

Developed by:
Tenby
PARTNERS



3401 Mill Run Drive, Hilliard, OH 43026

New Development in Hilliard, OH for **Lease or Sale**

Mill Run Innovation Center is an infill new speculative Class A development in the West Submarket of Columbus, offering great access to I-270 and I-70, as well as all points within the Central Ohio region, including The Ohio State University. The building is a total of 130,583 ± square feet and is designed in a manner to accommodate users as small as 26,000 square feet.

The building is set to begin construction in Q1 2025 and deliver in Q3 2025. The building will be outfitted with state-of-the-art amenities; including, ESFR sprinkler system, 32'-35' clear heights, and a rare 15-year, 75% tax abatement. The site also offers build-to-suit options.

Building Specifications

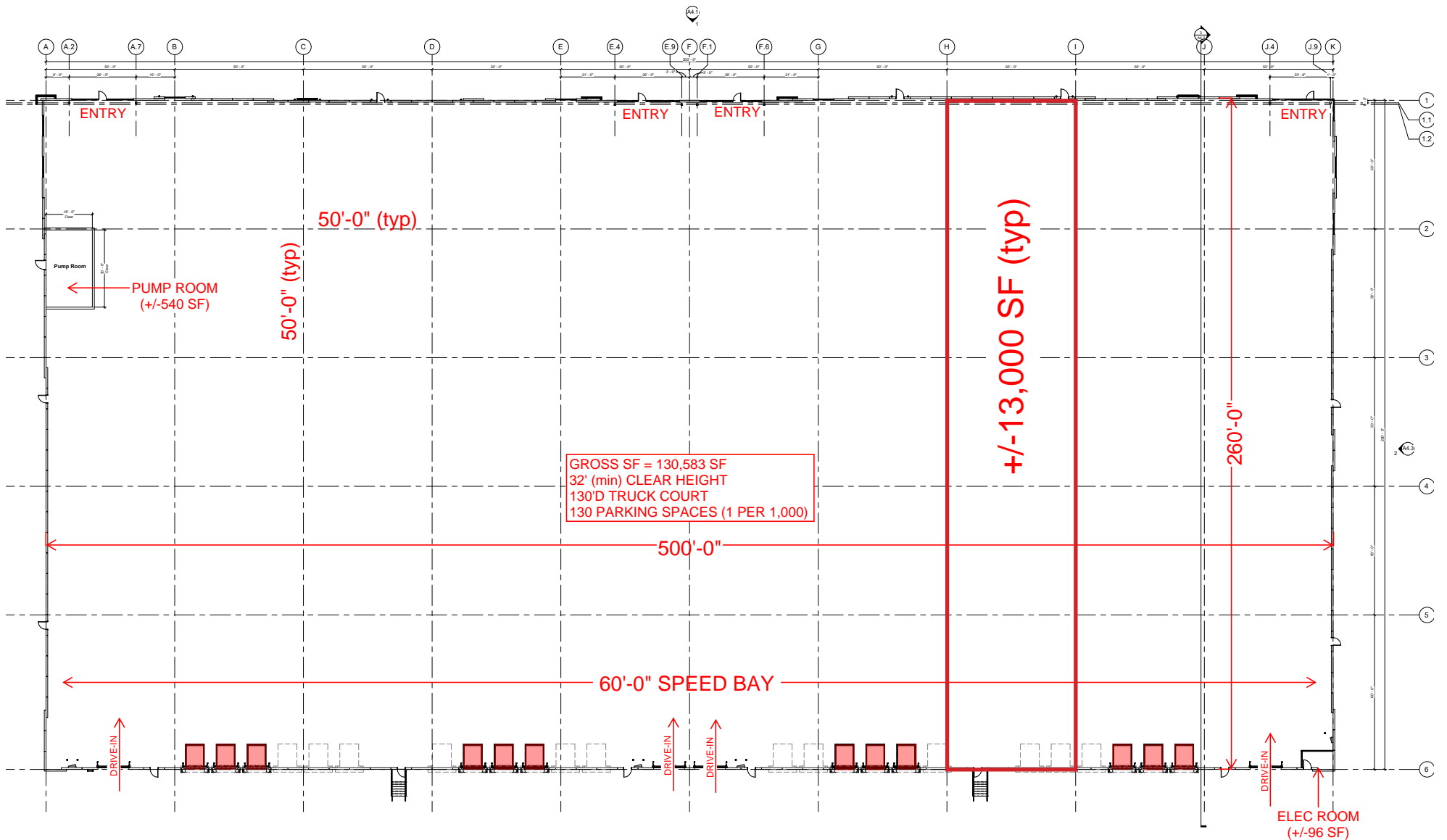


Building Size:	130,583 ± SF	Sprinkler:	ESFR
SF Available:	26,000 - 130,583 ± SF	Lighting:	Highbay LED lighting with motion sensors throughout the warehouse. Office lighting shall be LED, but built to suit in connection with desired office plan.
Site Size:	10.18 ± acres	Electrical Service:	2,000 amps of 480/277 volt 3 phase power
Building Dimensions:	260' deep x 500' long	Incentives:	Proposed 15 year, 75% tax abatement on real property improvements
Office SF:	Build-to-Suit	Tenant Improvement Dollars:	BTS based on tenant's needs
Dock Doors:	12 - 9' x 10' insulated, manually operated overhead doors, fully equipped with 40,000 lb mechanical pit levelers, seals and lights. Ability to add up to another 12 dock doors	Floor Sealer:	Lapidolith concrete hardener and dustproofers
Drive-in Doors:	4 - 12' x 14' insulated and powered overhead doors	Walls:	Insulated pre-cast concrete panels
Parking Spaces:	130 striped car parking spaces	Warehouse Floor:	7" unreinforced concrete floors
Clear Height:	32' - 35'	Truck Court:	135' truck court with heavy duty asphalt & 60' concrete apron
Column Spacing:	50' x 50' with a 50 x 60' speed bay	Zoning:	Planned Unit Development (PUD) (allows for industrial uses, manufacturing, distribution, office and other professional services)
Roof:	45 mil TPO roof with R-20 insulation plus external gutters and downspouts	Net Lease Rate:	Market Rents
Bay Size:	13,000 ± SF	Sale Price:	Negotiable
Warehouse Heating:	Make up Air	Estimated Operating Expenses:	\$1.10/SF
Utilities:	Electric - AEP, Gas - Columbia Gas, Water - City of Columbus	Estimated Start Date:	Q1 2025
County:	Franklin	Estimated Delivery Date:	Q3 2025

Site Overview



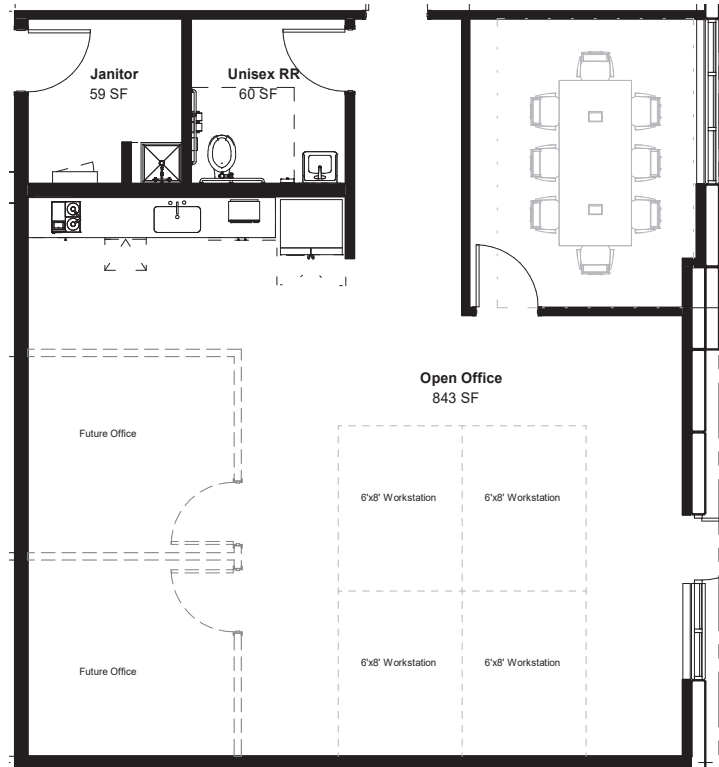
Floor Plan



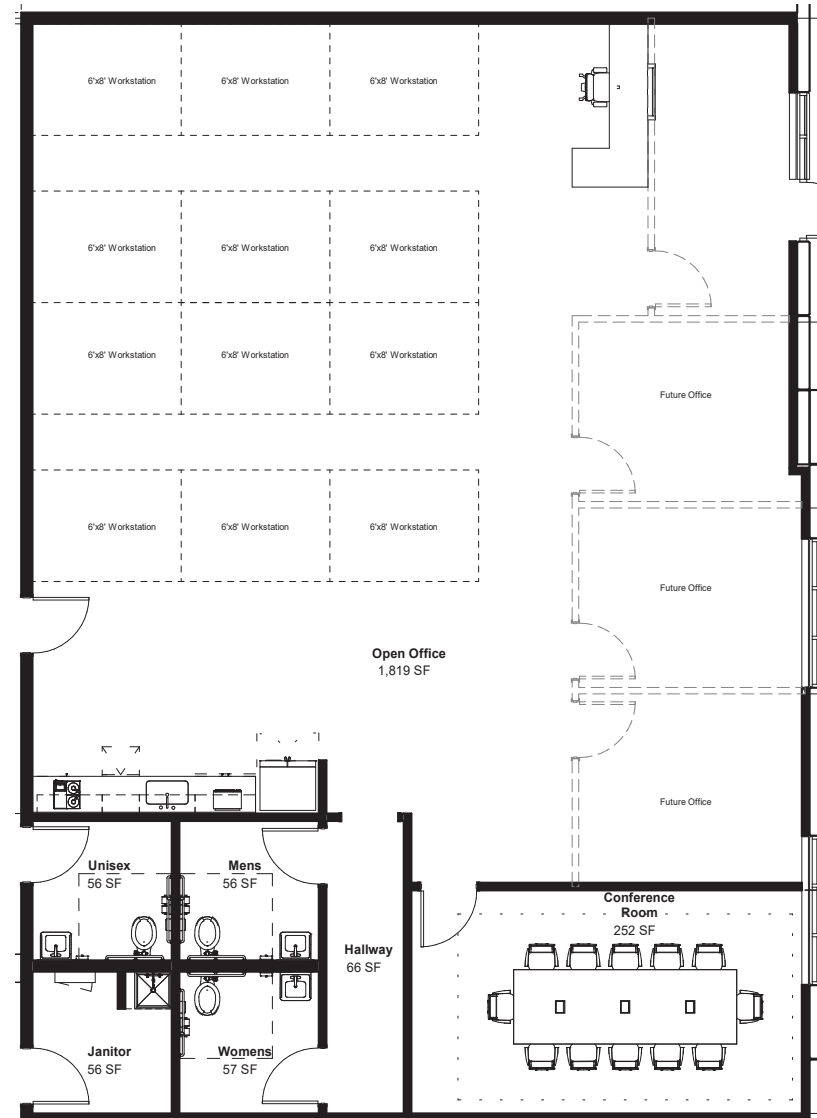
Spec Office Layout Options



Spec office option #1
1,200 SF office



Spec office option #2
2,500 SF office



*These are just two possible options for reference and are not limited to these two layouts - we welcome and encourage conversation on other possible configurations

Drive Times



Highway Access

I-270 Interchange
4 minutes
1.2 miles



Highway Access

I-70 Interchange
8 minutes
5.1 miles



Highway Access

Access to US-33
5 minutes
1.8 miles



Columbus

Downtown Columbus
18 minutes
10.9 miles



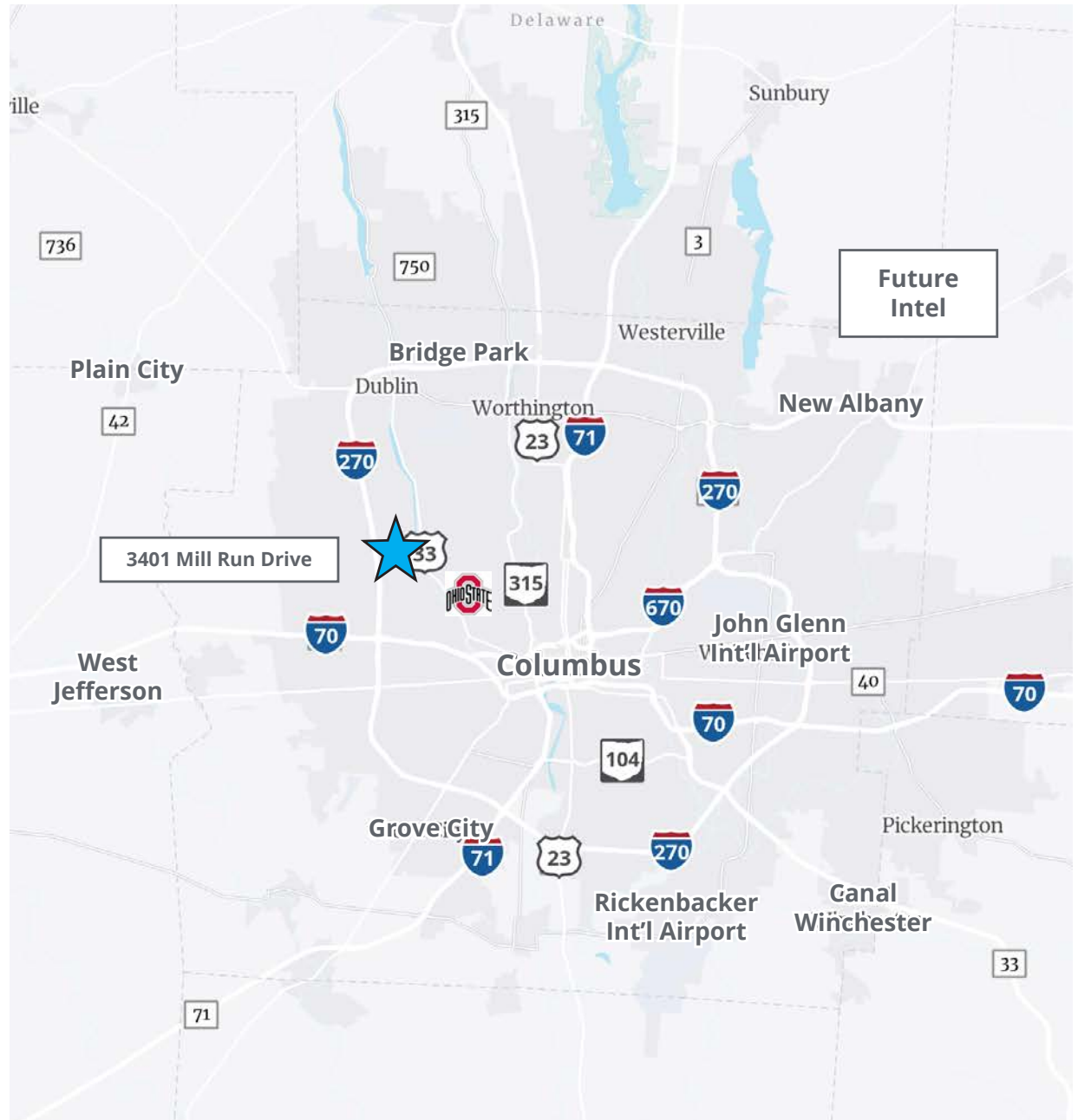
Airport

John Glenn Int'l Airport
22 minutes
15.7 miles

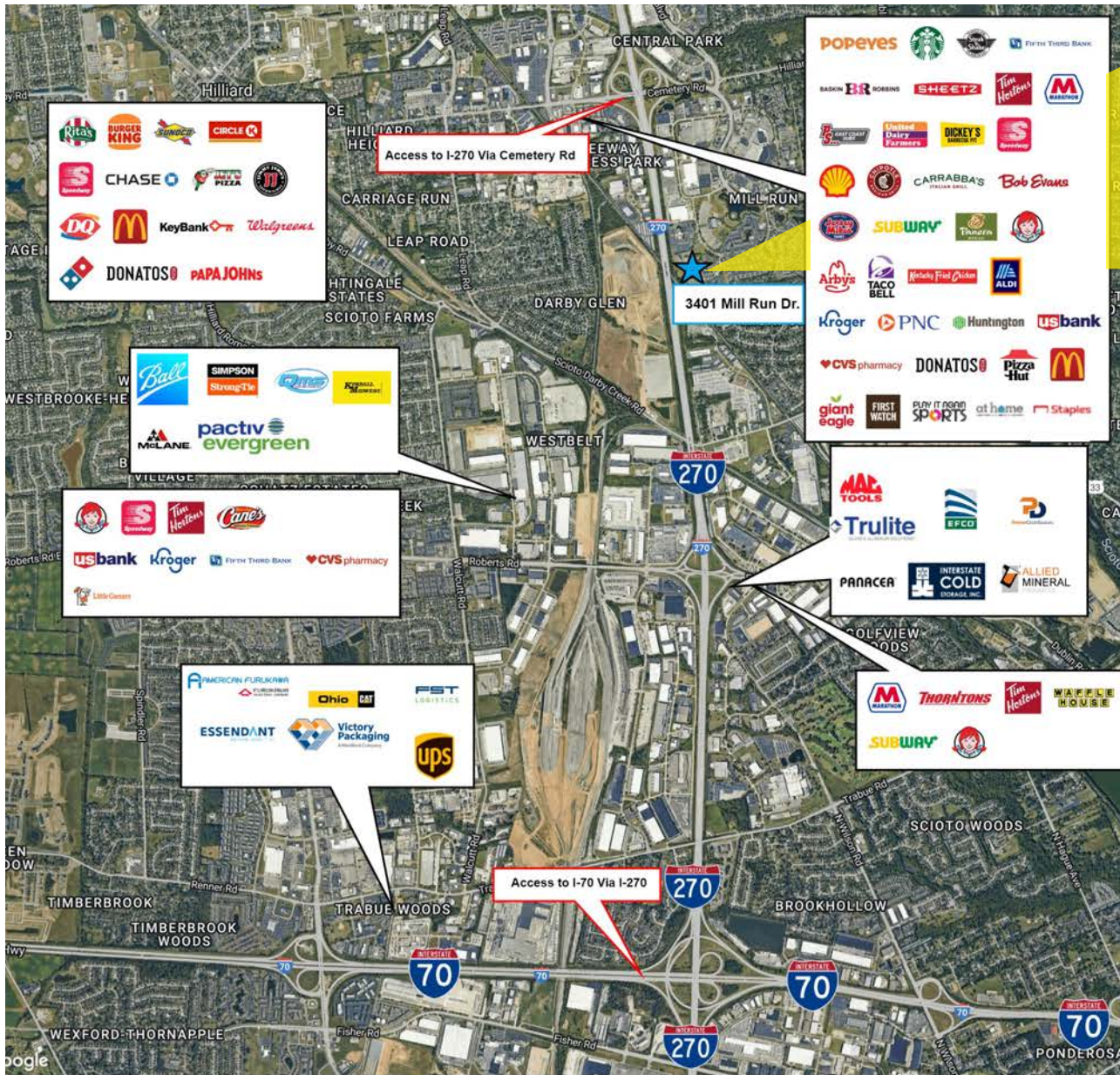


Future Intel

Intel Plant
38 minutes
32.4 miles



Area Access & Nearby Users



Access to I-270

Building Renderings



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