



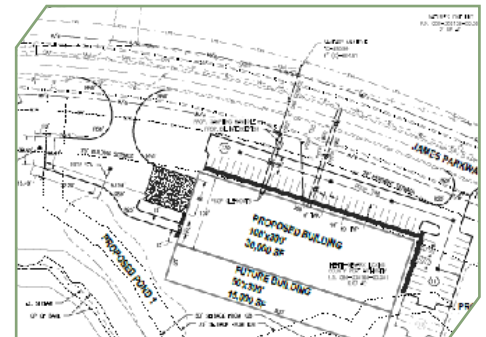
30,000 S.F. BUILDING

Modern Industrial Spec Building, Expandable

Spec Building: A 30,000+/- sq. ft. industrial building at 1680 James Parkway in Heath is being erected on the South Campus of the Central Ohio Aerospace & Technology Center on speculation. The Heath-Newark-Licking County Port Authority specializes in building smaller, stand-alone industrial spec buildings. This 100'x300' building is expandable to 45,000+/- sq. ft. and can be finished to suit. The completed shell building will have 1,000+ sq. ft. of ready-to-occupy office space, a drive-in door, and two recessed dock doors.

Small Business Solution: The Port Authority provides a full-cycle approach to solving small business needs by connecting companies with community resources and solutions. The small business-oriented site is near operations for critical manufacturers. The Boeing Company and the U.S. Air Force Primary Standards Laboratory as well as a growing cluster of plant-based food industry producers, including GB Food, Gathered Foods and Nature's One.

Unique Amenities: The site is fully-served with redundant utilities. A 34.5KV AEP power feed, 4" natural gas line, and fiber optic capabilities are here too.



FEATURES

- 30,000 sq. ft., fully expandable to 45,000 sq. ft.
- Available, skilled workforce in Heath
- Business-friendly community
- Just 4 miles to I-70 and St. Rt. 16
- Heavy industry zoning
- 15-year, 100% tax abatement
- Fully-served utilities
- Broker protected



CENTRAL OHIO
**AEROSPACE &
TECHNOLOGY CENTER**



HEATH - NEWARK - LICKING COUNTY
PORT AUTHORITY

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