



8,500+/- S.F. FLEX SPACE

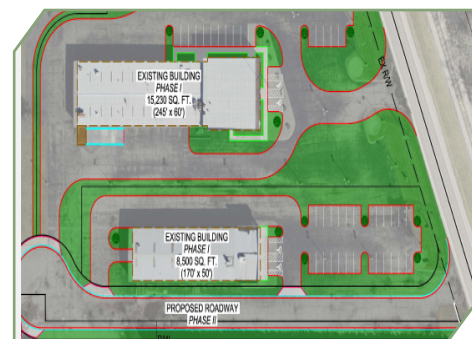
STEMFlex™ Space

STEMFlex Building: A 8,500+/- sq. ft. industrial building at 1401 Mount Vernon Road, Newark is a flex space building planned to be modernized from a former car dealership complex. The office/production area mix is flexible space. The concept, STEMFlex, is a focus on modernizing the building to attract STEM-skilled industry.

Groundwork to improve the site is underway. Building improvements are under design and tax incentives are being sought for speculative development.

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 in the largest manufacturing corridor in Central Ohio at Newark to I-70 as well as 30 minutes from the Intel Ohio One site under development.

Capabilities: The site is fully served. The building is expandable and supports a parking area larger than typically expected for a building of this size.



FEATURES

- +/- 8,500 sq. ft. expandable
- Available, STEM-skilled workforce
- Business-friendly community
- Just 11 mi to I-70 and 2 mi. to St. Rt. 16
- Light Industrial zoning
- tax abatement zone for improvements
- Fully-served utilities
- Broker protected