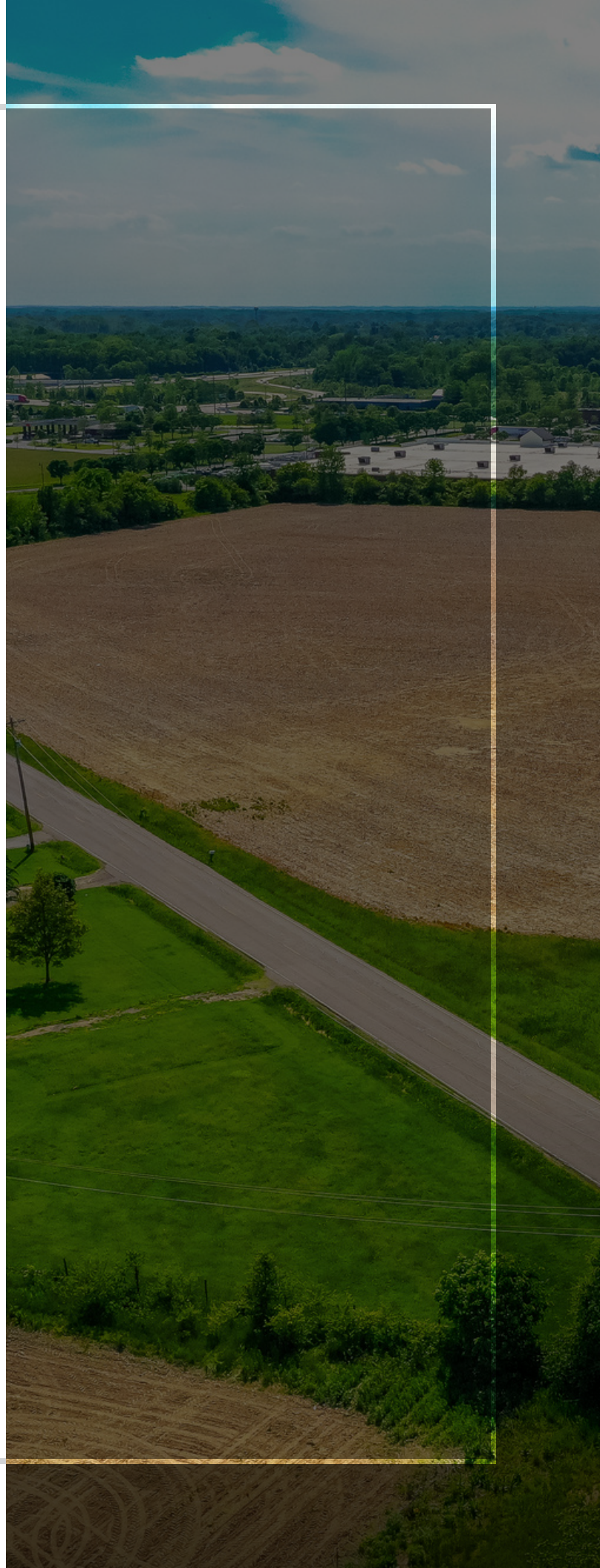


POTENTIAL BUILD-TO-SUIT SITE

Prime Industrial Land For Sale

7995 Hill Road NW
Canal Winchester, OH 43110
±9.79 Acres | \$2,000,000

NAI Ohio Equities





Property Description

Prime industrial land opportunity in Canal Winchester's growing industrial corridor. This 4.196-acre site of usable land offers immediate development potential with approximately 42,000 square feet of maximum buildable area. The property will include all utilities at the boundary and significant tax advantages through a 15-year, 100% CRA tax abatement. The site also benefits from existing infrastructure including a curb cut on Hill Road and stormwater management already in place on the adjacent parcel.

Zoned Light Manufacturing in City of Canal Winchester, and subject to Planned Industrial District (PID) plan approval, the site is ready for your custom facility with flexible access options and full utility service from the Canal Winchester and South Central Power. A lot split will be required at time of sale.

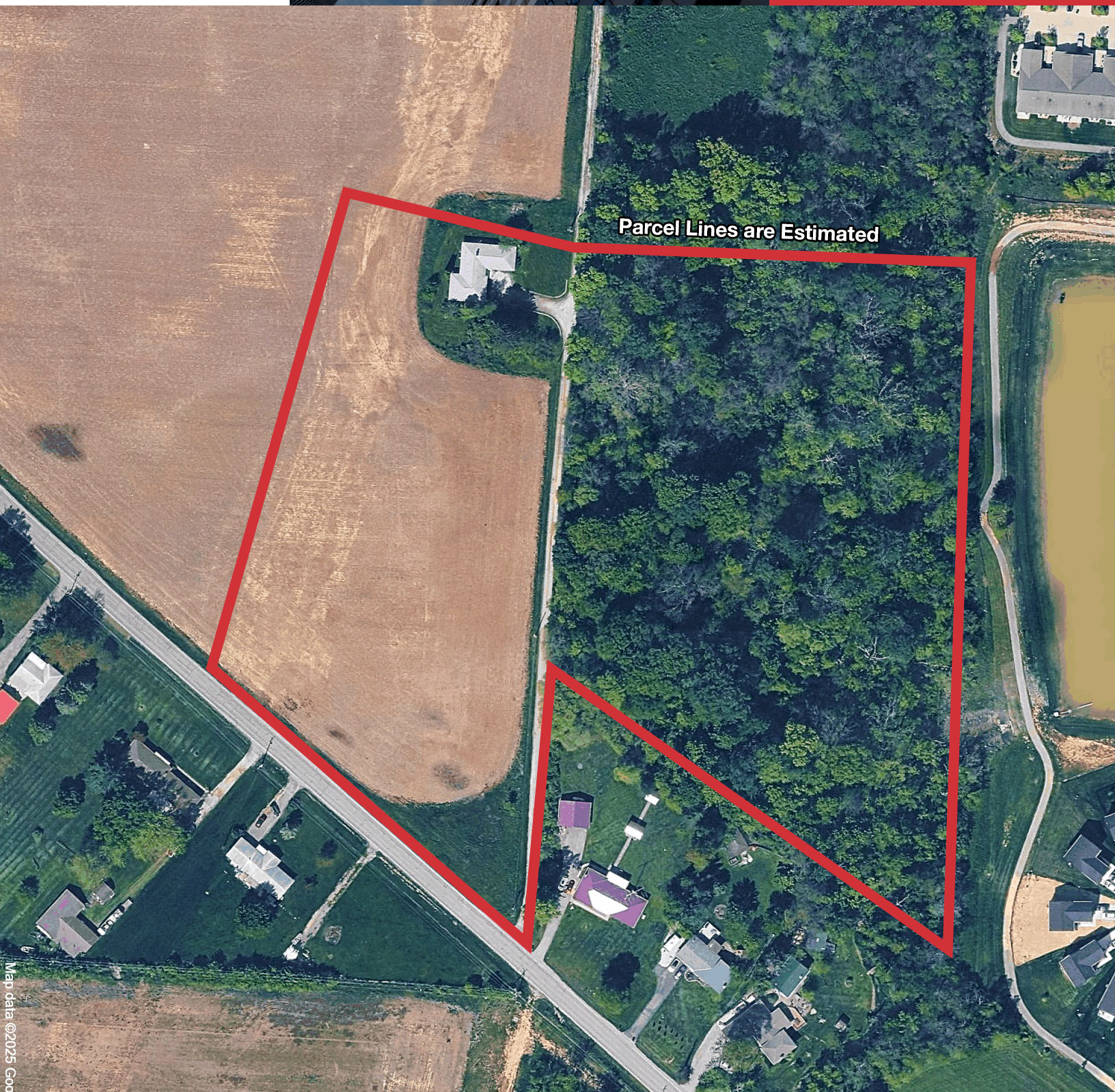
Offering Summary

Sale Price:	\$2,000,000
Total Lot Size:	9.79 Acres
Usable Acreage:	4.196 Useable Acres
Zoning:	Light Manufacturing (Subject to PID Plan Approval)
Utilities:	All Available On Site or At Site Boundary



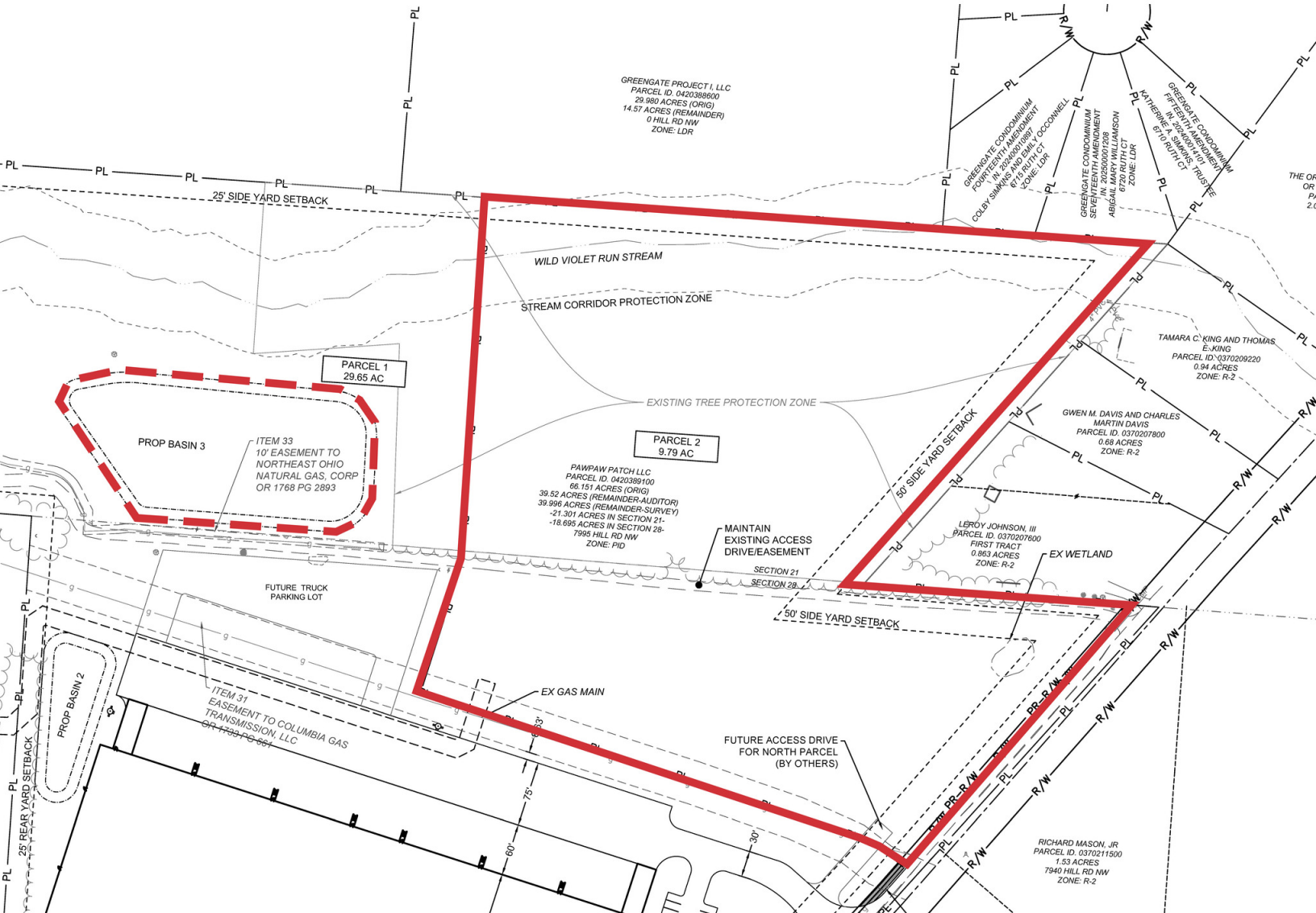
Property Highlights

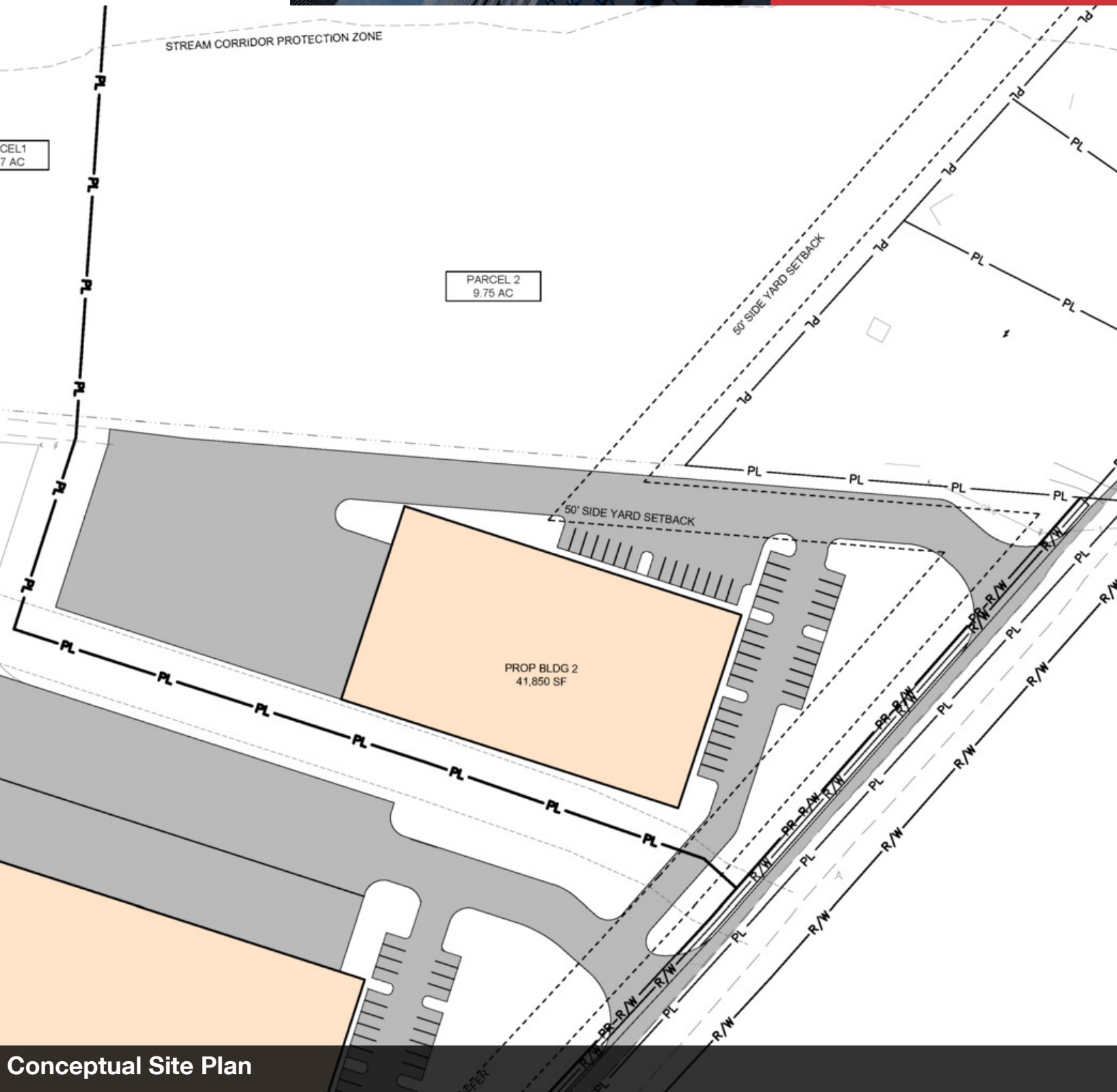
- 9.79 Total Acres
- 4.196 Useable Acres (3.83 Acres Plus Pro Rata Share of Storm Basin)
- Seller Also Offering Build-to-Suit Opportunities
- Approximately 42,000 SF Maximum Buildable Area
- Zoned Light Manufacturing - City of Canal Winchester (Subject to PID Plan Approval)
- 15-Year, 100% Tax Abatement
- All Utilities Available at Site Boundary (Water, Sanitary Sewer, Electric, Fiber)
- Existing Curb Cut on Hill Road
- Stormwater Detention Easement in Basin 3 on Adjacent Parcel
- Located in the Rapidly Expanding Commercial Area Near the US-33/Diley Road Interchange
- Close Proximity to Rickenbacker Airport and Intermodal Terminal and Anduril's Arsenal-1 Facility



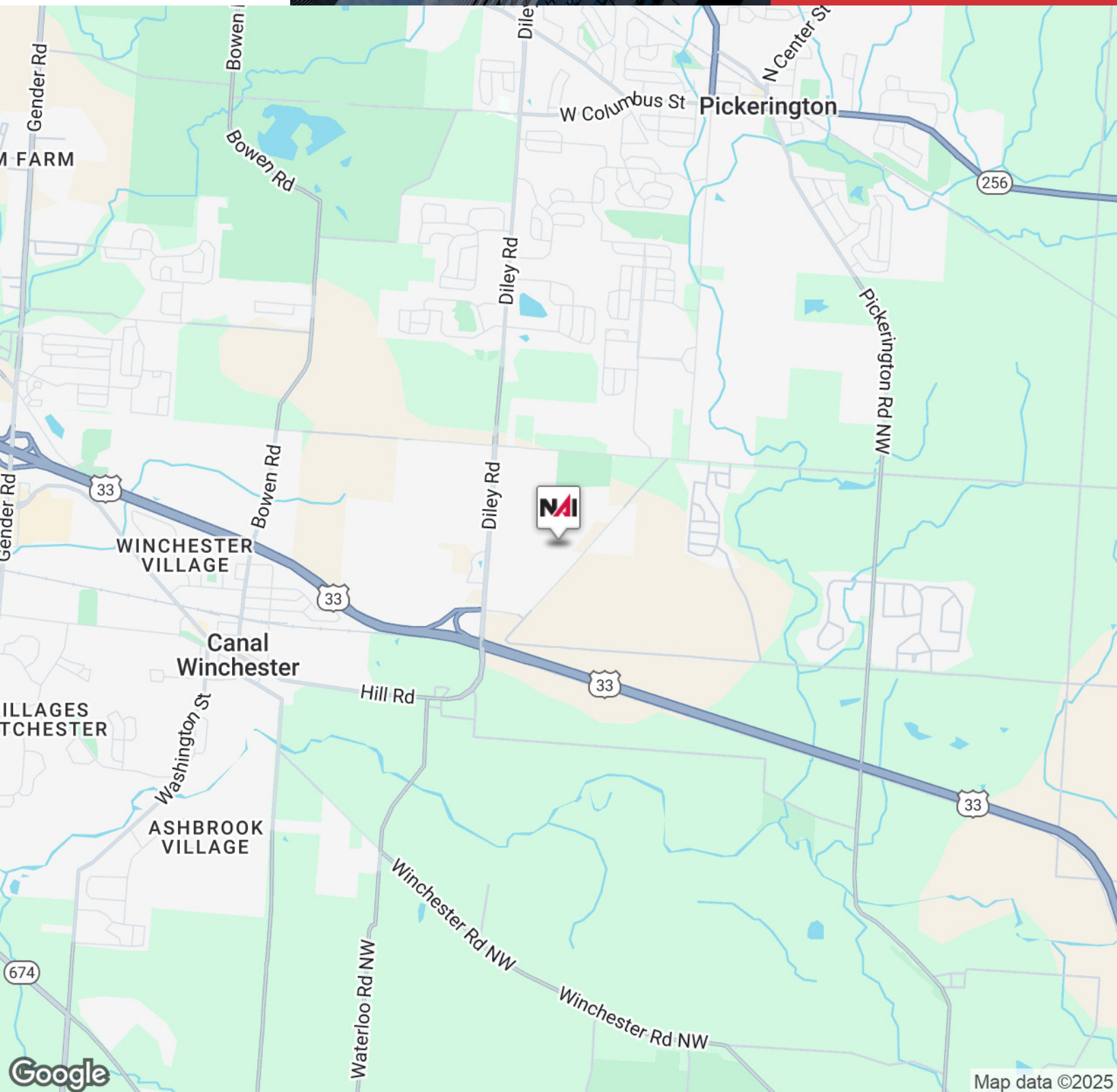
Parcel Lines are Estimated

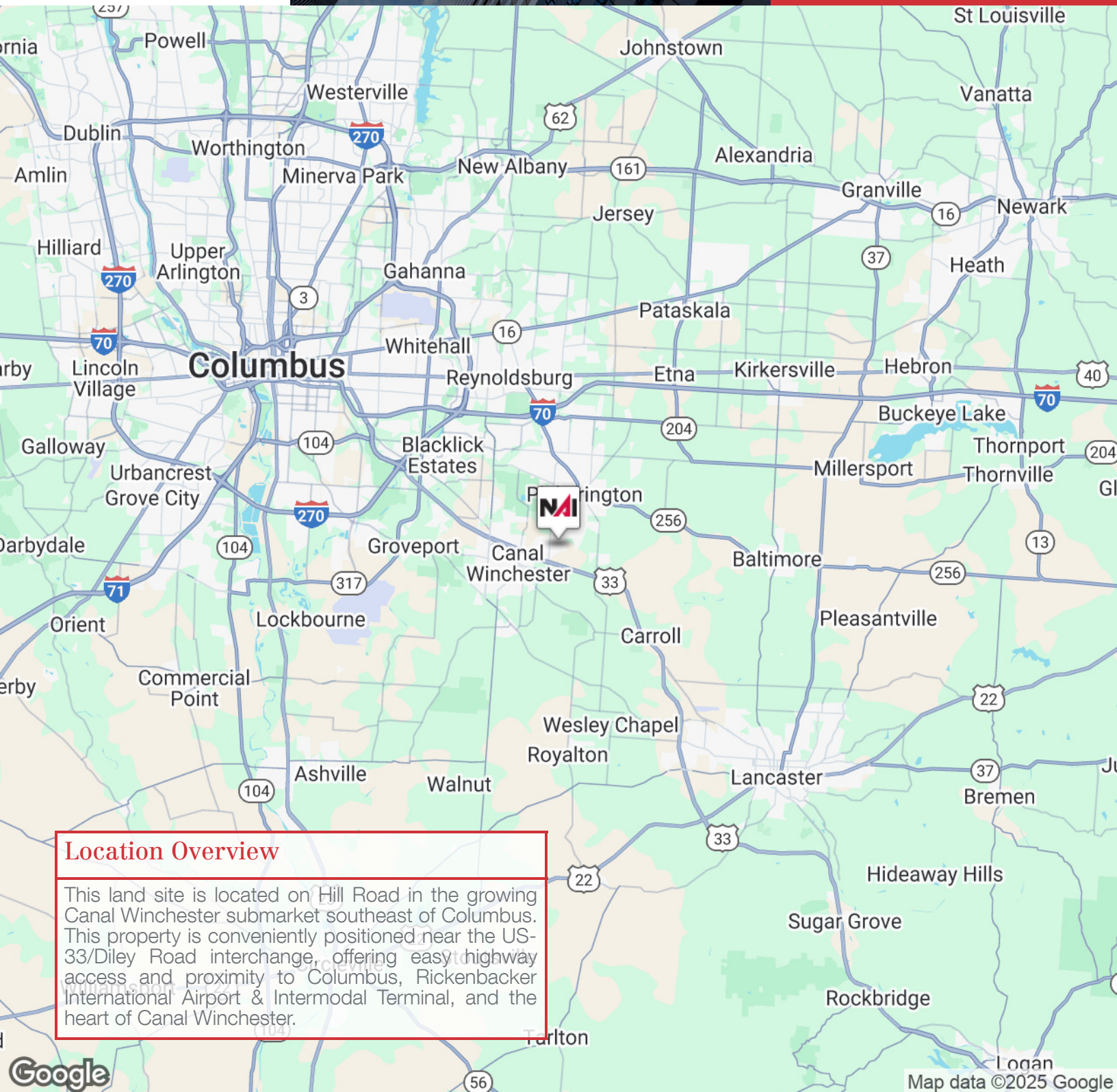
Map data ©2025 Google

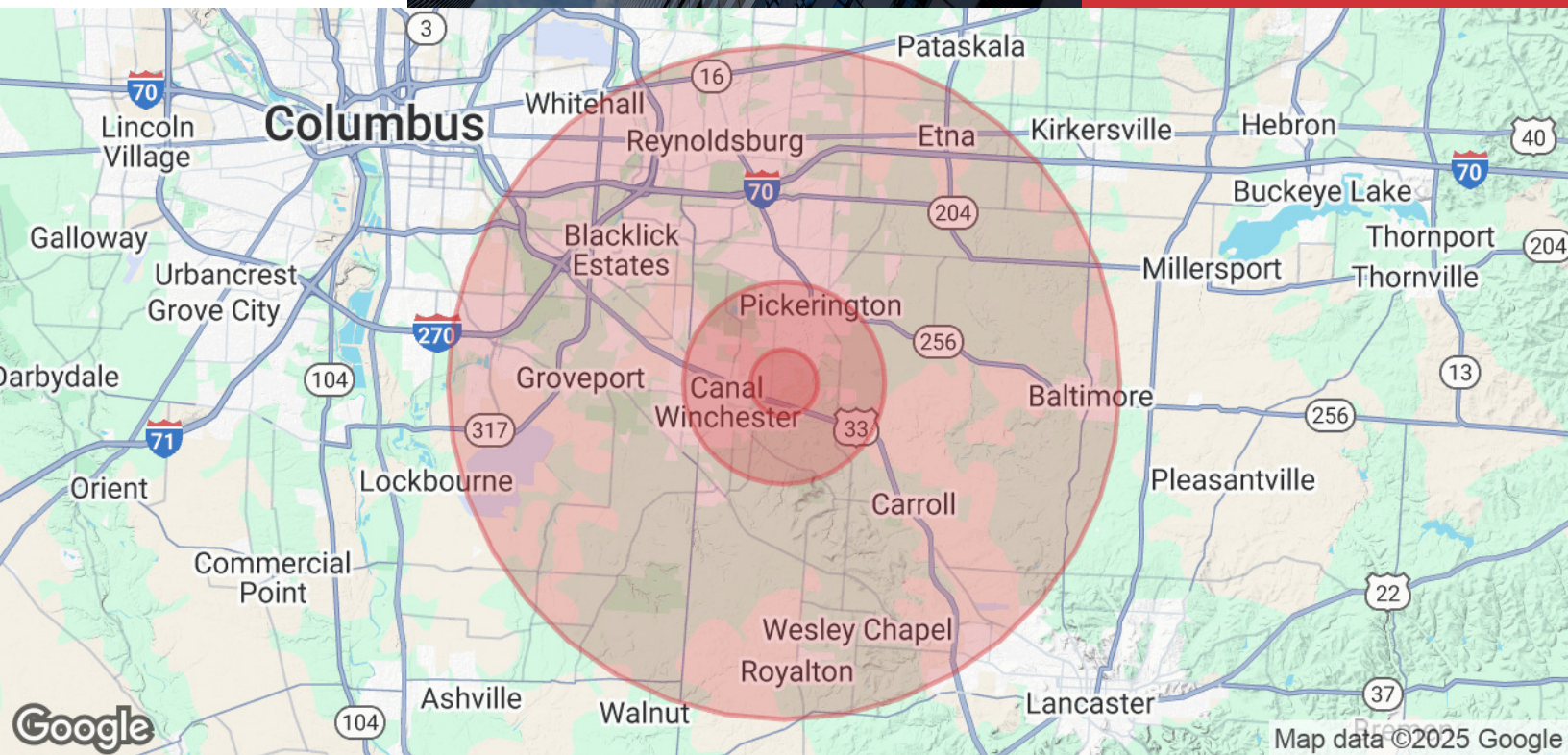




Conceptual Site Plan







Population	1 Mile	3 Miles	10 Miles
Total Population	2,467	33,702	302,155
Average Age	39	37	39
Average Age (Male)	38	36	37
Average Age (Female)	39	38	40
Households & Income	1 Mile	3 Miles	10 Miles
Total Households	835	11,265	115,336
# of Persons per HH	3	3	2.6
Average HH Income	\$158,201	\$135,826	\$95,610
Average House Value	\$405,412	\$336,670	\$267,525

Demographics data derived from AlphaMap