



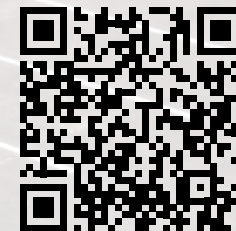
Developed by:
Tenby
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10013 Busey Road, Canal Winchester, OH



*New Industrial Development
Available Now*



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property.

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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.



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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

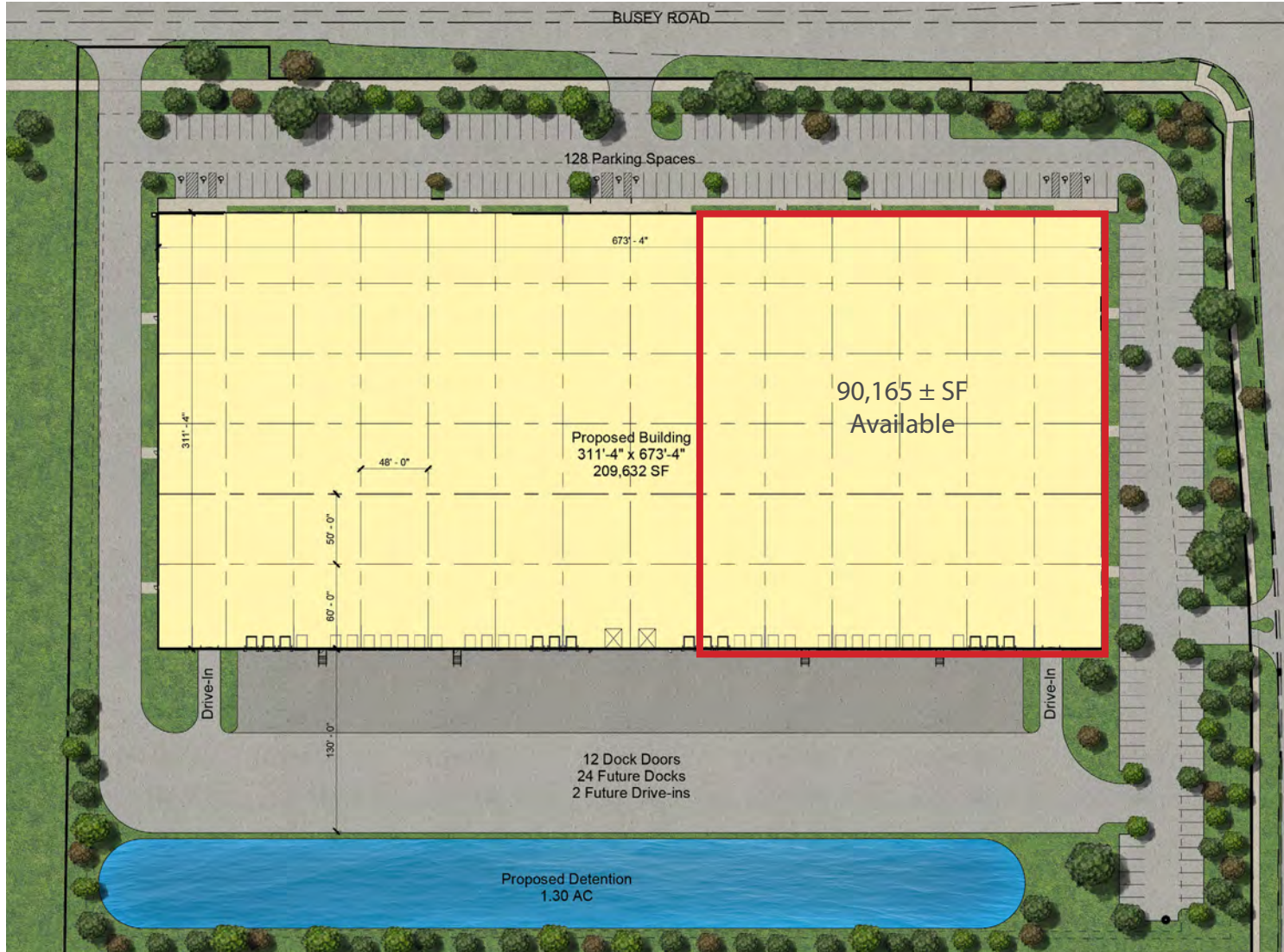
Truck Court: Sixty foot concrete dolly pad from the back edge of the building, and a total depth of approximately 130'

Zoning: Limited Manufacturing

Net Lease Rate: Negotiable

Estimated Operating Expenses: \$0.82/SF

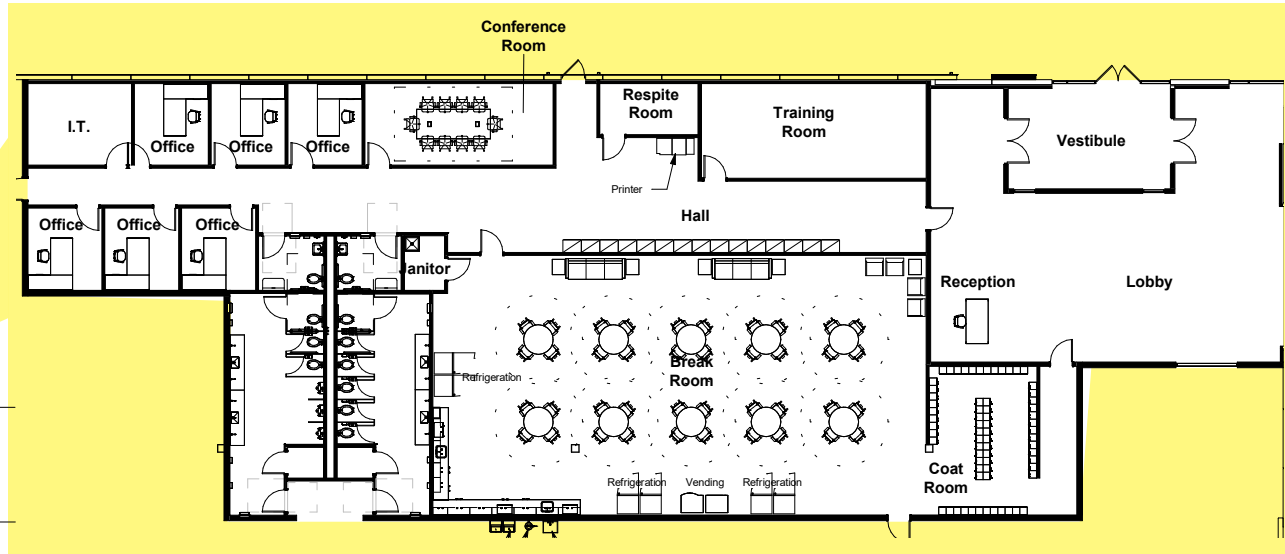
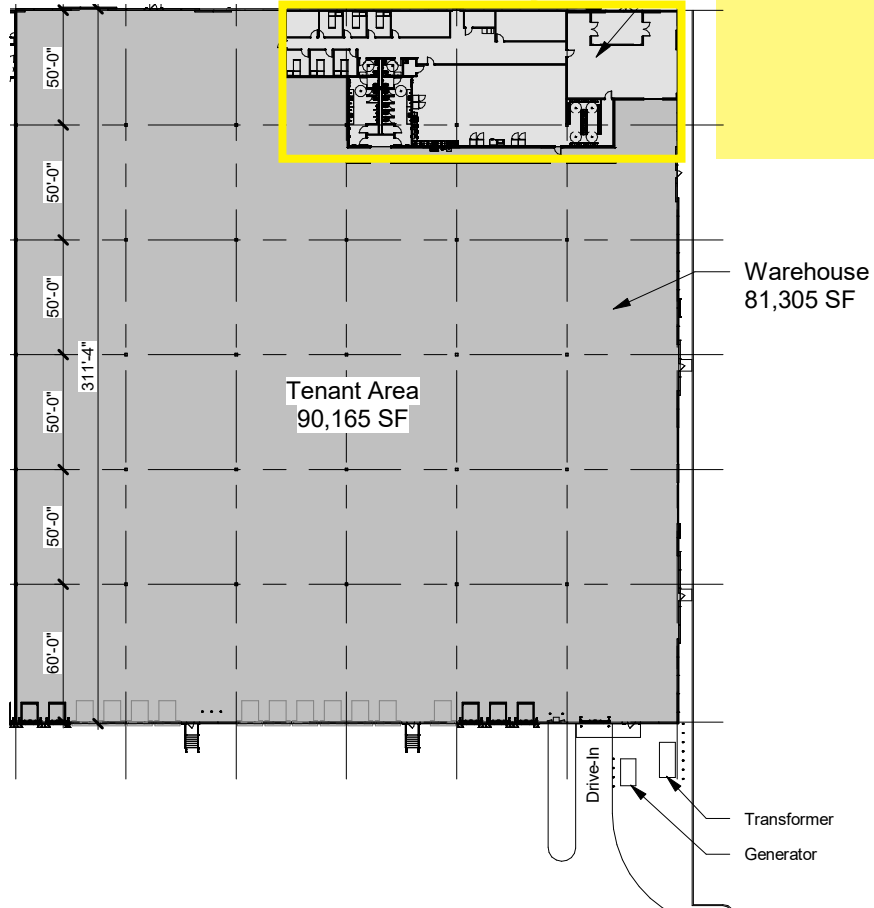
Site Plan



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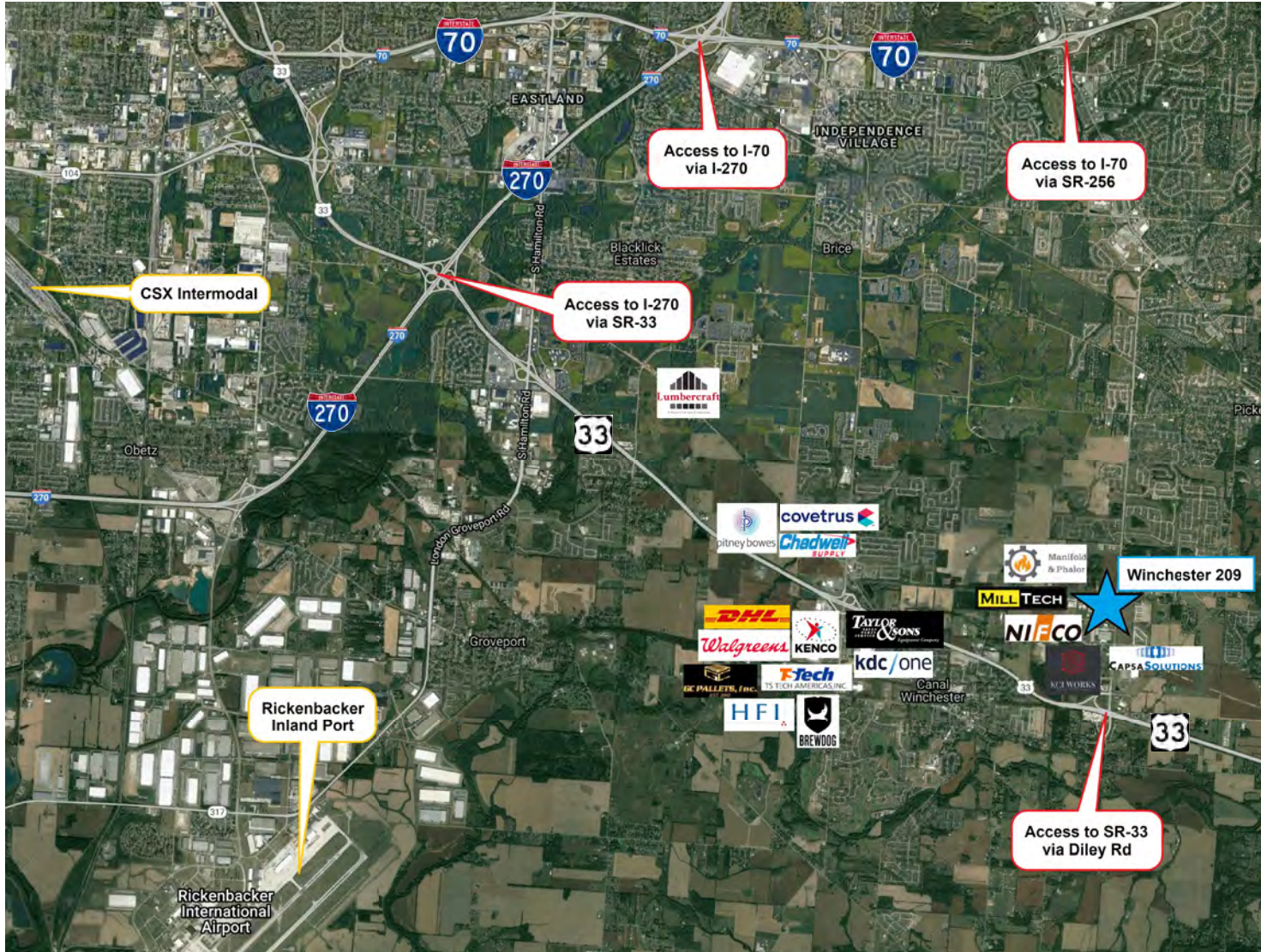


Floor Plan



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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

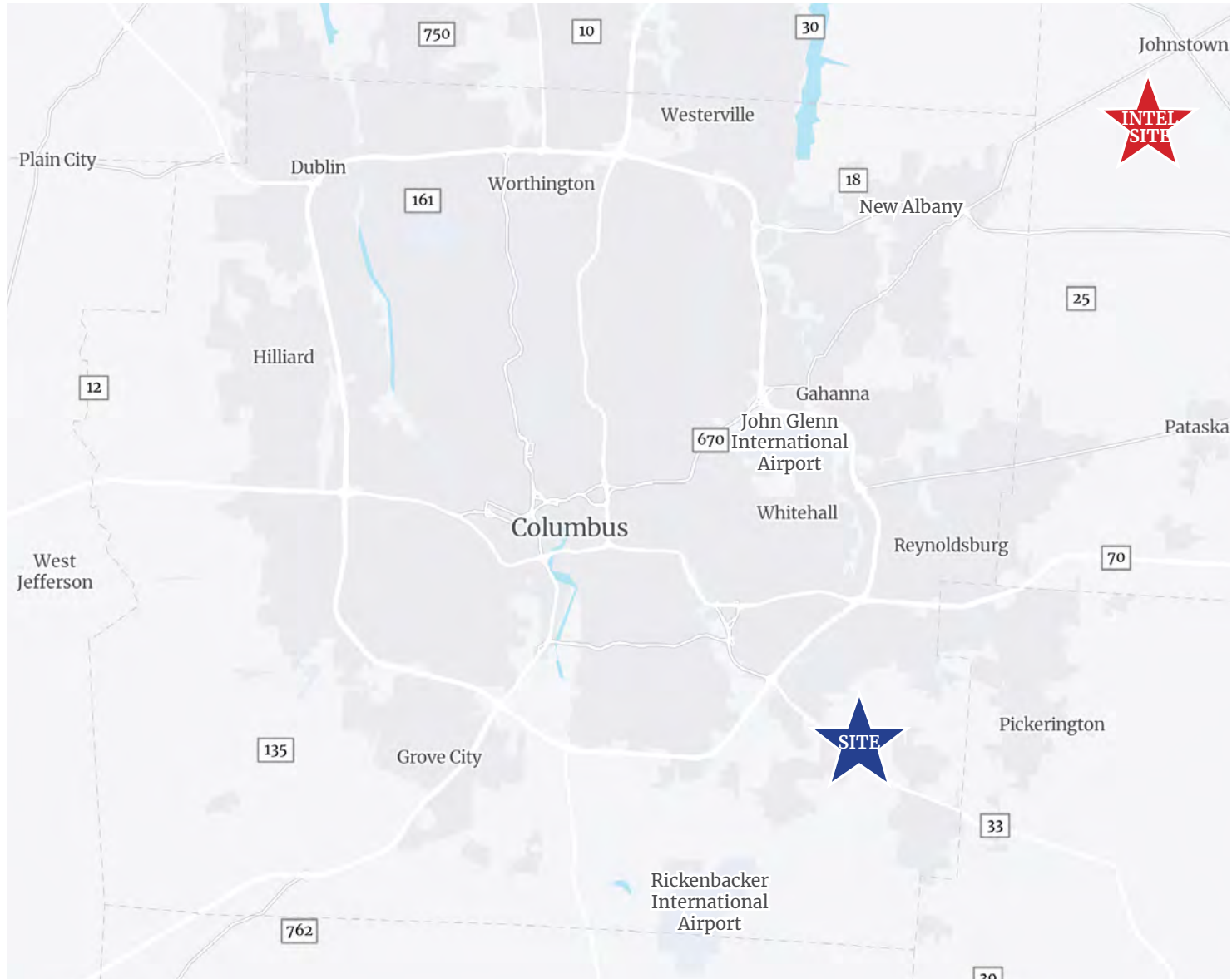
 18 minutes
14.5 miles

Rickenbacker Inland Port

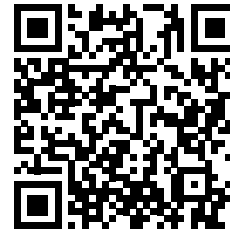
 15 minutes
10.5 miles

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Proximity & Area Overview



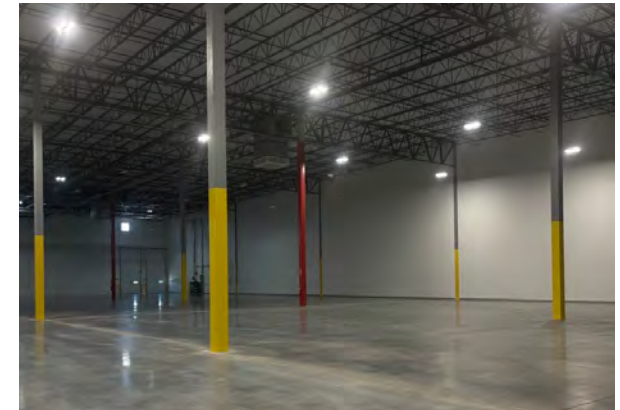
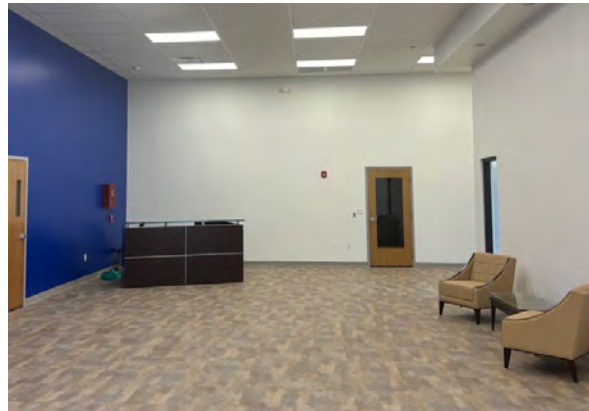
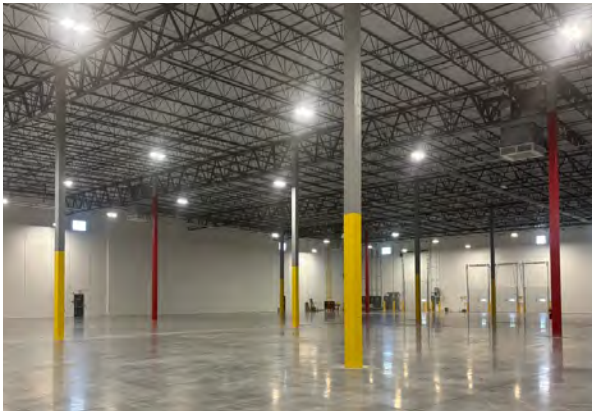
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Building Photos



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