

20,000 s.f. Building:

Modern Industrial Building, Finished-to-Suit



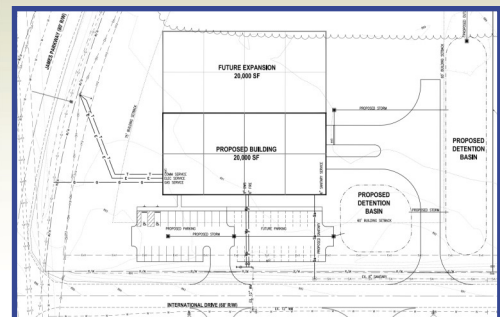
The Plan: A 20,000+/- sq. ft. shell building is being erected on a 5.1-acre site on the South Campus of the Central Ohio Aerospace & Technology Center. The building has a drive-in door and recessed dock door with capacity for additional docks. The building is expandable to at least 40,000 sq. ft. The finish-to-suit space is customizable.

Small Business Solution: The Port Authority provides a full-cycle approach to solving small business needs by connecting companies with community resources and products. The small business-oriented building is near operations for The Boeing Company, the Bionetics-operated U.S. Air Force Primary Standards Laboratory, Mistras Group, xperion, Samuel Strapping Systems, and Ariel Corporation.

Unique Amenities: The site is fully-served with redundant utilities. Both a 34.5KV AEP power line and a 69KV line are in proximity to the site. Redundant natural gas and fiber optic service is here too.

Features

- 20,000 sq. ft. available, expandable
- Available, skilled workforce in Heath
- Business-friendly community
- Just 4 miles to I-70 and St. Rt. 16
- Fully-served, heavy industry zoning
- 15-year, 100% tax abatement
- Heath income tax incentive available
- Broker protected



CENTRAL OHIO
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