



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

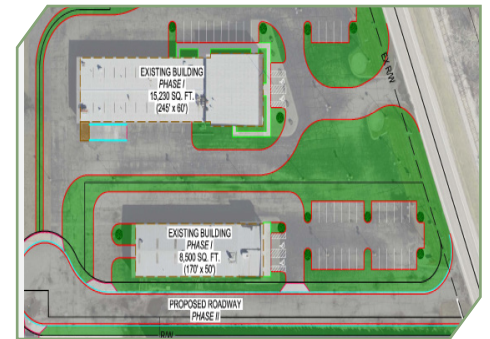
## STEMFlex® Space

**STEMFlex® Building:** A 8,500+/- sq. ft. industrial building at 1401 Mount Vernon Road, Newark is a flex space building redeveloped and ready for 2Q 2024 occupancy. The office/production area mix is flexible space. The building complex supports up over 70,000 sq. ft. of overall building space. The concept, STEMFlex®, is a focus on attracting STEM-skilled industry.

Groundwork and building improvements are expected to be complete 2Q 2024. Tax incentives are in place 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