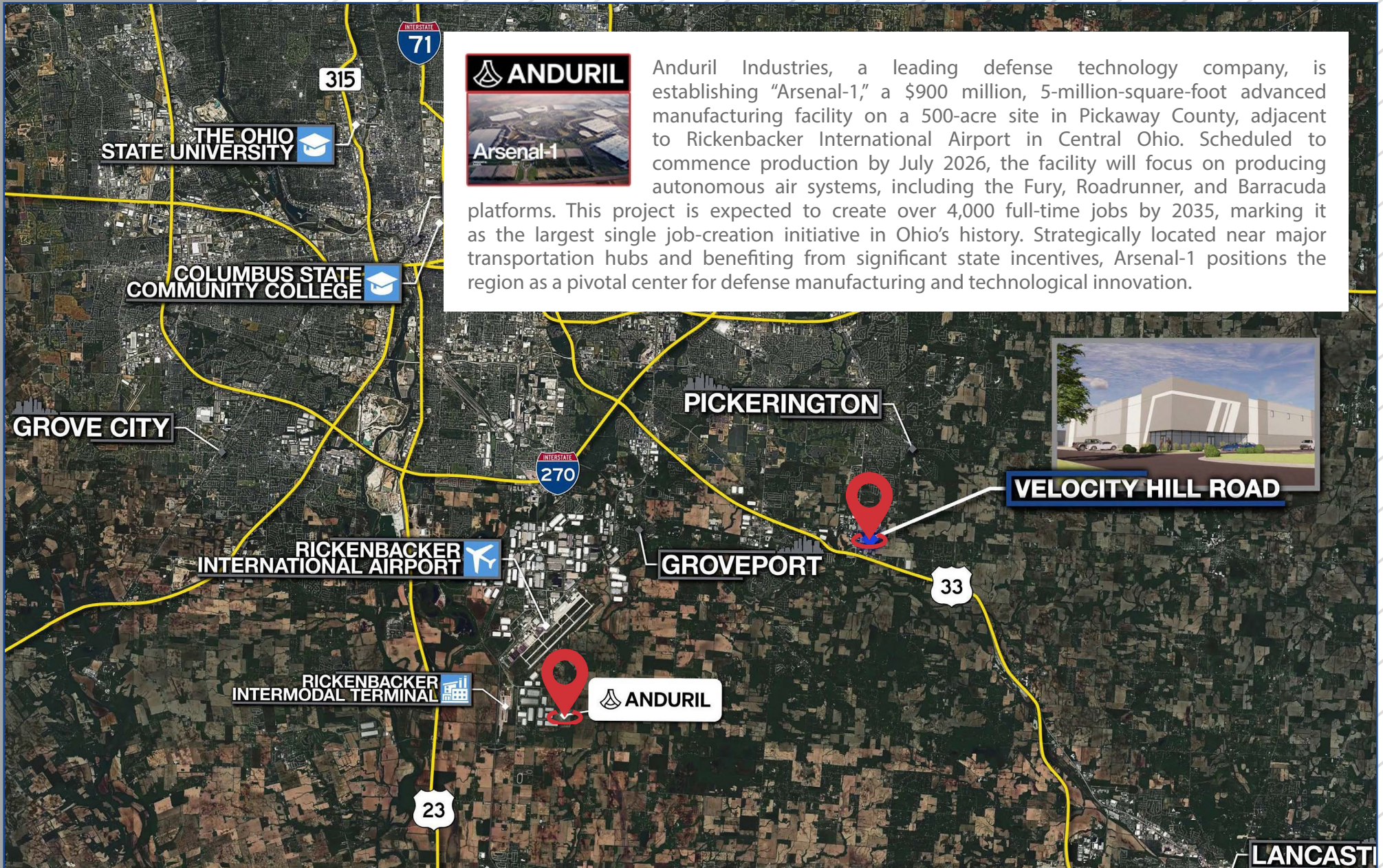




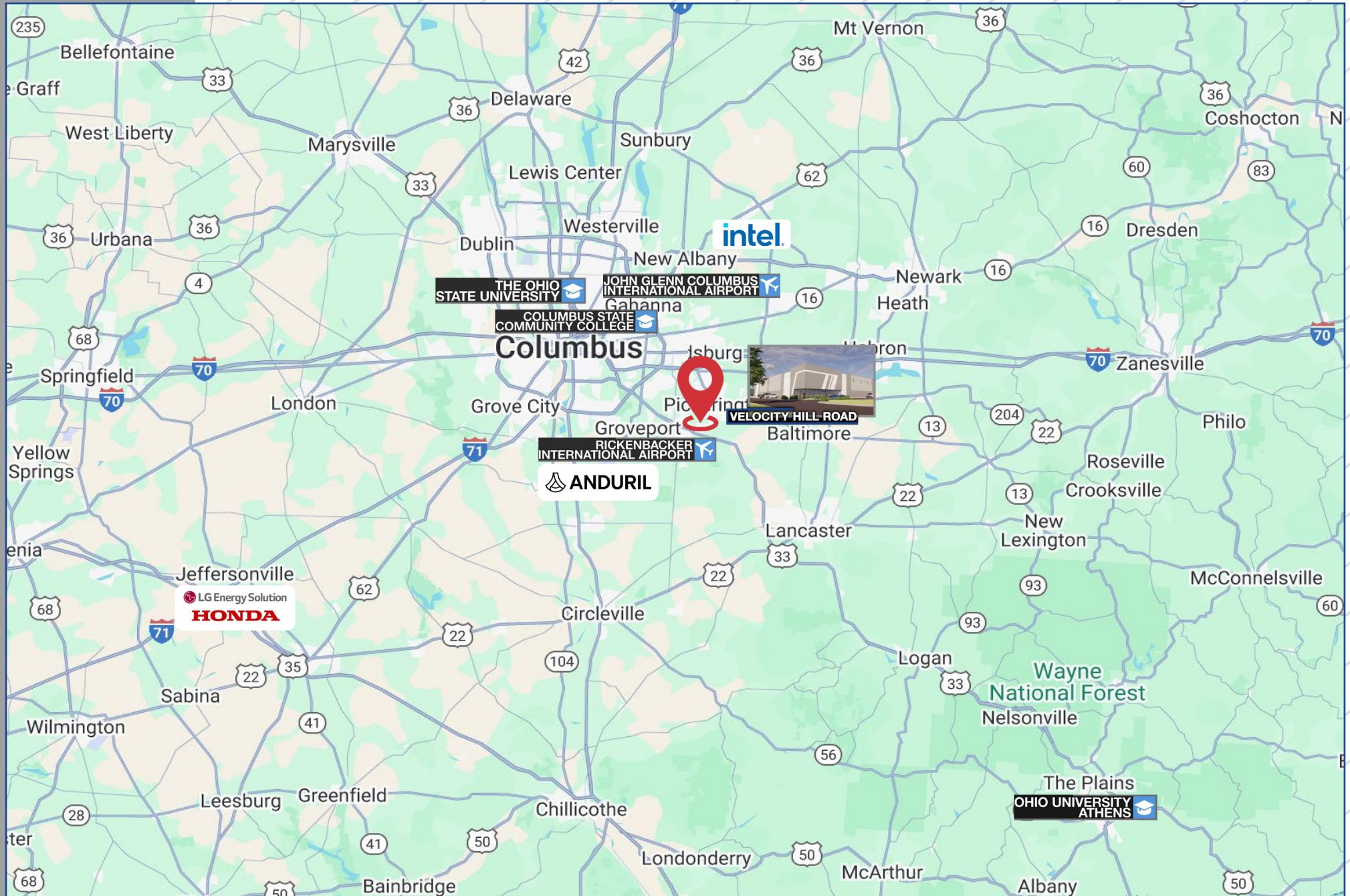
# PROXIMITY TO ANDURIL'S ARSENAL-1



Anduril Industries, a leading defense technology company, is establishing "Arsenal-1," a \$900 million, 5-million-square-foot advanced manufacturing facility on a 500-acre site in Pickaway County, adjacent to Rickenbacker International Airport in Central Ohio. Scheduled to commence production by July 2026, the facility will focus on producing autonomous air systems, including the Fury, Roadrunner, and Barracuda platforms. This project is expected to create over 4,000 full-time jobs by 2035, marking it as the largest single job-creation initiative in Ohio's history. Strategically located near major transportation hubs and benefiting from significant state incentives, Arsenal-1 positions the region as a pivotal center for defense manufacturing and technological innovation.

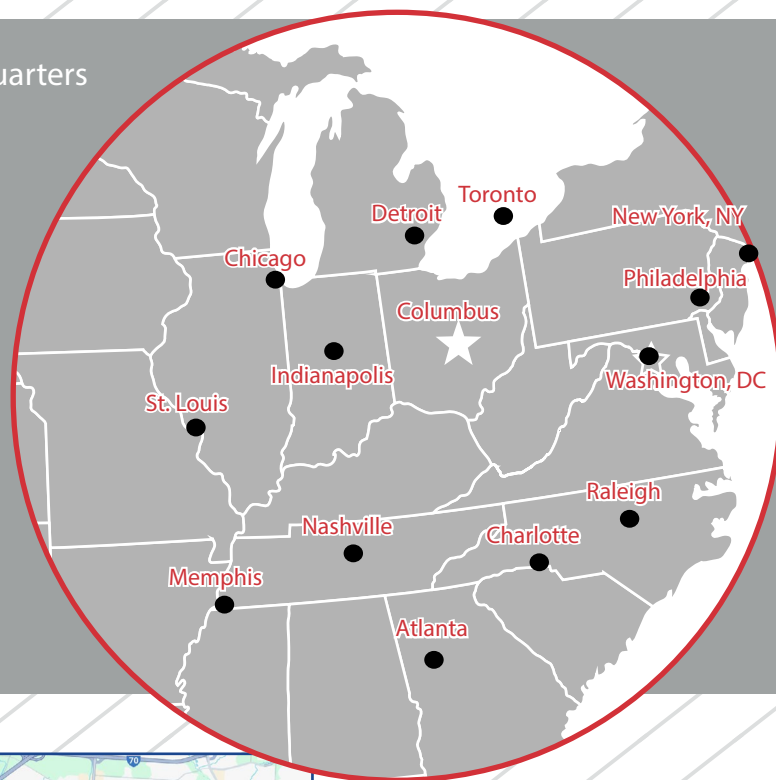








Within a day's drive, you can reach an estimated 151 million people and 42,100 headquarters or 46% of the country's population base and 48% of headquarter operations.



CHICAGO, IL

**377 Miles**

WASHINGTON, DC

**389 Miles**

TORONTO, ON, CANADA

**443 Miles**

ST. LOUIS, MO

**438 Miles**

NEW YORK, NY

**528 Miles**

ATLANTA, GA

**579 Miles**

SITE TO RICKENBACKER

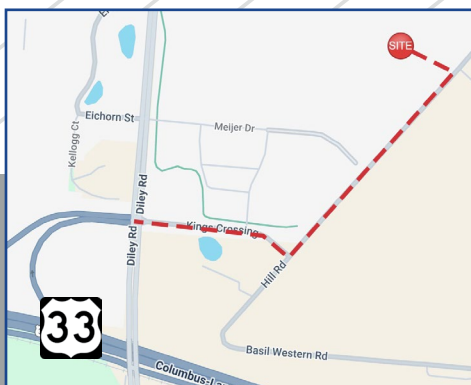
**11 Miles**

SITE TO ANDURIL'S ARSENAL-1

**14 Miles**

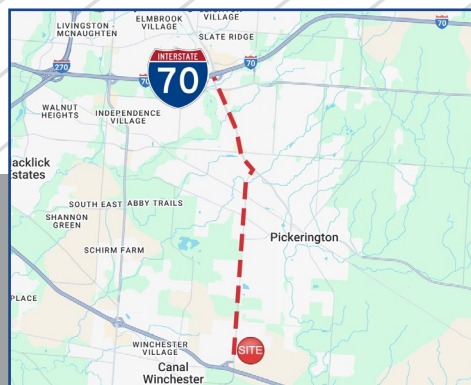
SITE TO INTEL CAMPUS

**20 Miles**



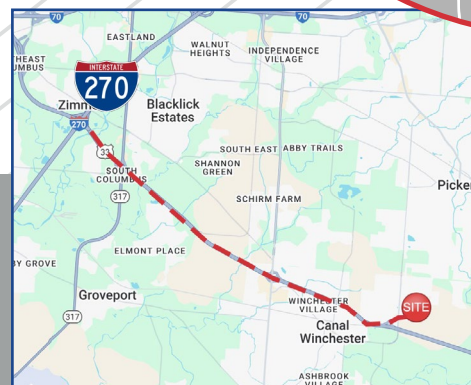
SITE TO US-33

**0.7 Miles**



SITE TO I-70

**6.9 Miles**

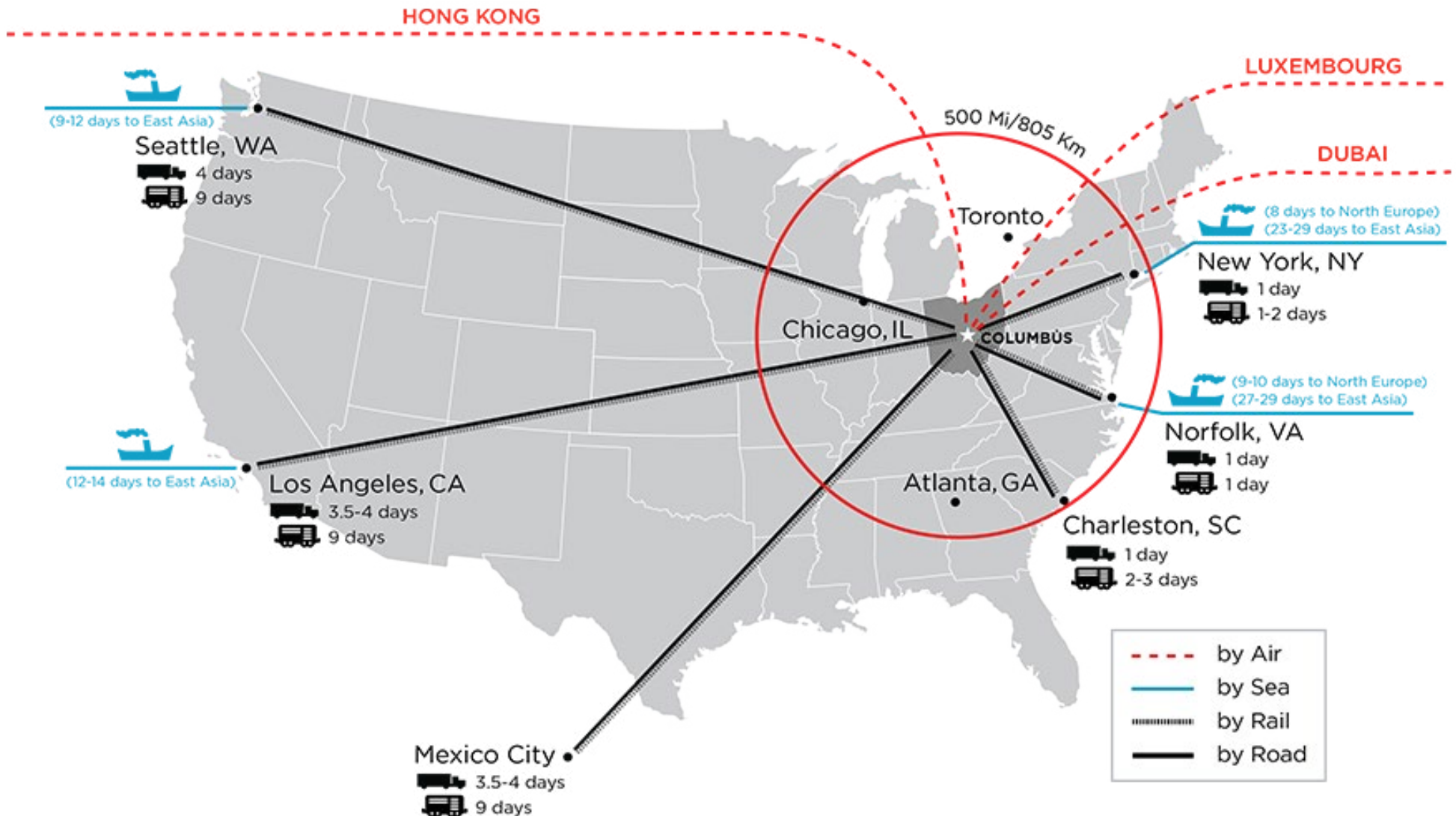


SITE TO I-270

**8.1 Miles**



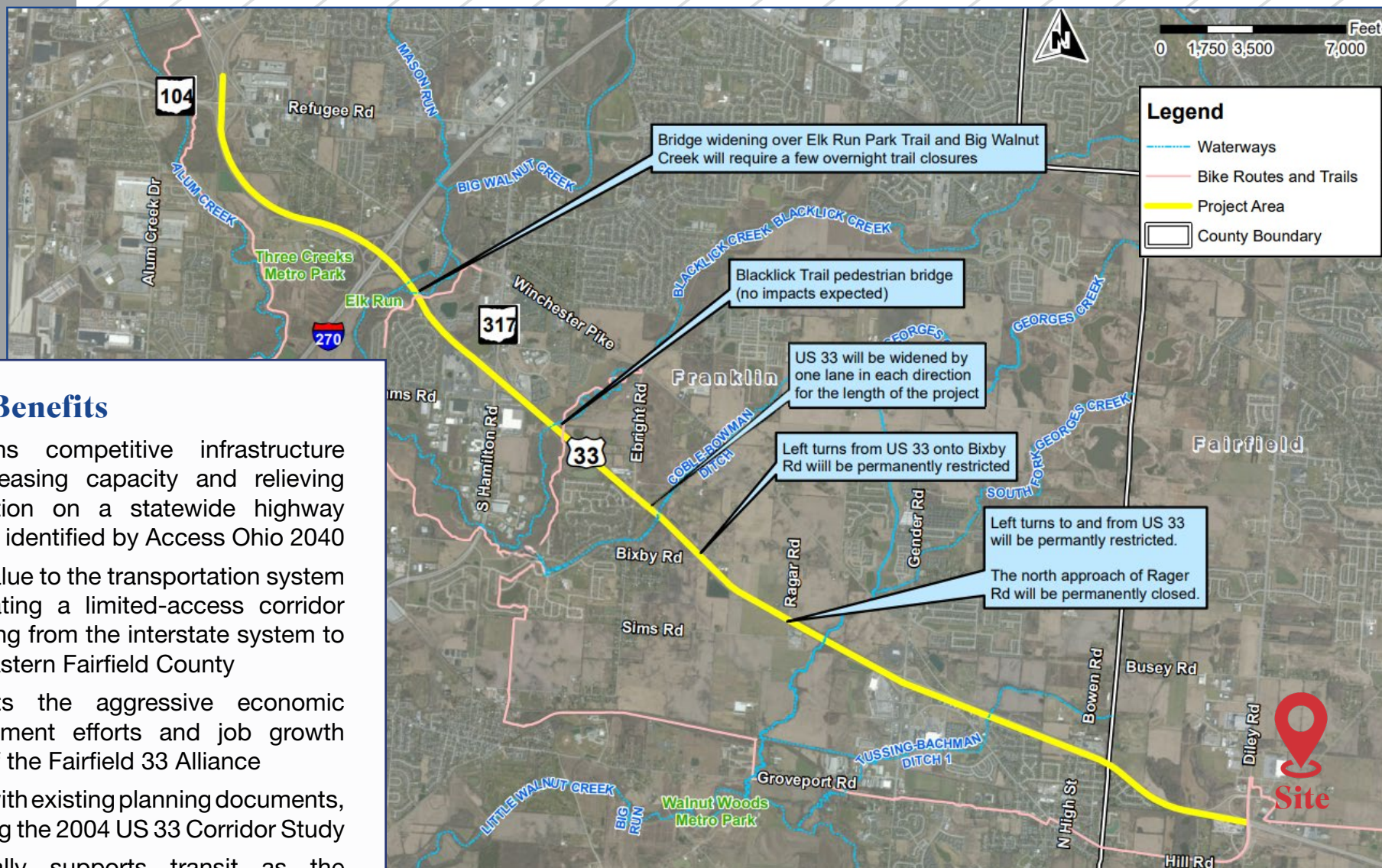
The Columbus Region is a global logistics hub that supports some of the world's largest brands and top logistics service providers, making it a critical link in industrial and consumer supply chains. The Region's location gives companies access to more of the U.S. population and employment base than any other major metro, providing unmatched accessibility.





## Project Benefits

- Maintains competitive infrastructure by increasing capacity and relieving congestion on a statewide highway corridor identified by Access Ohio 2040
- Adds value to the transportation system by creating a limited-access corridor extending from the interstate system to southeastern Fairfield County
- Supports the aggressive economic development efforts and job growth goals of the Fairfield 33 Alliance
- Aligns with existing planning documents, including the 2004 US 33 Corridor Study
- Potentially supports transit as the corridor could be utilized for additional workforce access transit service between Columbus and Lancaster



**CURRENT STATUS:** In Feasibility Study  
**EXPECTED CONSTRUCTION START:** Summer 2026  
**EXPECTED COMPLETION:** Fall 2028



Within 30 Minutes, there are over 52,622 residents employed in either transportation, material moving or production occupations.

## Columbus Metro Unemployment

4.6%

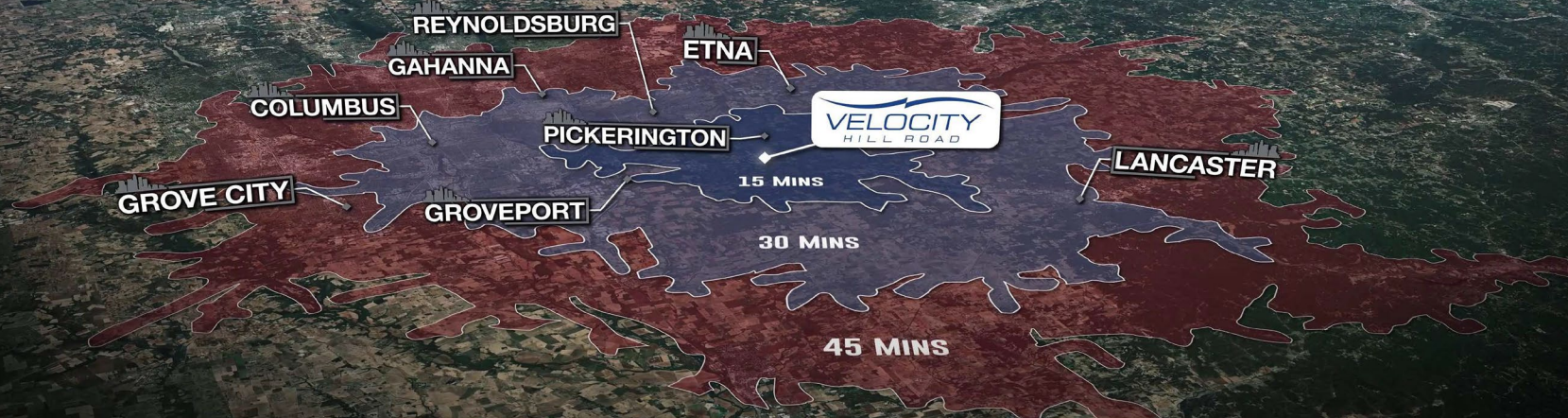
## YoY Job Growth

1.1%

## Population Growth

25.7%

\*since 2010



**15** mins

Population 118,335

Labor Force 91,038

Production/Transport/Material Moving 8,190

**30** mins

Population 767,040

Labor Force 609,220

Production/Transport/Material Moving 52,878

**45** mins

Population 1,668,345

Labor Force 1,326,768

Production/Transport/Material Moving 114,933





Canal Winchester is a picturesque suburban city located about 13 miles southeast of downtown Columbus, spanning both Franklin and Fairfield counties. Founded in 1828 with the construction of the Ohio & Erie Canal, the city quickly became a key transportation hub, a legacy that continues today with excellent connectivity via US-33 and nearby access to I-270 and I-70.

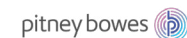
Modern-day Canal Winchester benefits from well-maintained infrastructure, reliable public utilities, and proximity to Rickenbacker International Airport, making it attractive to both residents and businesses. The city seamlessly blends its historic charm with strategic accessibility, offering a strong foundation for growth and quality living.



## Demographics

Residents	10,084
Median Age	41.9
Households	3,796
Median Household Income	\$140,152

## Notable Employers





NEW DEVELOPMENT | FOR LEASE | BUILD-TO-SUIT OPPORTUNITY



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**VELOCITY**  
HILL ROAD

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Canal Winchester, OH 43110

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