



Developed by:

**Tenby**  
PARTNERS

# 210 *winchester*

*10013 Busey Road, Canal Winchester, OH*



*New Industrial Development  
Available Now*



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a photo gallery for this  
property.

# 210 *winchester*

## Property Details

10013 Busey Road in Canal Winchester is available for Lease or Sale. There is one 90,165 square foot suite remaining that is move-in ready with 8,864 square feet of Class A, brand new office/showroom space.

The space was originally constructed for pharmaceutical fulfillment but is ideal for a wide range of advanced manufacturing, R&D, life science and traditional industrial uses.

The entire space, both office and warehouse, are fully air-conditioned and served by heavy power (2,000+ amps), dedicated transformer and generator. Lastly, the property has state of the art amenities; including, ESFR sprinkler system, 32-35' clear heights, and a rare 15-year, 100% tax abatement.



# 210 winchester

Colliers

## Building Specifications

**Building Size:** 209,632 ± SF

**SF Available:** 90,165 SF

**Site Size:** 12.03 ± acres

**Building Dimensions:** 311'-4" deep x 673'-4" long

**Office SF:** 8,864 ± SF

**Dock Doors:** 5 - 9' x 10' insulated, manually operated overhead doors, fully equipped with 40,000 lb mechanical pit levelers, seals and lights. Up to 12 more dock doors can be added with existing knock out panels

**Drive-in Doors:** 1 (12' x 14') insulated and powered overhead door. More can be easily added with existing knock out panels.

**Parking Spaces:** 210 striped car parking spaces

**Clear Height:** 32' - 35'

**Column Spacing:** 48' x 50' with a 60' speed bay

**Roof:** 45 mil TPO roof with R-20 insulation plus external gutters and downspouts

**Bay Size:** 14,944 SF (48' x 311'-4")

**Utilities:** Electric - South Central Power  
Gas - Columbia Gas of Ohio  
Water - City of Canal Winchester

**Warehouse HVAC:** Fully air conditioned with roof top units

**County:** Fairfield

**Sprinkler:** ESFR

**Lighting:** Highbay LED lighting with motion sensors  
35FC

**Electrical Service:** +/-2,000 amps, 480/277V, 3 phase power from a 1,500 KVA transformer. The Premises is also served by a Caterpillar Generator. Dedicated transformer

**Incentives:** 15 yr, 100% tax abatement

**Tenant Improvement Dollars:** BTS based on tenant's needs

**Floor Sealer:** Lapidolith concrete hardener and dustproofer

**Walls:** Insulated precast concrete panels

**Warehouse Floor:** 7" unreinforced concrete floors

**Truck Court:** Sixty foot concrete dolly pad from the back edge of the building, and a total depth of approximately 130'

**Zoning:** Limited Manufacturing

**Net Lease Rate:** Negotiable

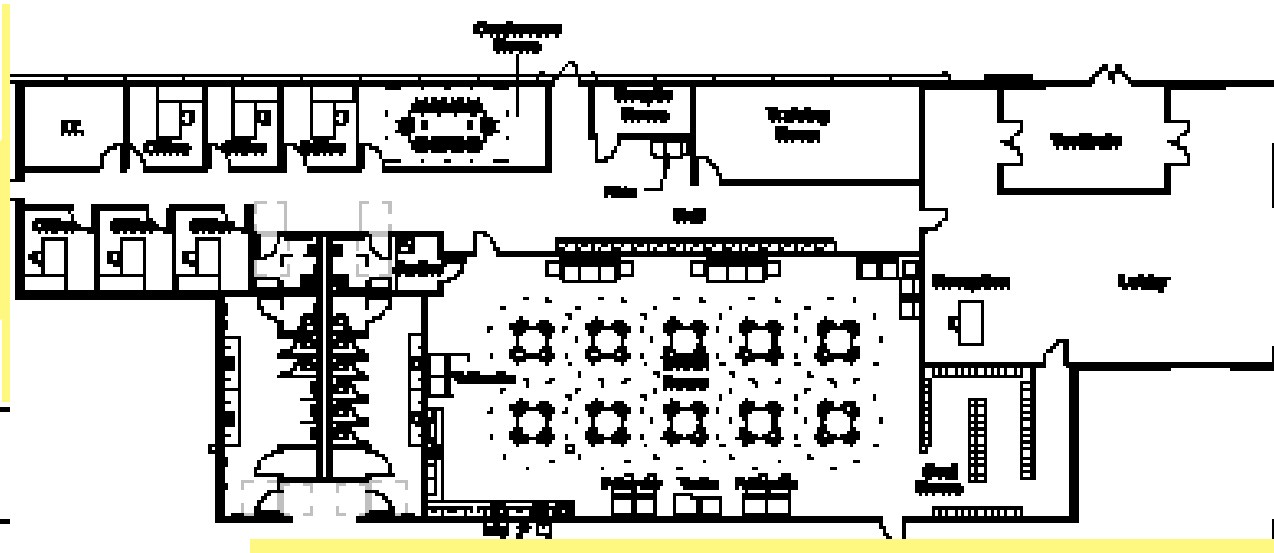
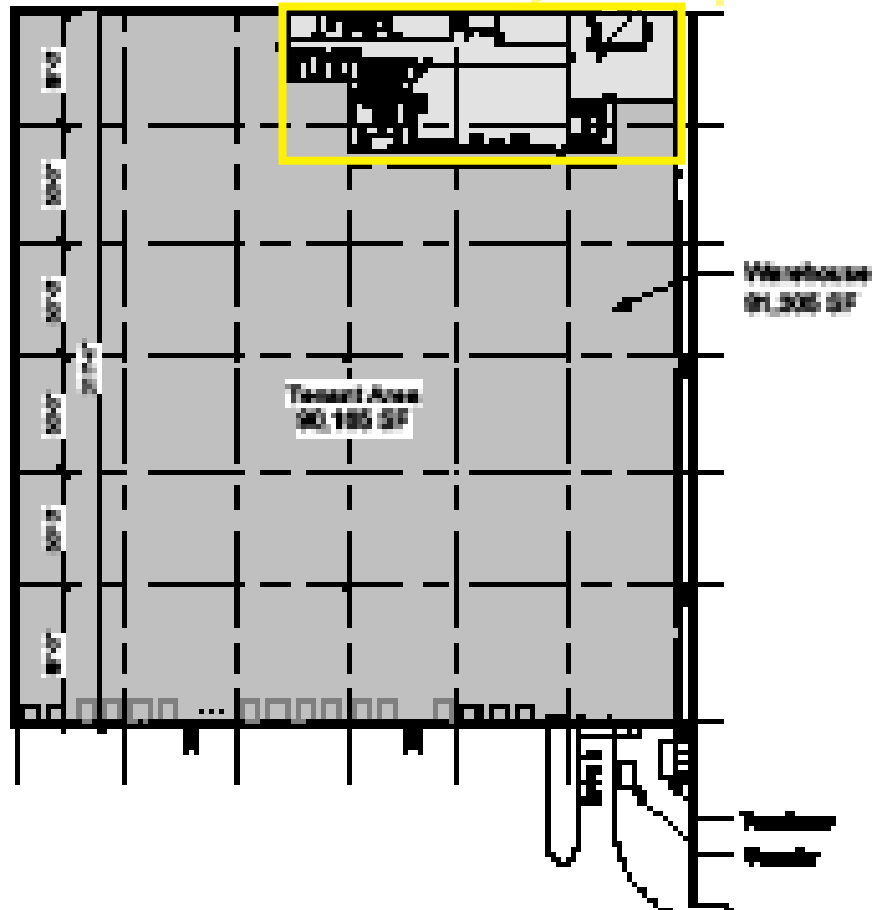
**Estimated Operating Expenses:** \$0.90/SF

## Site Plan



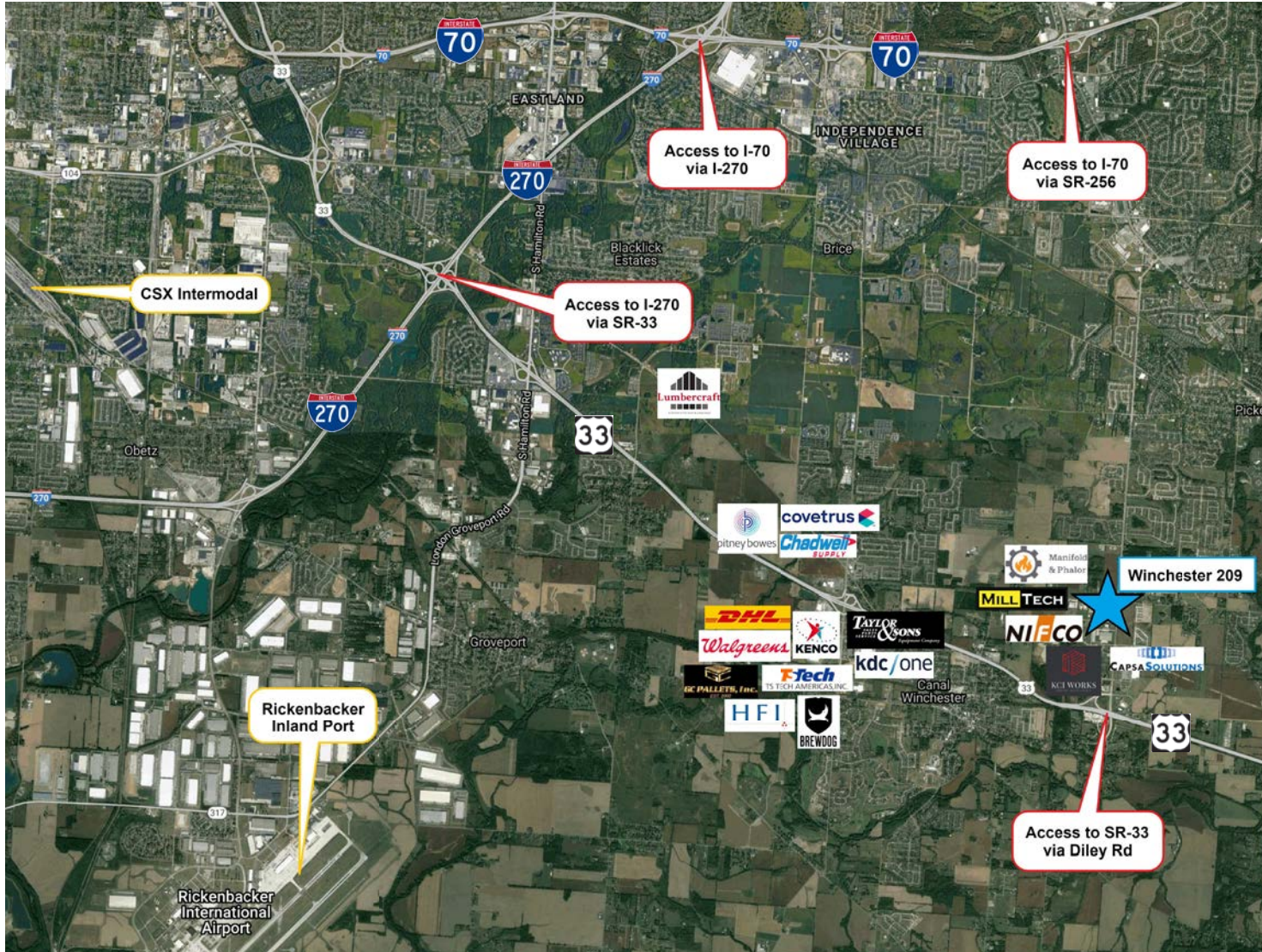
# 210 *winchester*

## Floor Plan



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## Access & Area Industrial Users



*SR-33 via Diley Rd*

 1 minute  
0.5 mile

*I-70 via SR-256*

 11 minutes  
5.5 miles

*I-270 via SR-33*

 12 minutes  
8.7 miles

*I-70 via I-270*

 15 minutes  
11.9 miles

*Intel Plant*

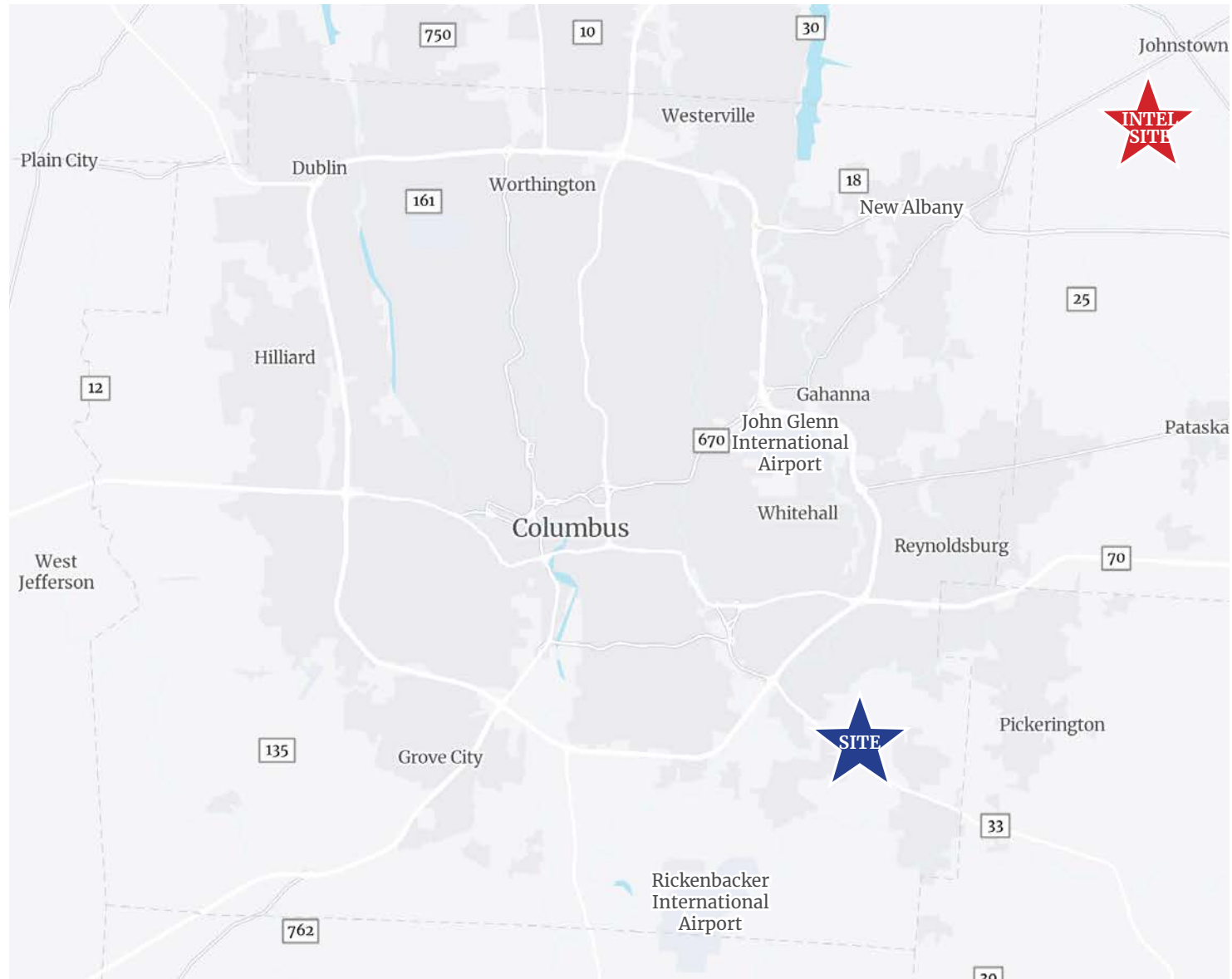
 18 minutes  
14.5 miles

*Rickenbacker Inland Port*

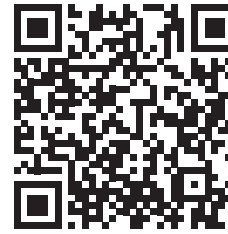
 15 minutes  
10.5 miles

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## Proximity & Area Overview



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## Building Photos



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