

# Multi-Use Development Site Available

## Property Address:

14305 Broad Street  
Pataskala, Ohio 43068

## Submitted By:

Corey M Hoover

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[Corey\\_hoover@sbcglobal.net](mailto:Corey_hoover@sbcglobal.net)

and

DJ Falcoski

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**RE/MAX**  
COMMERCIAL

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

## Offering Terms

**Price** \$7,000,000.00

## Building Summary

**Property Type** Multi Use  
**Location** 14305 Broad Street  
Pataskala, Ohio 43062

**Parcel #** 063-143604  
063-141306  
063-141930  
063-147552  
063-147366  
063-147372

The site consists of **6** buildings total;  
**2** industrial buildings, **2** office buildings,  
and **2** Multi-Family buildings.

**Property Size:** 20 Acres (approx.)

## Offer Procedure

Partners choosing to submit a proposal on the package are to submit a non-binding Letter of Intent. The terms shall require:

- Proposal description
- Entitlements times frames.
- Financing plan.
- Description of the debt/equity structure.

Offers should be delivered to the attention of:

**Corey M. Hoover**  
[corey\\_hoover@sbcglobal.net](mailto:corey_hoover@sbcglobal.net)

Cell | 614-787-4252 |  
and/or

**DJ Falcoski**  
Cell | 614-774-2573 |

[dj@djfalcoski.com](mailto:dj@djfalcoski.com)

## Location Overview

The property is located at, 14305 E Broad Street, Pataskala, Ohio 43062. The site is approximately 20 acre, Multi Use Development Site, Zoned General Business. The property is well located in Licking County in central Ohio. It is in an industrial area, neighboring other commercial businesses.

It is only a few miles to 270, 70 and 161. Its is a mere 6.8 miles, 13 minutes to I-40, and only 8.3 miles, 14 minutes to I-70. With its close proximity to several major projects, this site is ready for new opportunity.

The City of Pataskala is committed to expanding its commercial and industrial tax base to secure a strong financial foundation for the community. Pataskala offers a wide range of incentives to encourage investment in the community. This area is ideal for multi-use development.

The site is large enough to accommodate one or more business opportunities. This is a unique opportunity to join the Pataskala community in this quality standalone asset located in Licking County.

# Aerial Property Map

14305 E Broad St

**14305 Broad Street  
Pataskala, Ohio 43062**

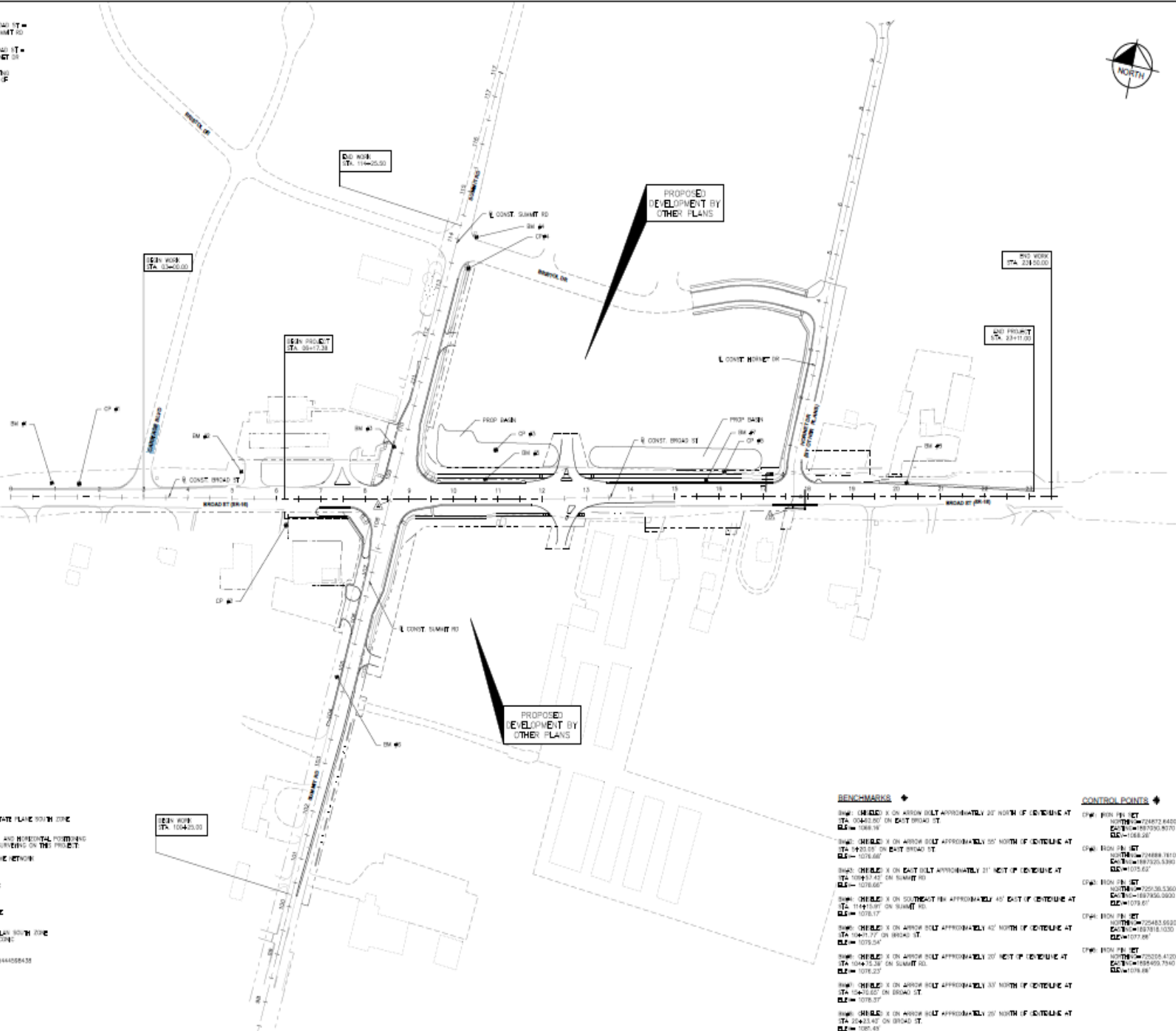
The outline illustrated in this image is not meant to represent the actual property boundaries.

Image © 2024 Airbus

▲ STA 0948.33 E CONST BROAD ST =  
 STA 1044.16 E CONST SUMMIT RD  
 ▲ STA 1947.71 E CONST BROAD ST =  
 STA 0440.00 E CONST SUMMIT RD  
 NO WEST 3 AND WEST 4 FOR EXISTING  
 (ELEVATION AND PROFILE) TABLES IF  
 CONSTRUCTION IS ALTERNATE



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**SURVEY PARAMETERS**  
 DATE OF REPORT: 07/20/24  
 DATUM: NAD83  
 THE FOLLOWING POINTS, POSITIONS, AND HORIZONTAL POSITIONS  
 PARAMETERS WERE USED FOR ALL SURVEYS ON THIS PROJECT:  
 POSITIONING METHOD: GNSS REAL TIME NETWORK  
 MONUMENT TYPE: TYPICAL  
 HORIZONTAL POSITIONS: SPHEROIDAL  
 HORIZONTAL DATUM: NAD83  
 HORIZONTAL POSITIONS: SPHEROIDAL  
 HORIZONTAL DATUM: NAD83  
 ELEVATION DATUM: NAVD83  
 ELEVATION POSITIONS: SPHEROIDAL  
 ELEVATION DATUM: NAVD83  
 VERTICAL DATUM: NAVD83  
 VERTICAL POSITIONS: SPHEROIDAL  
 VERTICAL DATUM: NAVD83  
 PROJECT SCALE FACTOR: 1.0000444588435

**BENCHMARKS**

BM#1: CHIEFLY X ON ARROW BOLT APPROXIMATELY 20' NORTH OF CENTERLINE AT STA 0440.00' ON EAST BROAD ST ELEVATION = 1078.36'	BM#2: CHIEFLY X ON ARROW BOLT APPROXIMATELY 55' NORTH OF CENTERLINE AT STA 0423.00' ON EAST BROAD ST ELEVATION = 1078.68'	BM#3: CHIEFLY X ON EAST BOLT APPROXIMATELY 21' WEST OF CENTERLINE AT STA 1044.16' ON SUMMIT RD ELEVATION = 1078.66'	BM#4: CHIEFLY X ON SOUTH BOLT APPROXIMATELY 45' EAST OF CENTERLINE AT STA 1144.00' ON SUMMIT RD ELEVATION = 1078.17'	BM#5: CHIEFLY X ON ARROW BOLT APPROXIMATELY 42' NORTH OF CENTERLINE AT STA 1947.71' ON BROAD ST ELEVATION = 1079.54'	BM#6: CHIEFLY X ON ARROW BOLT APPROXIMATELY 20' WEST OF CENTERLINE AT STA 1044.16' ON SUMMIT RD ELEVATION = 1078.23'	BM#7: CHIEFLY X ON ARROW BOLT APPROXIMATELY 33' NORTH OF CENTERLINE AT STA 0440.00' ON BROAD ST ELEVATION = 1078.37'	BM#8: CHIEFLY X ON ARROW BOLT APPROXIMATELY 20' NORTH OF CENTERLINE AT STA 23.47' ON BROAD ST ELEVATION = 1081.43'
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**CONTROL POINTS**

CP#1: BORN FIELD NORTHING = 724872.8420 EASTING = 107020.8070 ELEVATION = 1088.26'	CP#2: BORN FIELD NORTHING = 724888.7810 EASTING = 107020.5390 ELEVATION = 1075.63'	CP#3: BORN FIELD NORTHING = 725138.3360 EASTING = 107020.3690 ELEVATION = 1079.61'	CP#4: BORN FIELD NORTHING = 72483.6620 EASTING = 107018.0330 ELEVATION = 1077.26'	CP#5: BORN FIELD NORTHING = 72025.4120 EASTING = 106949.7340 ELEVATION = 1078.26'
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SCHEMATIC PLAN

KIMBLE HORN  
 DESIGNER: GTG  
 REVIEWER: BWG  
 PROJECT: N/A  
 SHEET TOTAL: 2 / 83

## Property Images



The property has utilities at site along with seven curb cuts total, 4 on Broad Street and 3 on Summit.



## Available Parking Area



There is ample parking areas to accommodate both large and small vehicles.

There is sufficient space for large trucks to enter the property, turn around, load, and unload.

The parking and/or stockpiling areas can be expanded to accommodate demand.





## Exterior Building Views

6,000 sqft CMU multi use shop/warehouse building, office, and drive thru, 14' clear height, two 13' driving in doors, and exterior dock.



2,400 sqft metal, truck shop/warehouse with office, mezzanine, parts room, 14' clear, two 13' drive in doors and access to exterior dock.



## Exterior Building Views



216 ± sqft economy sized office space for cost-effective and flexible minded firm.

800 ± sqft of modest office space for the company with frontage and with adequate parking.





**14305 Broad Street  
Pataskala, Ohio 43062**

- Minutes in Drive Time  
From 14305 E Broad Street**
1. Google – 13
  2. Facebook – 13
  3. Amazon – 12
  4. New Albany Data Center - 20
  5. Abercrombie & Fitch – 17
  6. intel – 13
  7. New Albany Country Club – 19
  8. Etna Corporation Park – 8
  9. Buckeye Lake - 26
  10. Columbus John Glenn Airport – 21
  11. Amazon Fulfillment Center - 8  
CMH1  
CMH7

Columbus  
John Glenn  
Airport

10

11  
CMH 7

5

6

3

4

7

1

2

8

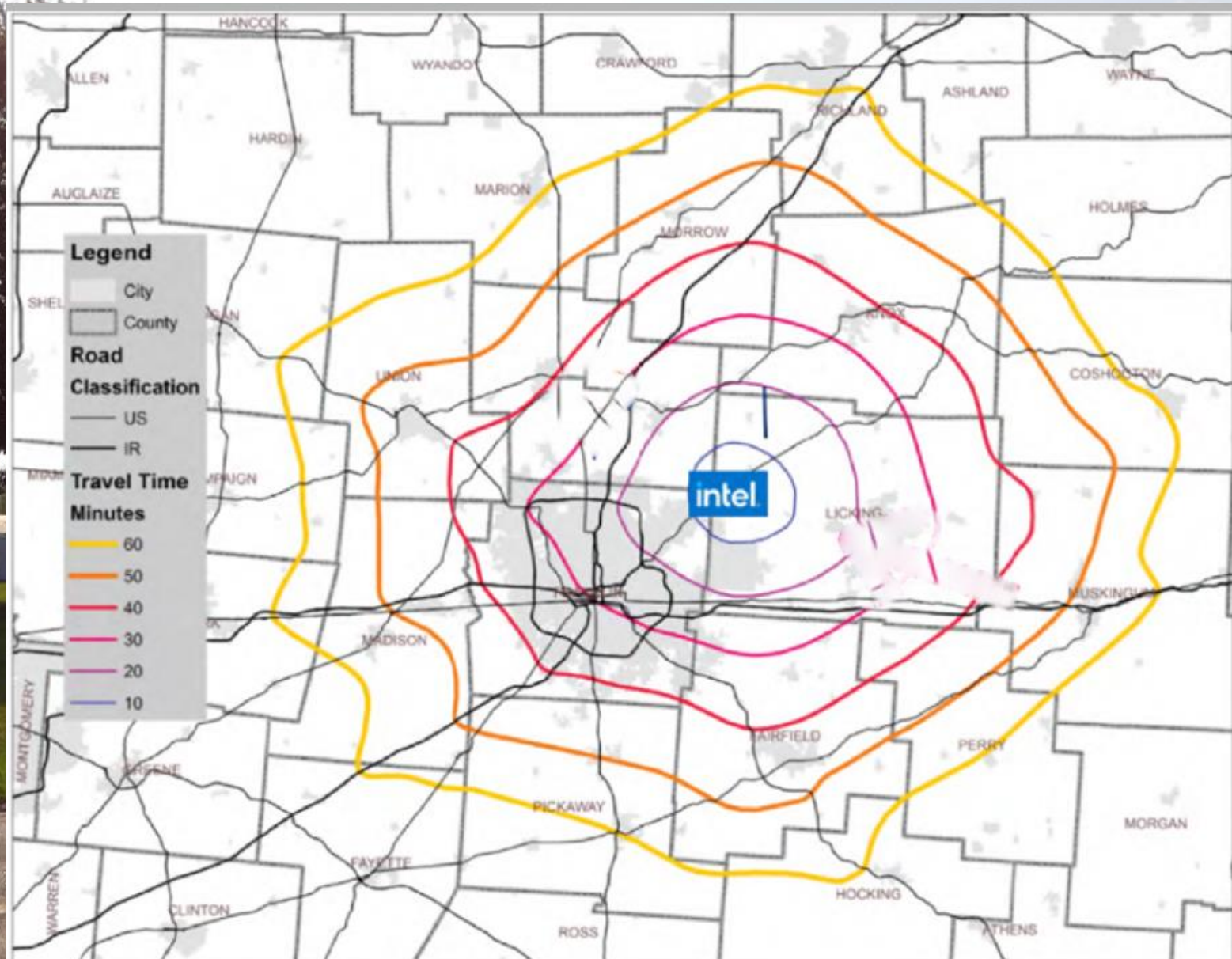
11  
CMH 1

9



11

# Drive Time Estimator



# Commerce Area Coverage

**This illustration shows the commerce area coverage within 500 mile radius of Columbus, OH.**

## 500 Mile Radius

Columbus enjoys one of the best locations in the entire United States. Columbus is at the crossroads of interstate highways I-70 and I-71, connecting to the Interstate grid. The area has more than 140 trucking companies, 30 offering nationwide service. More than 15,000 truck movements originate or terminate daily in Greater Columbus. Greater Columbus is within a one-day truck drive or one-hour flight of:

- 41% of U.S. Population
- 80% of U.S. Corporate Headquarters
- 43% of U.S. manufacturing capacity
- 29% of Canadian population



Columbus Economic Development • 150 S. Front St. • Columbus, OH 43215 614.645.8616 [www.columbus.gov](http://www.columbus.gov)

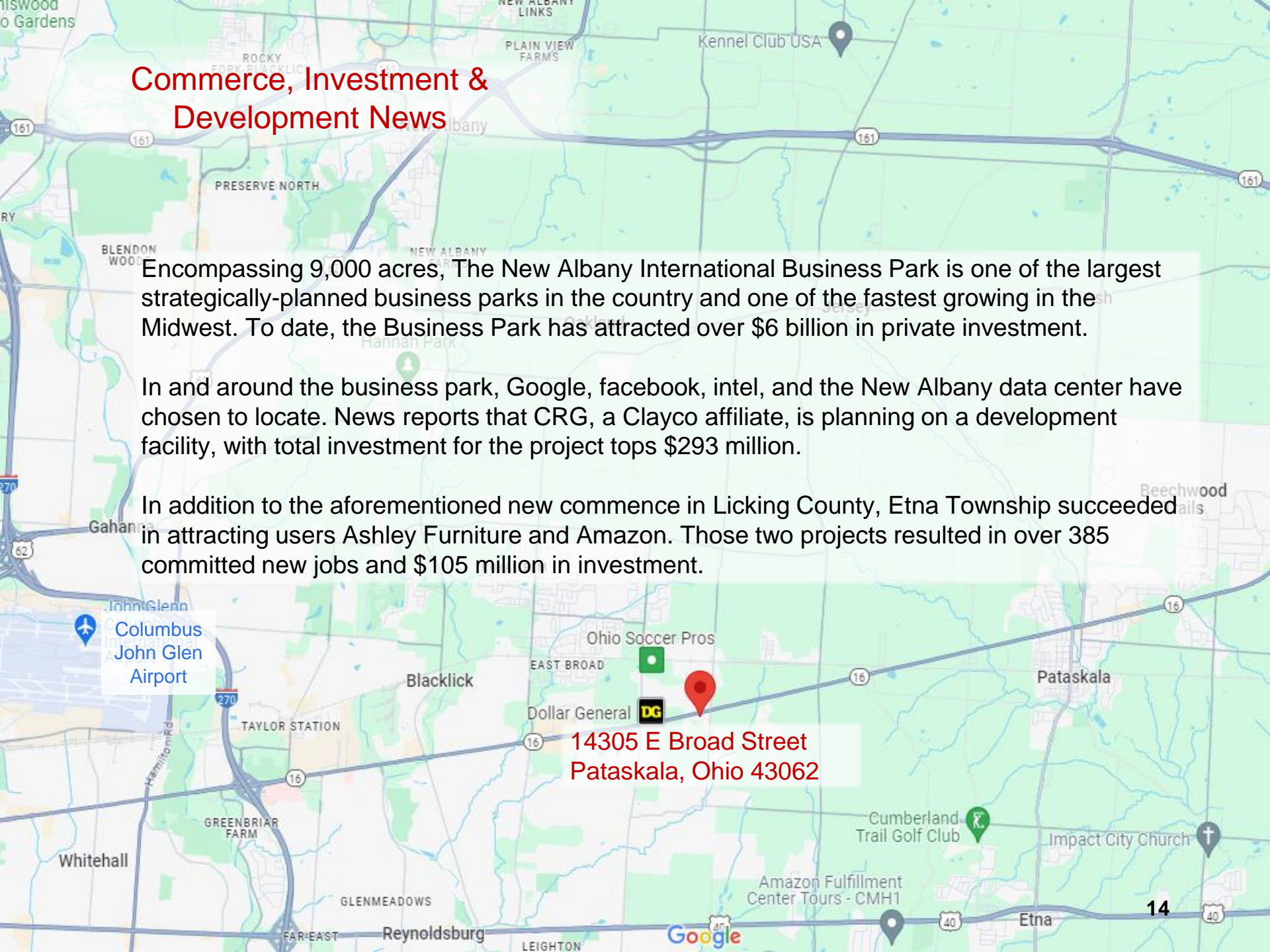
## Commerce, Investment & Development News

Encompassing 9,000 acres, The New Albany International Business Park is one of the largest strategically-planned business parks in the country and one of the fastest growing in the Midwest. To date, the Business Park has attracted over \$6 billion in private investment.

In and around the business park, Google, facebook, intel, and the New Albany data center have chosen to locate. News reports that CRG, a Clayco affiliate, is planning on a development facility, with total investment for the project tops \$293 million.

In addition to the aforementioned new commence in Licking County, Etna Township succeeded in attracting users Ashley Furniture and Amazon. Those two projects resulted in over 385 committed new jobs and \$105 million in investment.

14305 E Broad Street  
Pataskala, Ohio 43062



# Regional Investment Projects



HQ EXPANSION  
+ 100 JOBS  
+ \$8M PAYROLL



SEMI CONDUCTOR PLANT  
+ 3000 JOBS  
+ \$20B INVESTMENT



BIOTECH  
+ 100 JOBS  
+ \$30M INVESTMENT



HQ EXPANSION  
+ 200 JOBS



PRODUCTION  
+ 150 JOBS  
+ \$13M INVESTMENT



BIOTECH  
+ 225 JOBS  
+ \$200M INVESTMENT



BIOTECH  
+ 263 JOBS  
+ \$132M INVESTMENT



HQ EXPANSION  
+ 240 JOBS

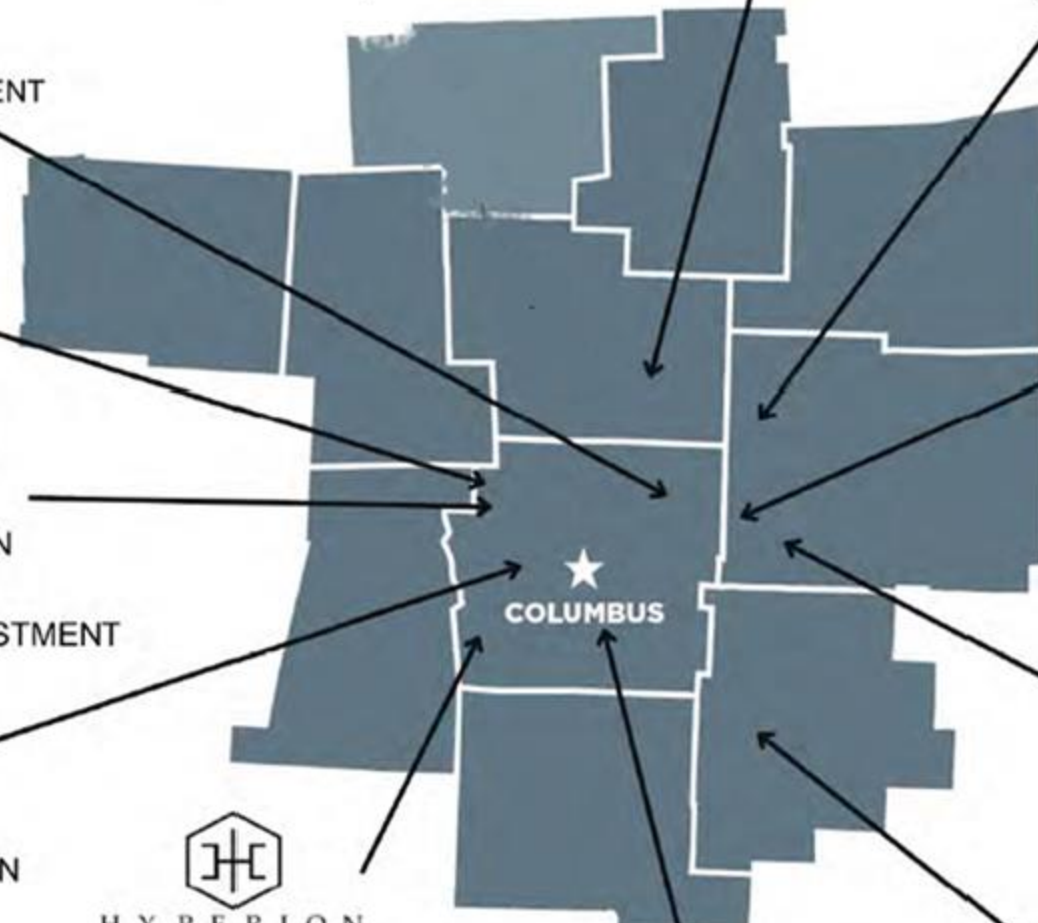


HYPERION  
MANUFACTURING  
+ 650 JOBS  
+ \$225M INVESTMENT

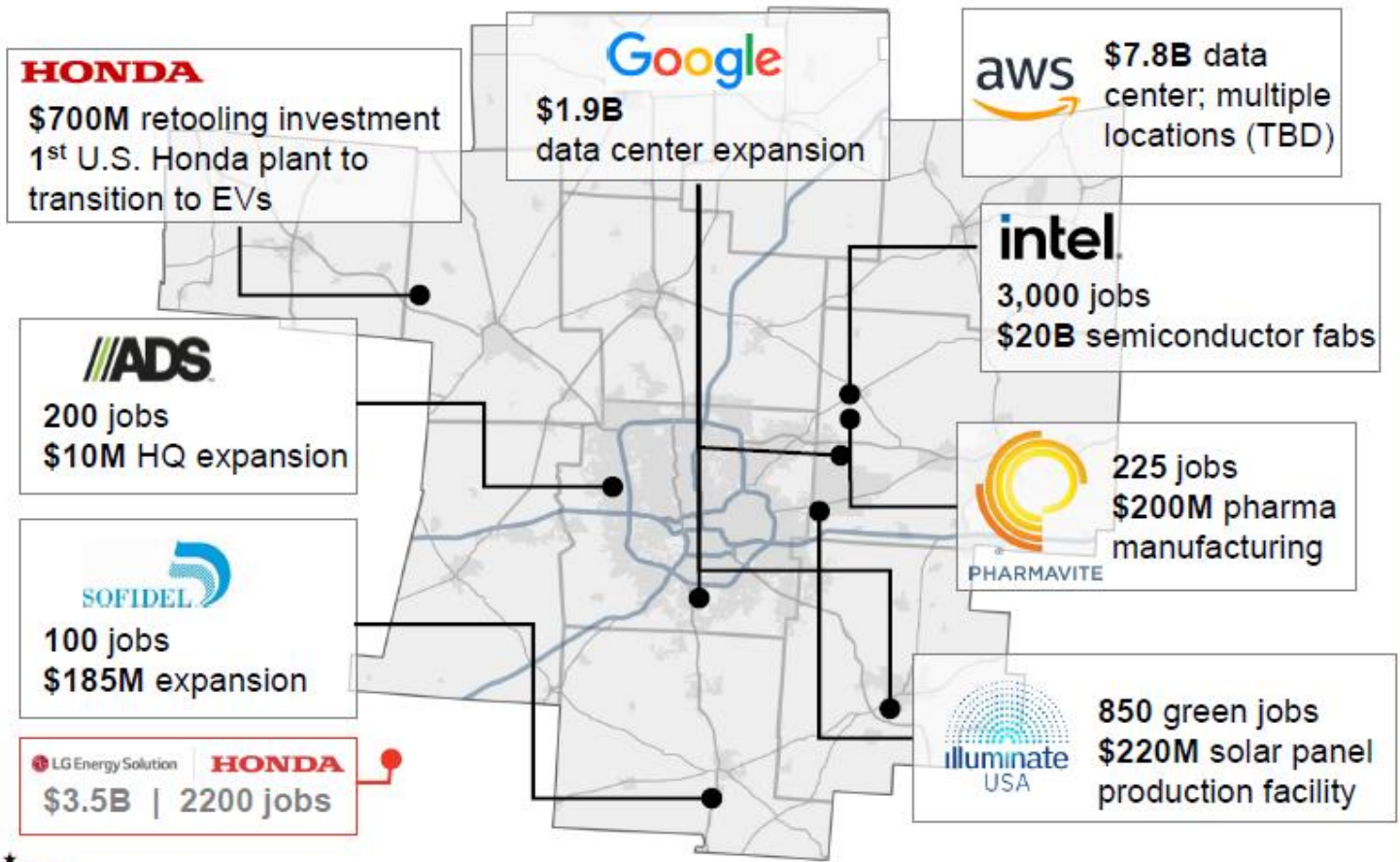
Orveon  
CORPORATE OFFICE  
+ 150 JOBS



MANUFACTURING  
+ 224 JOBS  
+ \$5.9M INVESTMENT



# NOTABLE PROJECTS ANNOUNCED 22/24



12,400+  
New Jobs

\$1.06B+  
New Payroll

\$32B+  
Capital Investment



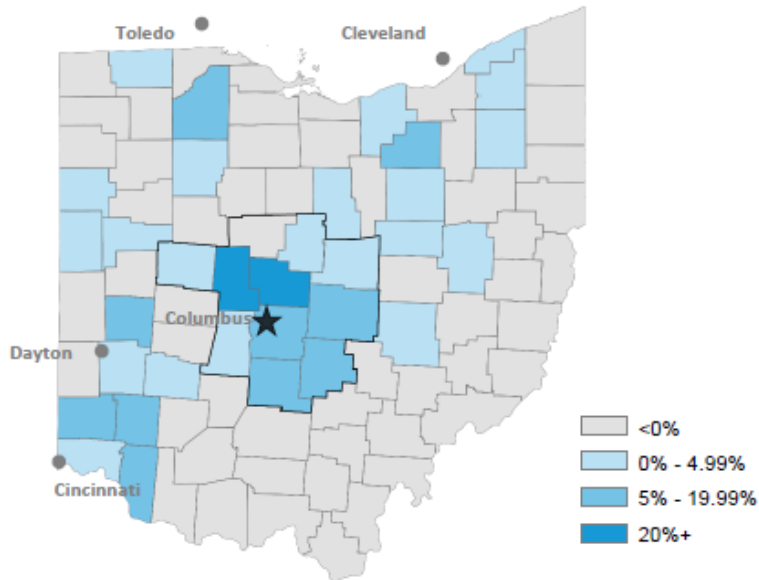
Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – July 31, 2024; One Columbus projects only, does not encompass all market activity.



# COLUMBUS REGION DRIVING OHIO'S GROWTH

All of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties, with the region adding over 218,000 people and the rest of the state collectively losing 13,000.

Population growth by county (2012 - 2022)



- |    |           |       |
|----|-----------|-------|
| #1 | Union     | 26.6% |
| #2 | Delaware  | 24.9% |
| #3 | Warren    | 14.7% |
| #4 | Fairfield | 10.4% |
| #5 | Franklin  | 10.4% |
| #6 | Licking   | 8.1%  |
| #7 | Miami     | 6.9%  |
| #8 | Pickaway  | 6.6%  |

Of the top 10 fastest growing counties in Ohio in the past decade, 6 are in the Columbus Region.

## Property Tours

Interested parties will have the opportunity to visit the properties via pre-scheduled tours. The tours will include access to the buildings and the surrounding property.

We invite you to call to discuss this property. We look forward to hearing from you and will schedule a walk through at your convenience.

**Please do not contact the owner or tenants.** All tours will be coordinated through Corey M. Hoover and/or DJ Falcoski, of Re/Max Commercial.

**Contact Corey and/or DJ to schedule  
a tour at your convenience.**

**Corey M. Hoover**

[corey\\_hoover@sbcglobal.net](mailto:corey_hoover@sbcglobal.net)

**Cell | 614-787-4252**

**and/or**

**DJ Falcoski**

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# Thank you,

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Columbus, Ohio 43219

8/13/2024