

SILICON HEARTLAND INNOVATION PARK

BUILDING 10

Leased by
 JLL®



Speculative or BTS |
Master-Planned Development

Developed by

**LINCOLN
PROPERTY
COMPANY**

126,048 SF

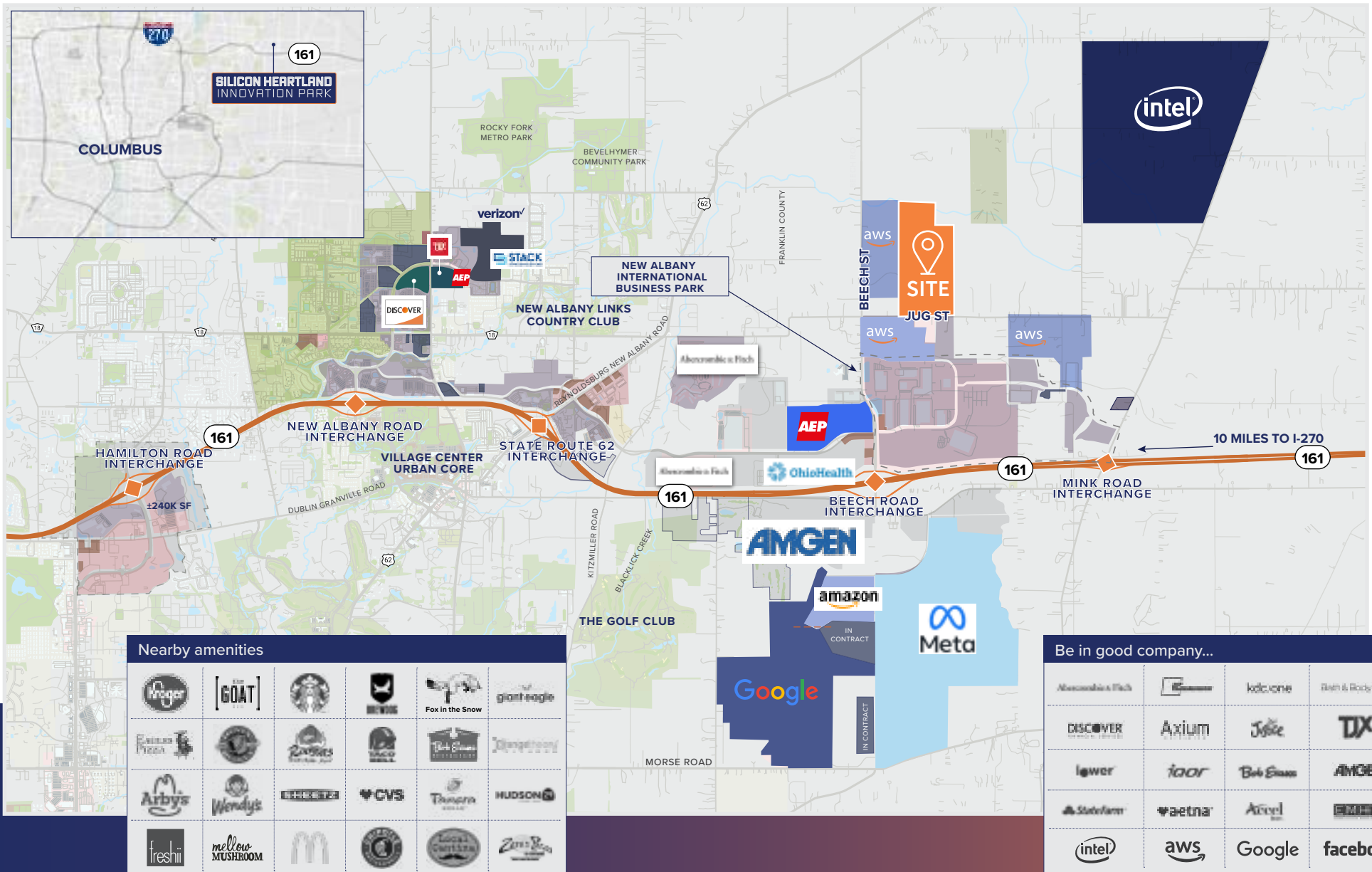
Horizon Court | New Albany, Ohio



PROPERTY VIDEO

MAJOR EMPLOYERS IN NEW ALBANY

Site strategically located with access to four interchanges.



Nearby amenities

Be in good company...

CAMPUS PLAN

Industrial facilities available on a speculative or build-to-suit basis in this shovel ready fully entitled development.



SPECIFICATIONS



SIZE:

Industrial 177,031 -
1,000,000 s.f. on 143 acres



CURRENT ZONING:

General Employment



INFRASTRUCTURE:

All utilities
Recently expanded Jug Street



TAX ABATEMENT:

15 year 100% tax
abatement available



TRANSMISSION LINES:

Site served by AEP dual
345 & 138 KV lines &
adjacent sub station

BUILDING TEN SITE PLAN



Building Size	177,031 SF
Available SF	126,048 SF
Parcel Size	15.777
Office SF	2,057
Building Dimensions	250'-0" x 700'-0"
Column Spacing	50' x 50'
Clear Height	32'-0"

Roof	TPO
Grade Level Doors	2
Total Dock Doors	18 (9 with levelers)
Future Dock Doors	13 (31 total positions)
Fire Suppression	ESFR
Total Court Depth	130'
Warehouse Lighting	LED 25 FC

Power	1200 Amps @ 480v; 3 Phase
Auto Parking	177
Future Auto Parking	32 (209 total)
Trailer Parking	45
Future Trailer Parking	20 (65 total)
Zoning	GE general employment
Tax Abatement	15-year, 100% available

LABOR AND ACCESS

DEMOGRAPHICS

LOCATED IN THE REGION'S



#2

Most Educated Community

- Columbus Business First



POPULATION OF

1.4M

Within a 30-minute Drive



12,267

Total Employees



454

Total Businesses



3,412

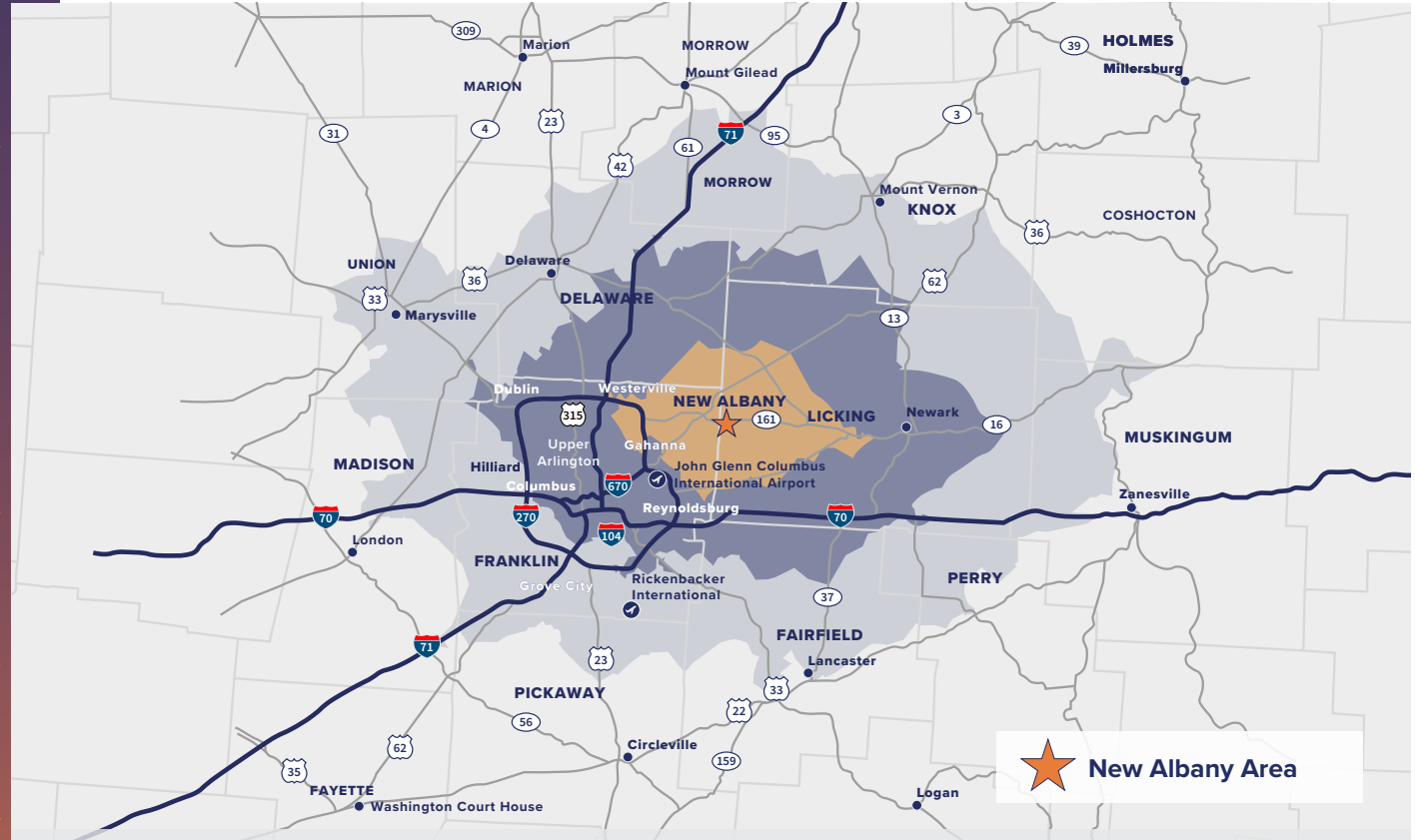
Households



\$166,580

Median Household Income

A 30 minute drivetime reaches a majority of Franklin County and Licking County, as well as a significant portion of Delaware County.



New Albany Area

15 MINUTES	30 MINUTES	45 MINUTES
187,023 POPULATION	1,312,931 POPULATION	1,897,103 POPULATION
107,151 EMPLOYED POPULATION	713,513 EMPLOYED POPULATION	1,013,647 EMPLOYED POPULATION
5,258 TRANSPORTATION / MOVING	36,320 TRANSPORTATION / MOVING	58,077 TRANSPORTATION / MOVING

UNRIVALED ACCESS



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