

Multi-Use Development Site Available

Property Address:

14305 Broad Street
Pataskala, Ohio 43068

Submitted By:

Corey M Hoover

Cell | 614-787-4252 |

Corey_hoover@sbcglobal.net

and

DJ Falcoski

Cell | 614-774-2573 |

dj@djfalcoski.com

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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

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 six buildings total; two industrial buildings , two office buildings, and two 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

**Cell | 614-787-4252 |
and/or**

DJ Falcoski

Cell | 614-774-2573 |

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

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

10

Columbus
John Glenn
Airport

11
CMH 7

3

amazon

4



2

facebook

1

Google

5



6



9

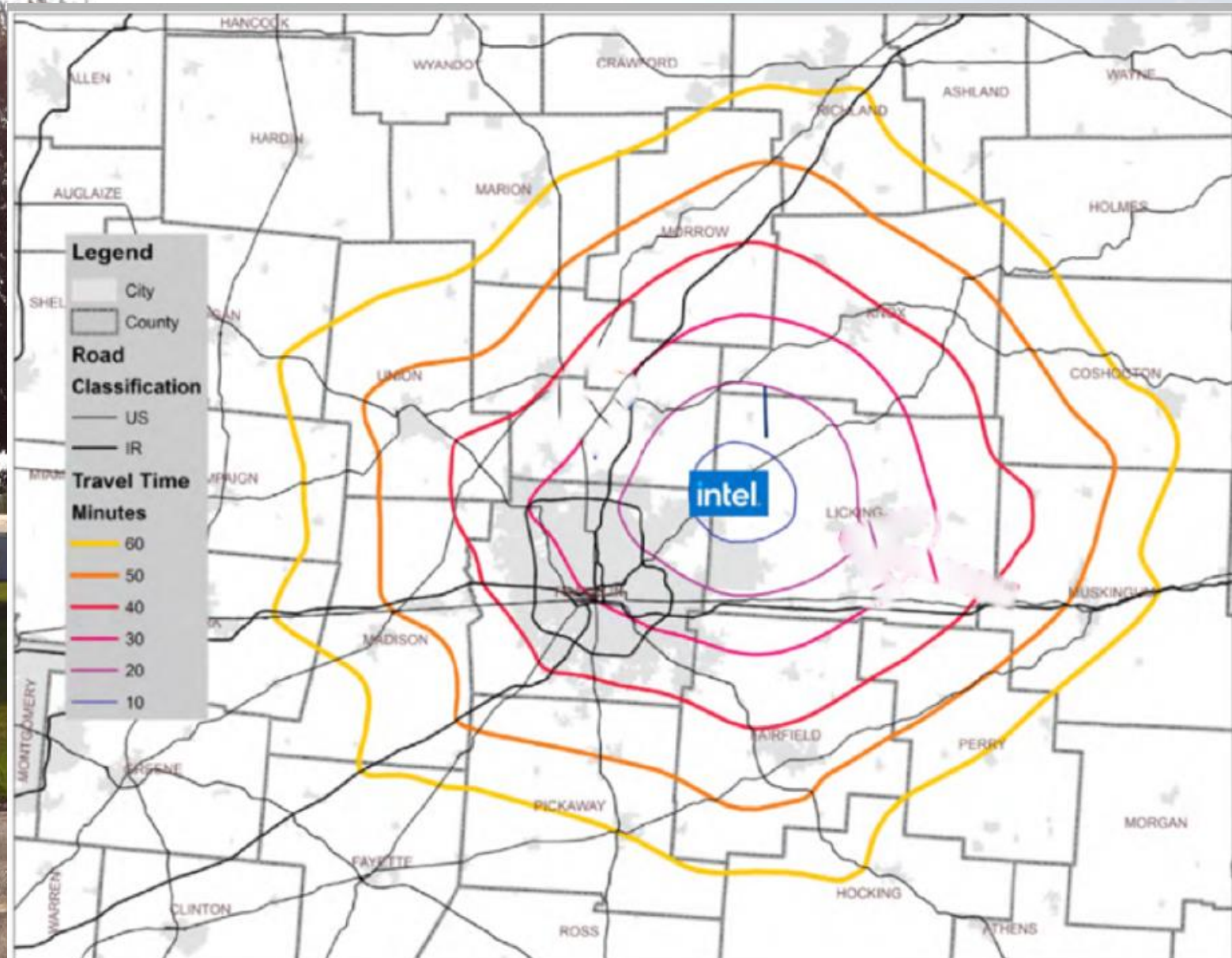


10

8

11
CMH 1

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

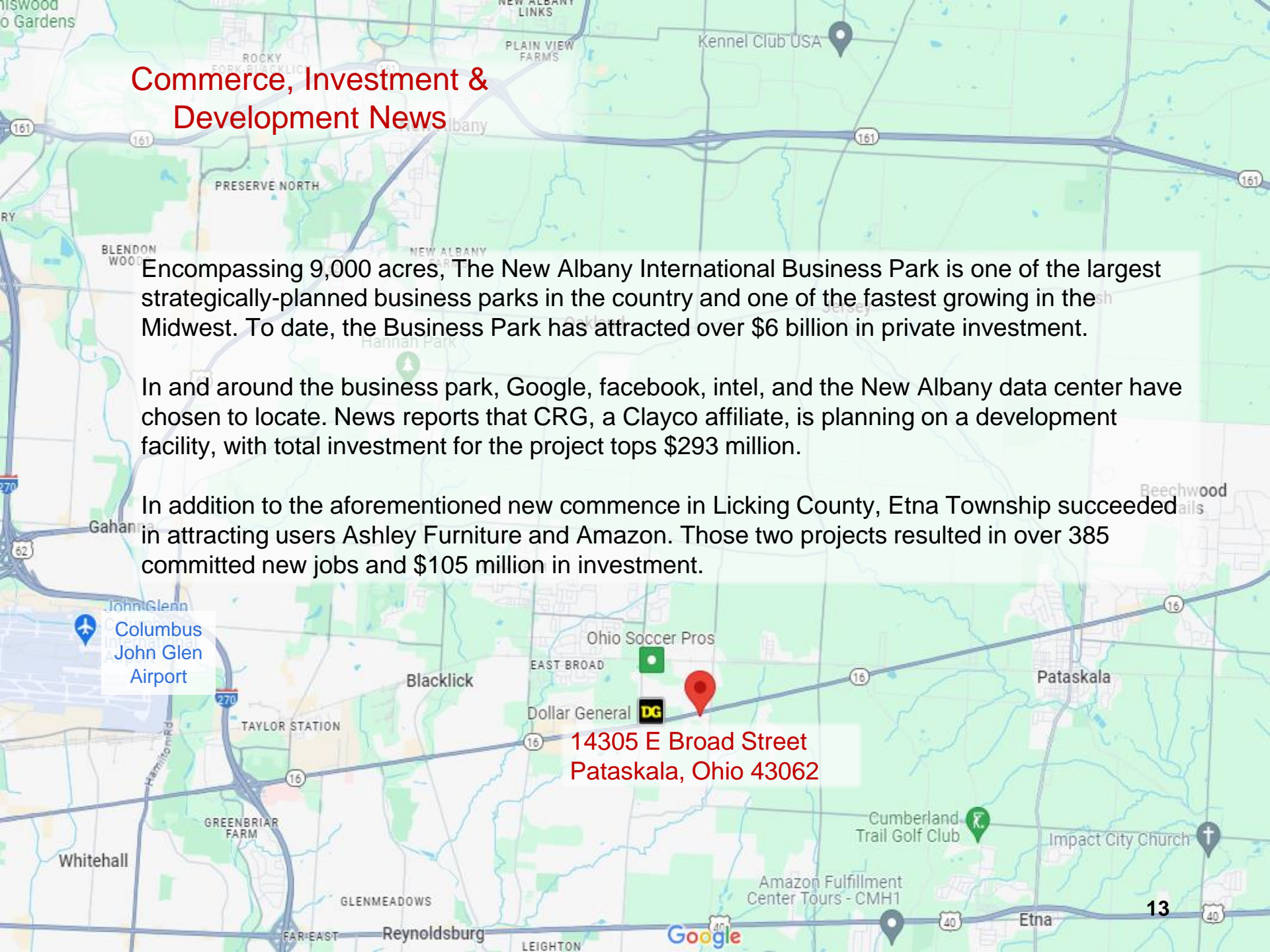
Commerce, Investment & Development News

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 commerce 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

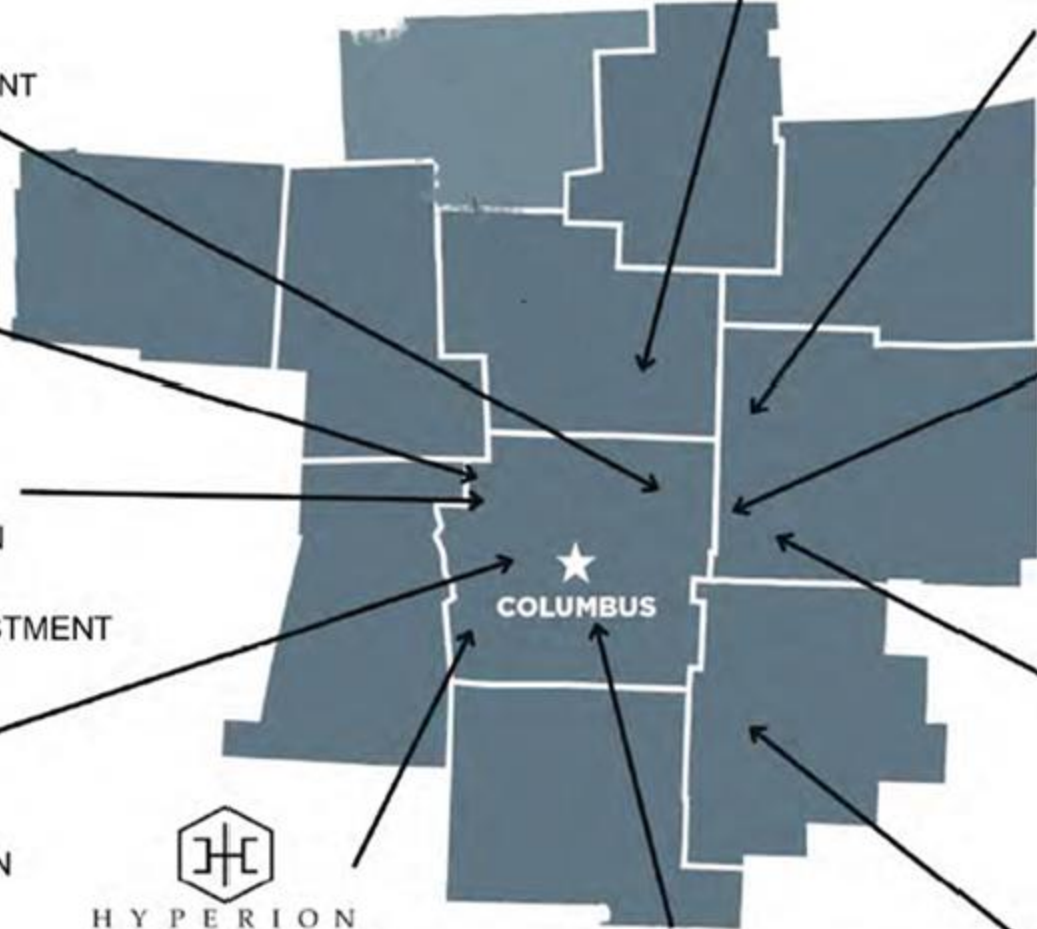


HYPERION
MANUFACTURING
+ 650 JOBS
+ \$225M INVESTMENT

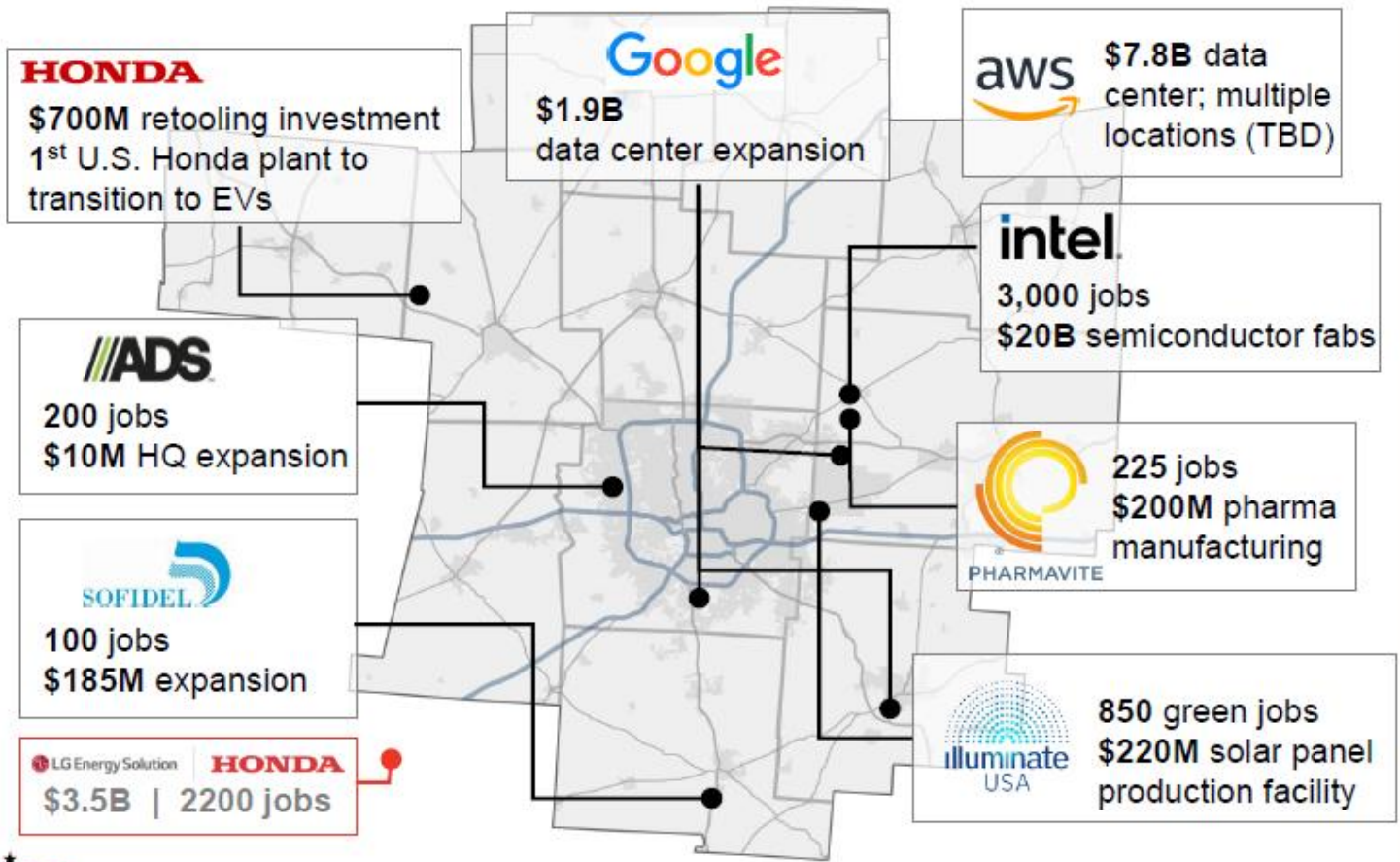
Orveon
CORPORATE OFFICE
+ 150 JOBS



MANUFACTURING
+ 224 JOBS
+ \$5.9M INVESTMENT



NOTABLE PROJECTS ANNOUNCED 22/24



12,400+
New Jobs

\$1.06B+
New Payroll

\$32B+
Capital Investment

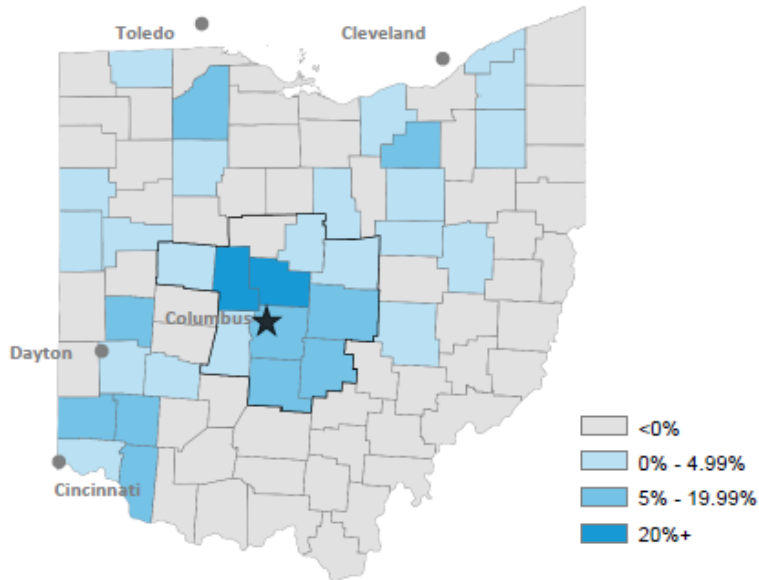


Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – July 31, 2024; One Columbus projects only, does not encompass all market activity.

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

Cell | 614-787-4252

and/or

DJ Falcoski

Cell | 614-774-2573 |

dj@djfalcoski.com

Thank you,

Corey M Hoover
Commercial Sales
Cell: (614) 787-4252

corey_hoover@sbcglobal.net

DJ Falcoski
Commercial Sales/Investment
Cell: (614) 774-2573

dj@difalcoski.com



4349 Easton Way #110
Columbus, Ohio 43219

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