



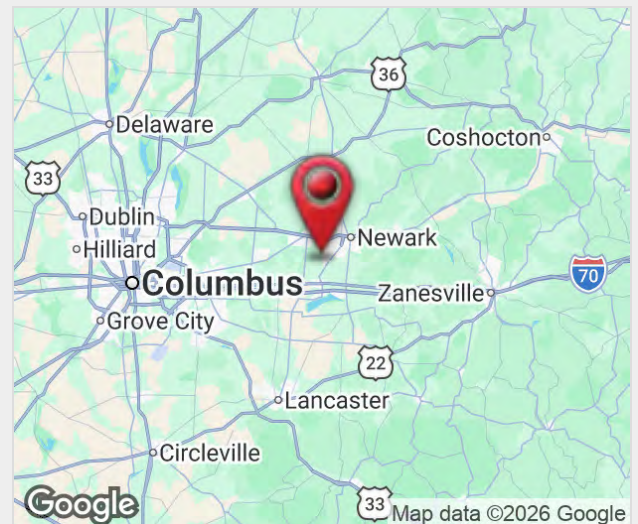
Mid-Ohio Industrial Park

2135 James Pkwy, Heath, Ohio 43056

Property Features

- 125,322 SF Warehouse | Available Immediately
- 15 Dock Doors (4 with Levelers and Shelters)
- 2 Drive-In Doors (14' x 14' and 10' x 14')
- 20' Clear Height
- Column Spacing: 42' x 24' 8"
- 150 kVA, 270/480V, 3-Phase Power
- ±936 SF Office Space
- Potential Rail Service
- Zoned Light Manufacturing (M-1)
- Convenient Access to S.R. 79 and Just 5 Minutes to I-70
- 25-Minute Drive to Intel Megasite and the I-270 Outerbelt

Lease Rate: \$6.00 SF/Yr (NNN)



For more information:

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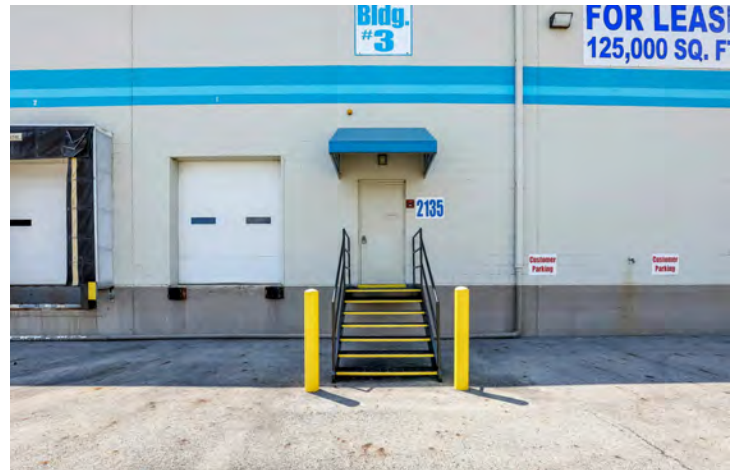
Blake DeCrane, SIOR

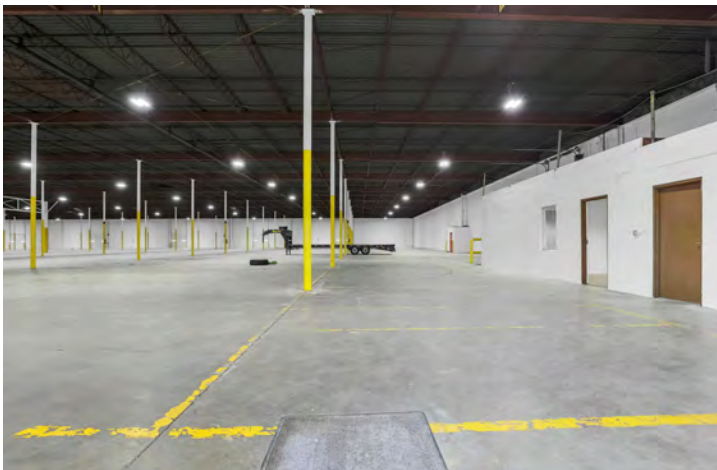
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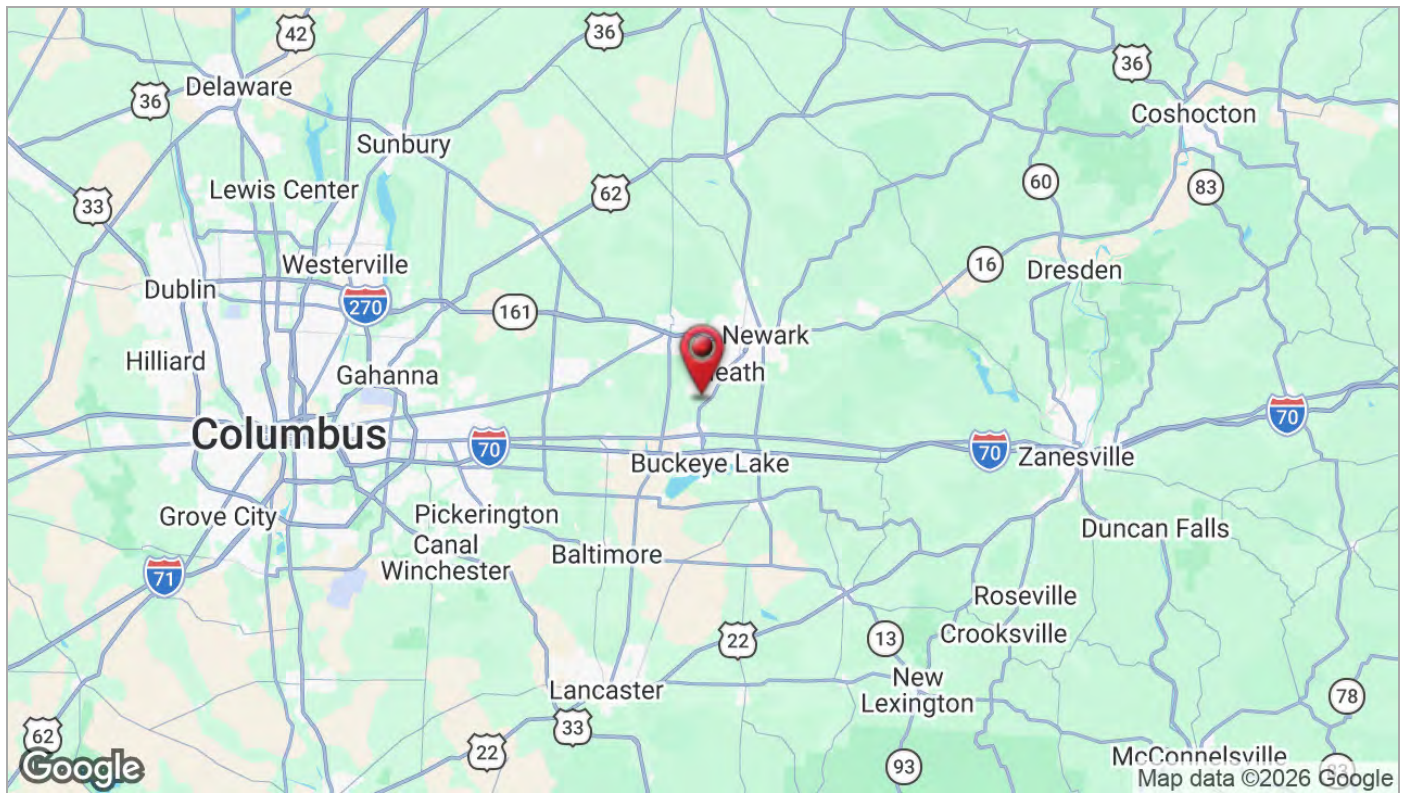
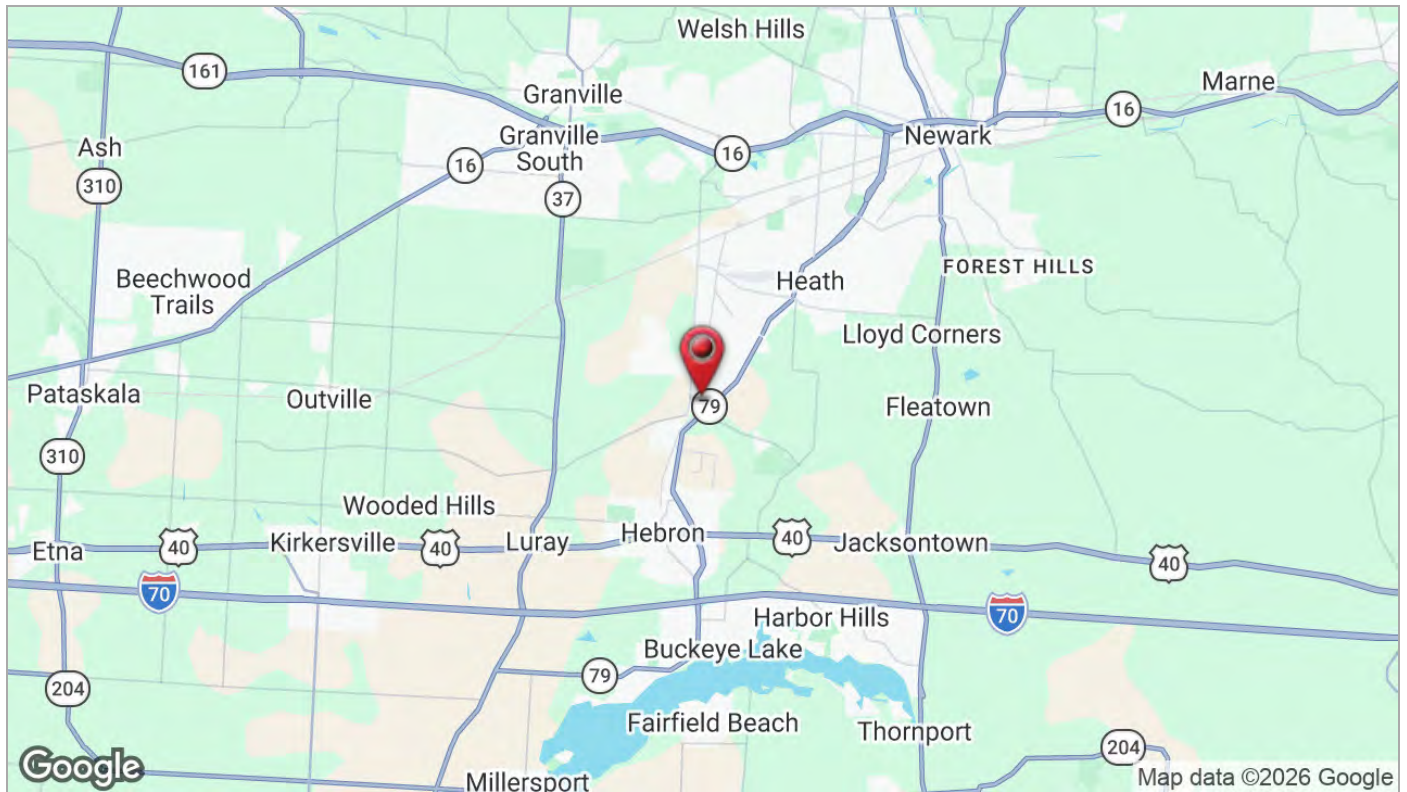


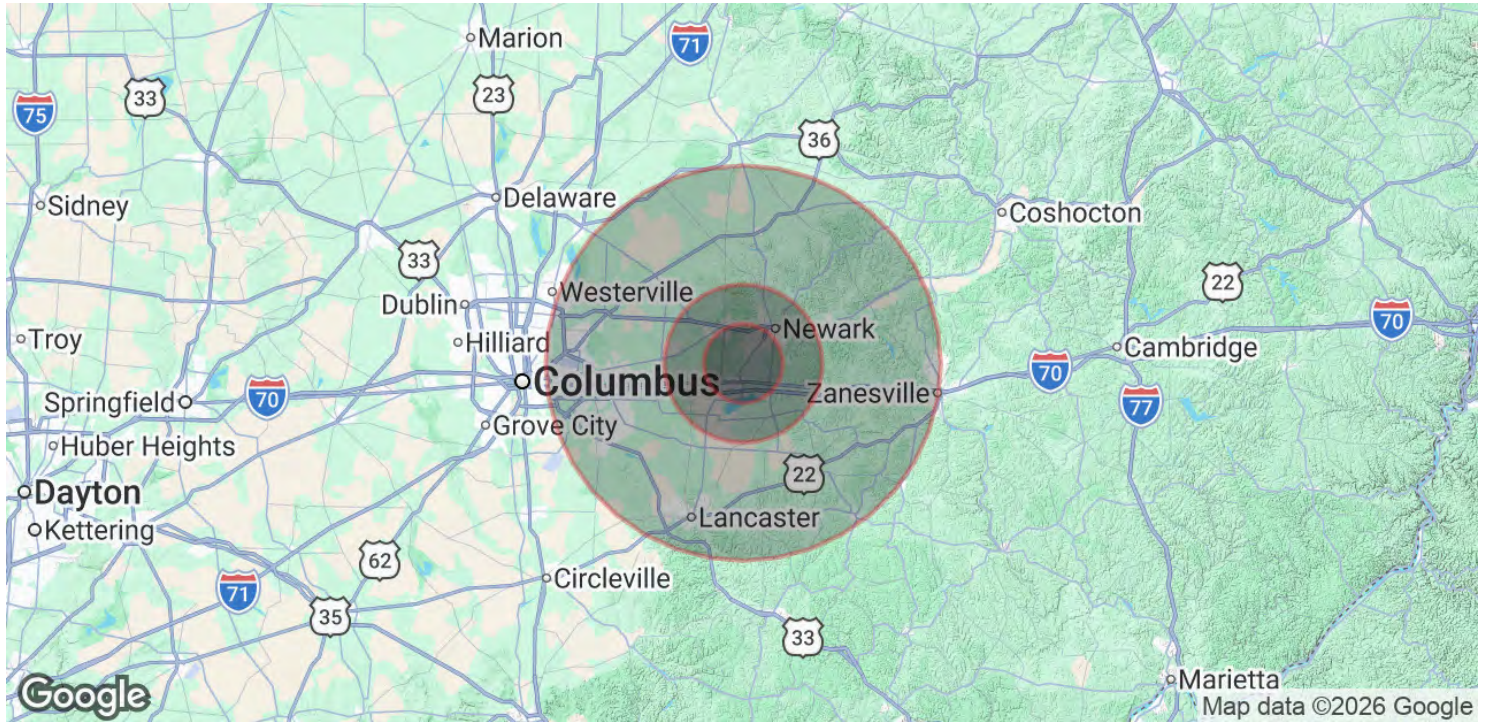
SPACE	SPACE USE	LEASE RATE	OPEX	LEASE TYPE	SIZE (SF)	AVAILABILITY
2135 James	Office/Warehouse	\$6.00 SF/YR	\$0.44 PSF	NNN	125,322 SF	IMMEDIATE





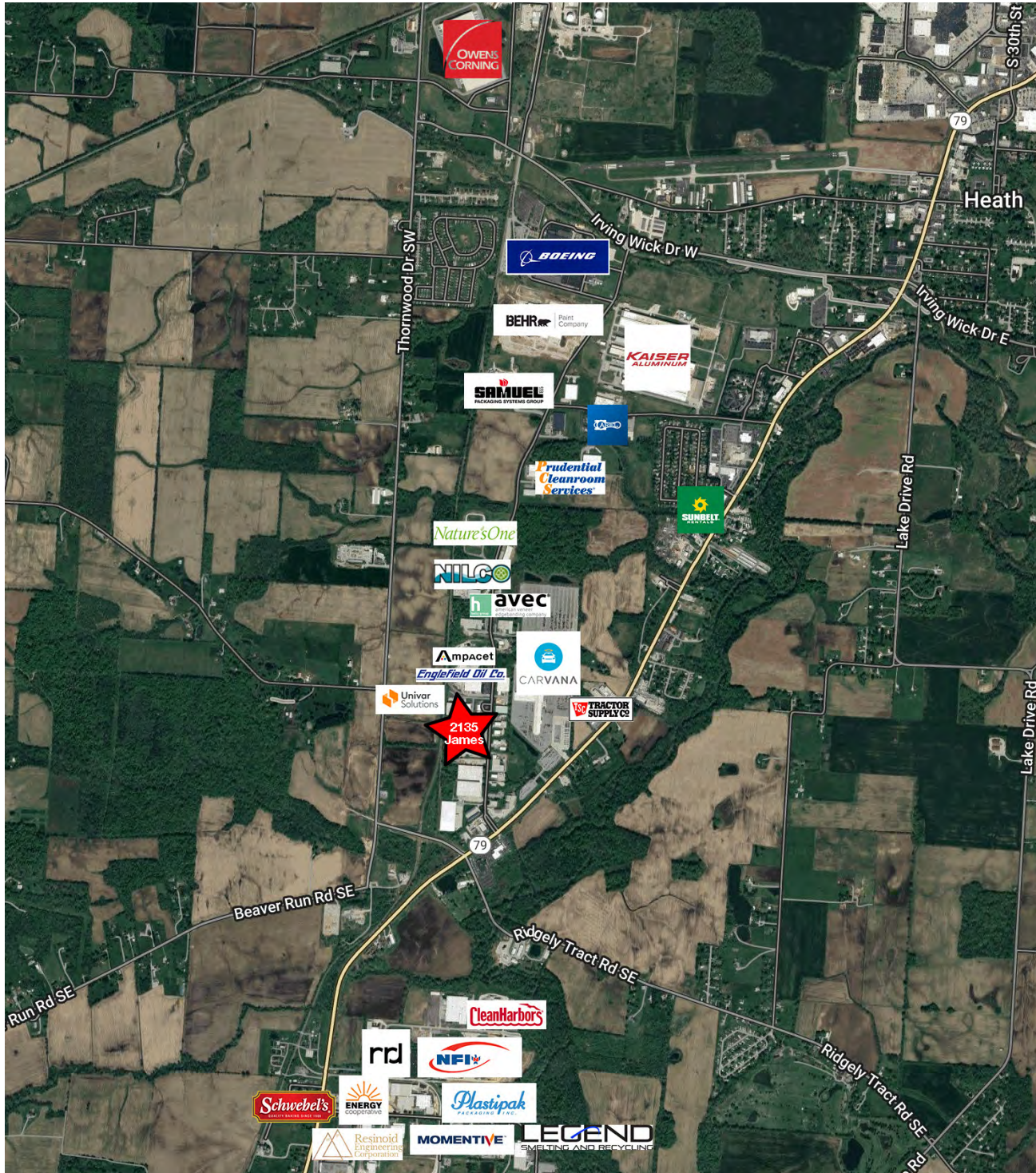






POPULATION	5 MILES	10 MILES	25 MILES
Total Population	38,339	119,274	831,624
Average Age	42	42	39
Average Age (Male)	41	40	38
Average Age (Female)	43	43	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	15,800	47,558	323,424
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$100,916	\$100,439	\$102,704
Average House Value	\$269,250	\$282,475	\$301,565

2020 American Community Survey (ACS)



Within a 30-mile radius of Mid-Ohio Industrial Park, there are several active and planned data center developments in addition to Intel's chip manufacturing facility slated to open in 2030.

Current active data centers nearby include: Meta, Google, AWS, CyrusOne, EdgeConneX, QTS, and more. Planned data centers include Vantage, located less than 10 miles away in Millersport, and Aligned, which is coming soon to Pataskala.





LICKING COUNTY

The perfect mix of small-town charm and big city benefits, Licking County offers a high quality of life and low cost of living with exemplary infrastructure, exciting amenities, top-notch schools, friendly neighbors and uncommon natural beauty.

Offering a comprehensive collection of resources, amenities, and incentives for new and growing businesses, Licking County boasts a strong infrastructure, diverse workforce, and highly accessible transportation.

CURRENT DEMOGRAPHICS

Residents	185,447
Median Age	39.1
Households	71,429
Median Household Income	\$82,779



NOTABLE EMPLOYERS



WHY COLUMBUS REGION

#1 PUBLIC AND PRIVATE COMBINED
INFRASTRUCTURE INVESTMENT
-Site Selection Global Groundwork Index

#3 OVERALL ECONOMIC
DEVELOPMENT PROJECT WINS IN
THE U.S.
-Site Selection Magazine

#1 FASTEST GROWING CITY IN
THE U.S. (2023)
-Bank of America Institute

#4 BEST CITY FOR YOUNG
PROFESSIONALS
-Forbes

#4 BEST CITY FOR RECENT GRADS
-Zumper.com

#5 TOP STATE TO DO BUSINESS
-Area Development

TOP 10 EMPLOYERS



34,661 Employees



23,410 Employees



21,950 Employees



18,600 Employees



14,252 Employees



11,000 Employees



10,925 Employees



9,262 Employees



8,855 Employees

COLUMBUS AT A GLANCE

2,445,231

2025 Columbus Metro Market
Estimated Population

2,677,000

2030 Columbus Metro Market
Estimated Population

3.9%

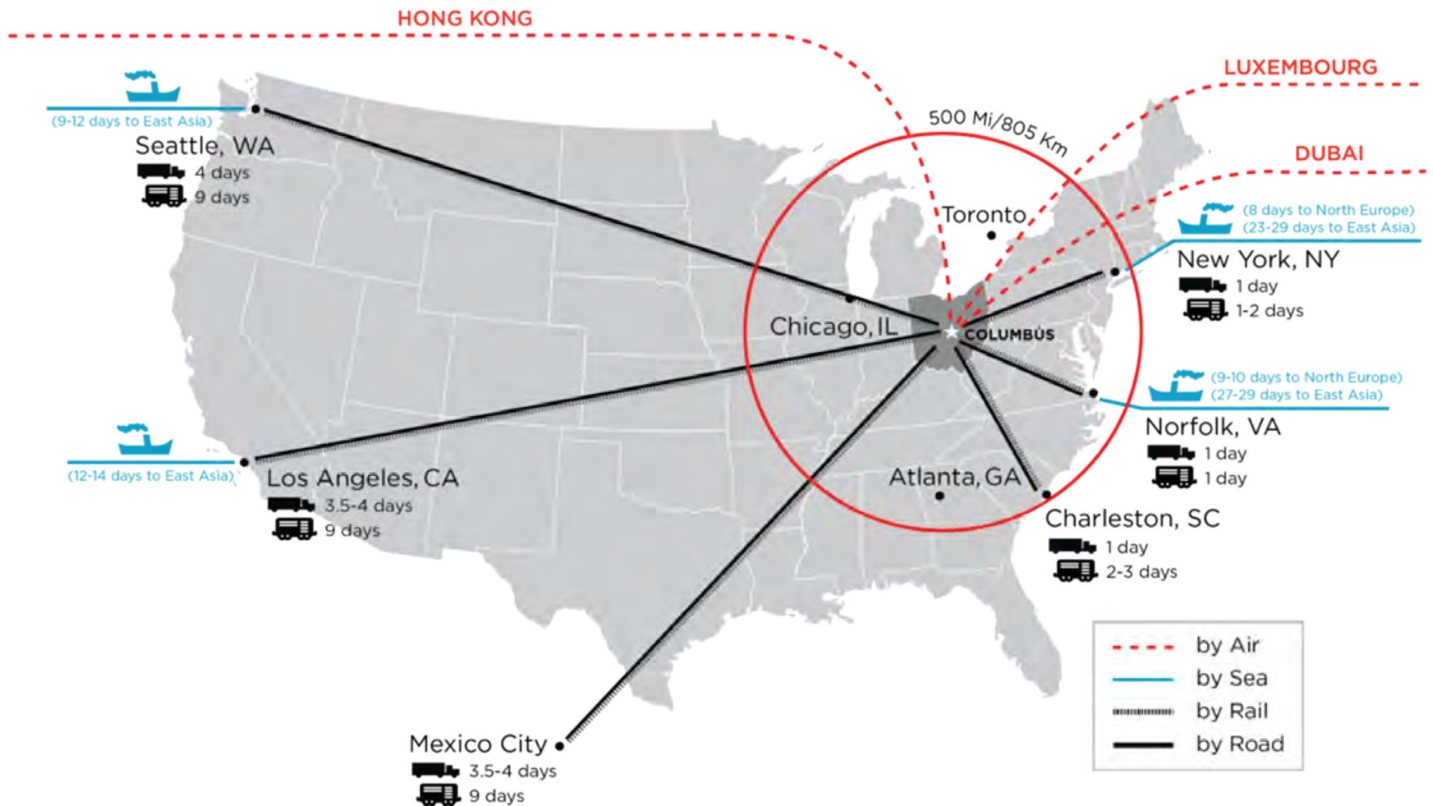
Unemployment Rate
(May, 2024)

1.2 Million

Total Workforce

26%

Population Holding at least a
Bachelor's Degree



The Columbus Region is a global logistics hub that supports some of the world's largest brands and top logistics service providers, making it a critical link in industrial and consumer supply chains. The Region's location gives companies access to more of the U.S. population and employment base than any other major metro, providing unmatched accessibility.

Within a day's drive, you can reach 165 million people and 42,100 headquarters – that's 45% of the country's population and 48% of headquarter operations.