

# 200,200 SF SPECULATIVE WAREHOUSE | FOR LEASE

SCHEDULED DELIVERY: DECEMBER 31, 2026



PROUDLY PURSUING  
**LEED**  
CERTIFICATION



PROPERTY  
VIDEO

## 7855 Hill Road | Canal Winchester, OH 43110

For more information, please contact:

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614 629 5269

Developed & Owned By:

# Browning

Leasing By:

**NAI Ohio Equities**  
Industrial Property Team



# EXECUTIVE SUMMARY



Proposed Building

**200,200 SF**



Parcel Size

**±16.33 Acres**



Demographics

**15 mins**

**30 mins**

**45 mins**

Population

118,335

767,040

1,668,345

Labor Force

91,038

609,220

1,326,768

Production/Transport  
Material Moving

8,190

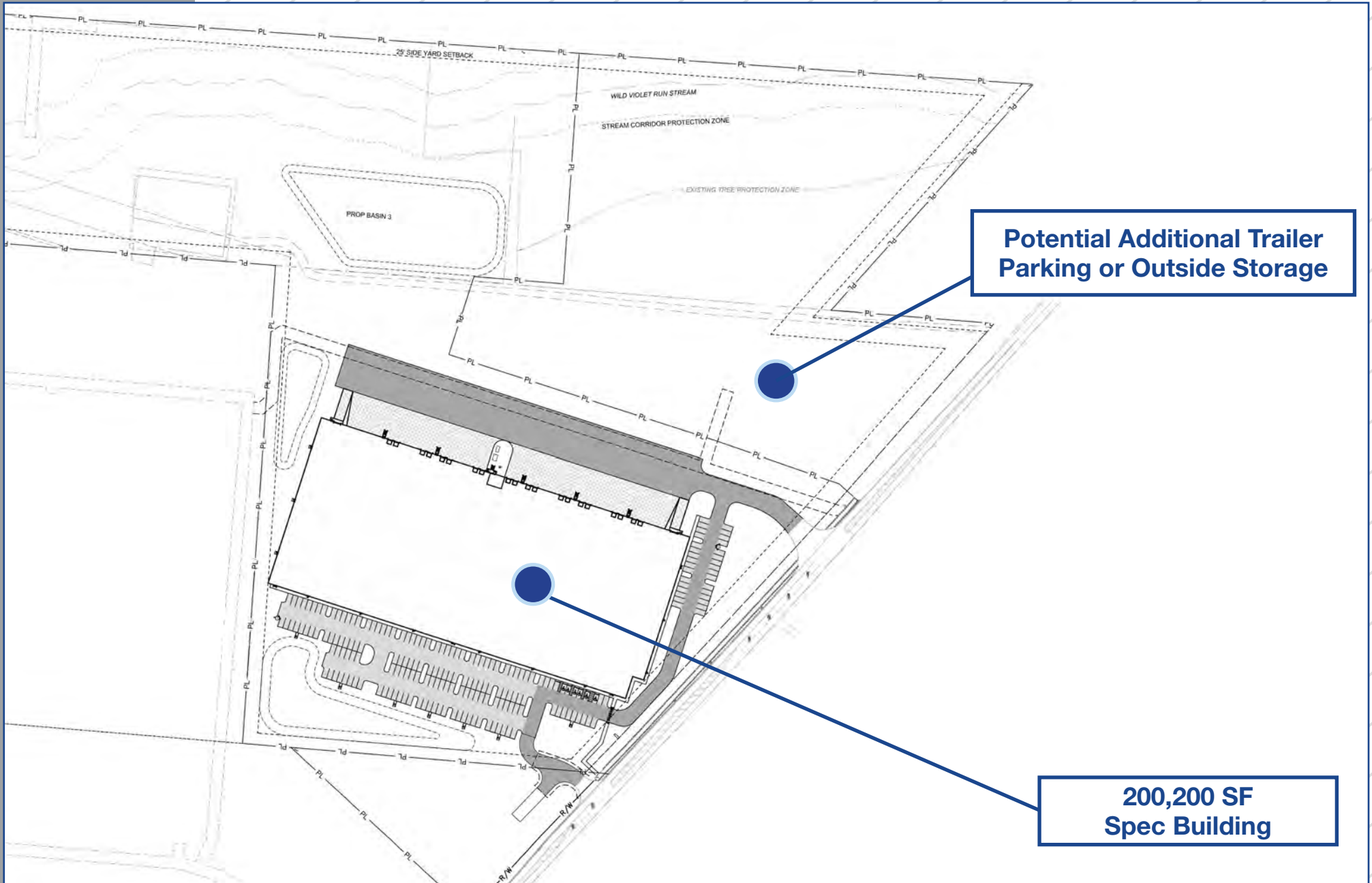
52,878

114,933

- SPECULATIVE BUILDING SCHEDULED FOR 12/31/2026 DELIVERY
- 32' CLEAR HEIGHT
- 1,500 SF OF SPEC OFFICE SPACE
- 50' x 50' COLUMN SPACING WITH 60' SPEED BAY
- 20 DOCKS (WITH POTENTIAL FOR 19 ADDITIONAL DOCKS)
- 2 DRIVE-IN DOORS
- 135' TRUCK COURT
- AUTOMOBILE PARKING: 168 SPACES (EXPANDABLE TO 215)
- 15-YEAR, 100% TAX ABATEMENT IN PLACE
- PLANNED INDUSTRIAL DISTRICT (PID) ZONING IN THE CITY OF CANAL WINCHESTER
- POTENTIAL ADDITIONAL TRUCK PARKING OR OUTSIDE STORAGE SITE AVAILABLE











## Development Features

|                     |                                   |
|---------------------|-----------------------------------|
| SITE ACREAGE        | 16.33 Acres                       |
| BUILDING DIMENSIONS | 670' x 300'                       |
| BAY SIZE            | 50' x 50'                         |
| BUILDING SIZE       | 200,200 SF                        |
| TRUCK COURT DEPTH   | 135'                              |
| MUNICIPALITY        | Canal Winchester                  |
| ZONING              | Planned Industrial District (PID) |
| TAX ABATEMENT       | 15 Years, 100%                    |
| LEED CERTIFICATION  | Silver                            |

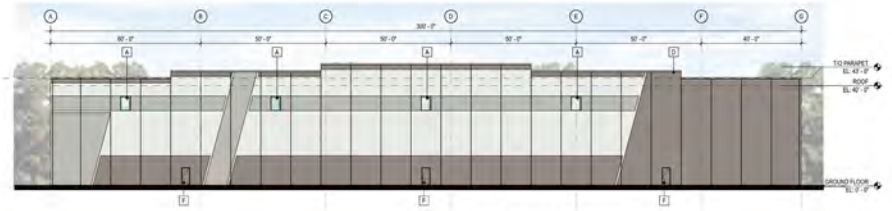


## Building Features

|                |                                                  |
|----------------|--------------------------------------------------|
| OFFICE SPACE   | 1,500 SF Spec Office                             |
| DOCK DOORS     | 20 with 40,000-lb Levelers<br>(Expandable to 39) |
| DRIVE-INS      | 2 (12'x14')                                      |
| CLEAR HEIGHT   | 32'                                              |
| COLUMN SPACING | 50' x 50'                                        |
| BAYS           | 60' Speed Bay                                    |
| SPRINKLERS     | ESFR                                             |
| LIGHTING       | LED                                              |
| POWER          | 2,000-Amp, 480/277 Volt                          |
| CAR PARKING    | 168 (Expandable to 215)                          |



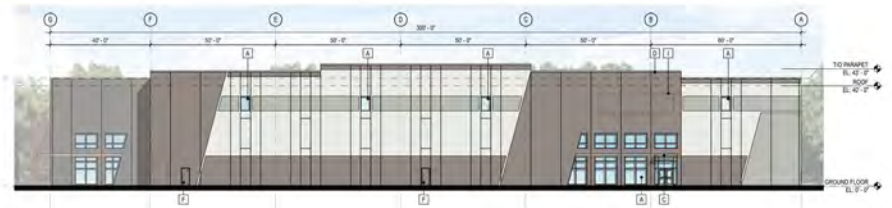
# BUILDING ELEVATIONS



4 WEST ELEVATION  
AS01 SCALE 1"=20'-0"



5 NORTH ELEVATION  
AS01 SCALE 1"=20'-0"



2 EAST ELEVATION  
AS01 SCALE 1"=20'-0"



1 SOUTH ELEVATION  
AS01 SCALE 1"=20'-0"

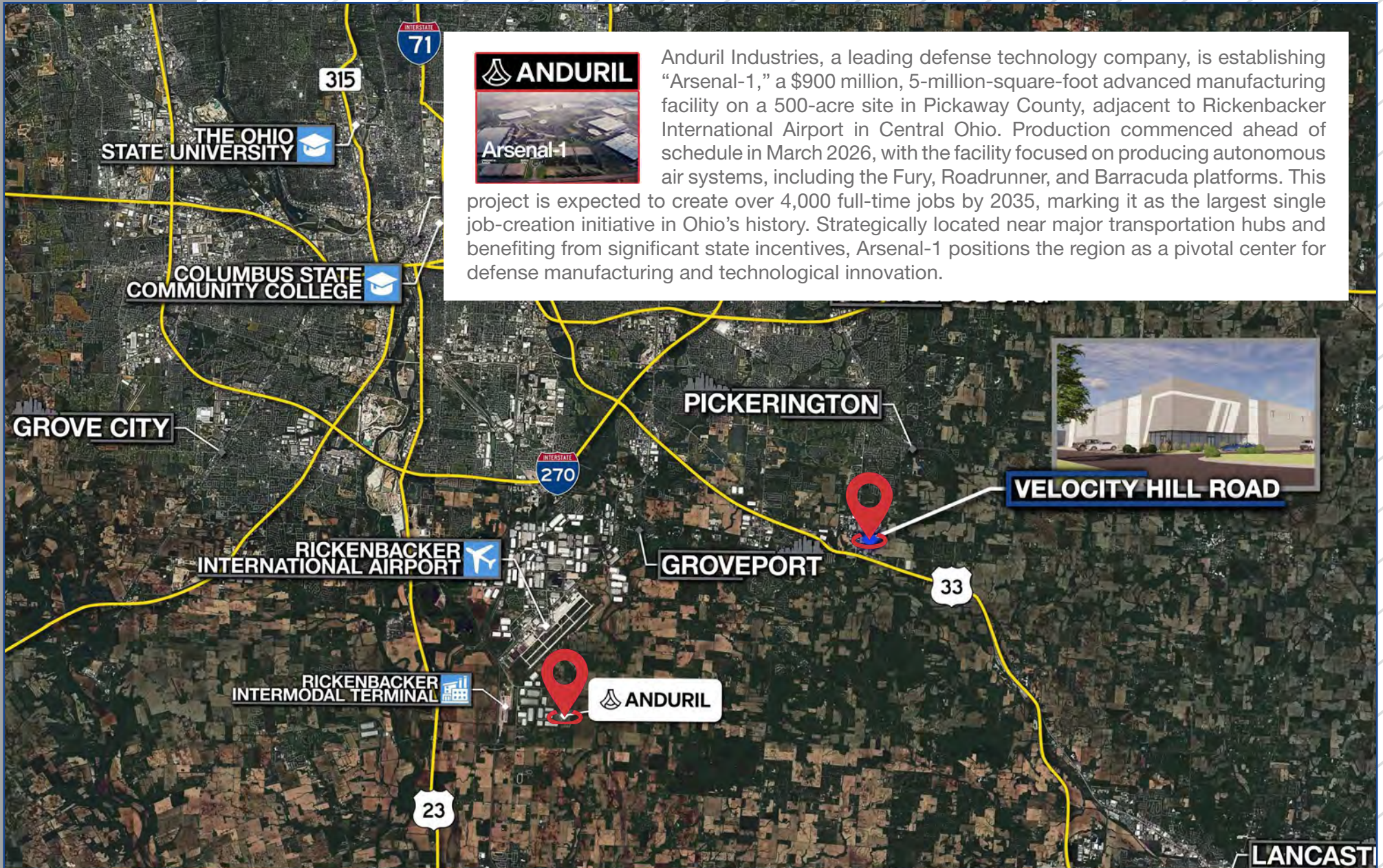


# NEARBY AMENITIES





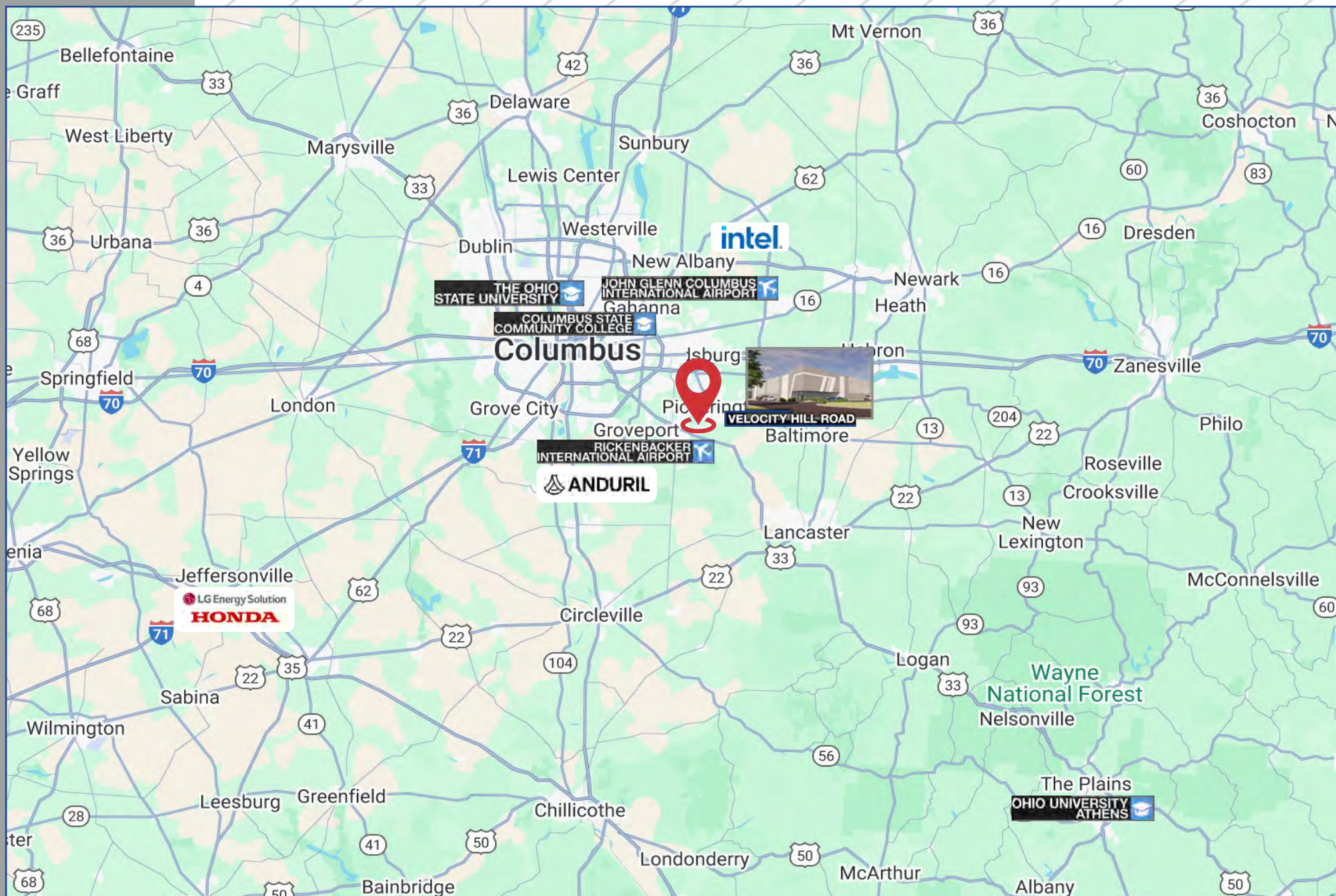
# PROXIMITY TO ANDURIL'S ARSENAL-1



Anduril Industries, a leading defense technology company, is establishing “Arsenal-1,” a \$900 million, 5-million-square-foot advanced manufacturing facility on a 500-acre site in Pickaway County, adjacent to Rickenbacker International Airport in Central Ohio. Production commenced ahead of schedule in March 2026, with the facility focused on producing autonomous air systems, including the Fury, Roadrunner, and Barracuda platforms. This project is expected to create over 4,000 full-time jobs by 2035, marking it as the largest single job-creation initiative in Ohio’s history. Strategically located near major transportation hubs and benefiting from significant state incentives, Arsenal-1 positions the region as a pivotal center for defense manufacturing and technological innovation.



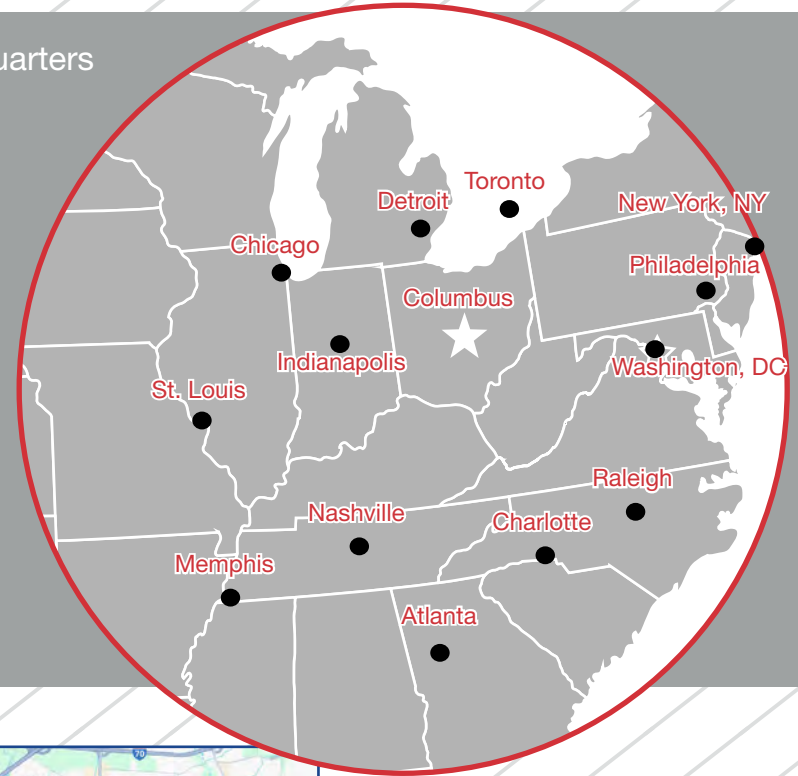






# TRAVEL TIMES

Within a day's drive, you can reach an estimated 151 million people and 42,100 headquarters or 46% of the country's population base and 48% of headquarter operations.



CHICAGO, IL

**377 Miles**

WASHINGTON, DC

**389 Miles**

TORONTO, ON, CANADA

**443 Miles**

ST. LOUIS, MO

**438 Miles**

NEW YORK, NY

**528 Miles**

ATLANTA, GA

**579 Miles**

SITE TO RICKENBACKER

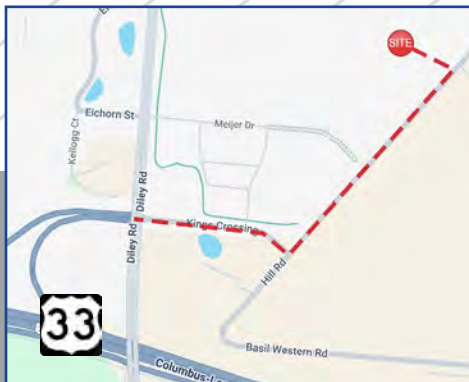
**11 Miles**

SITE TO ANDURIL'S ARSENAL-1

**14 Miles**

SITE TO INTEL CAMPUS

**20 Miles**



SITE TO US-33

**0.7 Miles**



SITE TO I-70

**6.9 Miles**



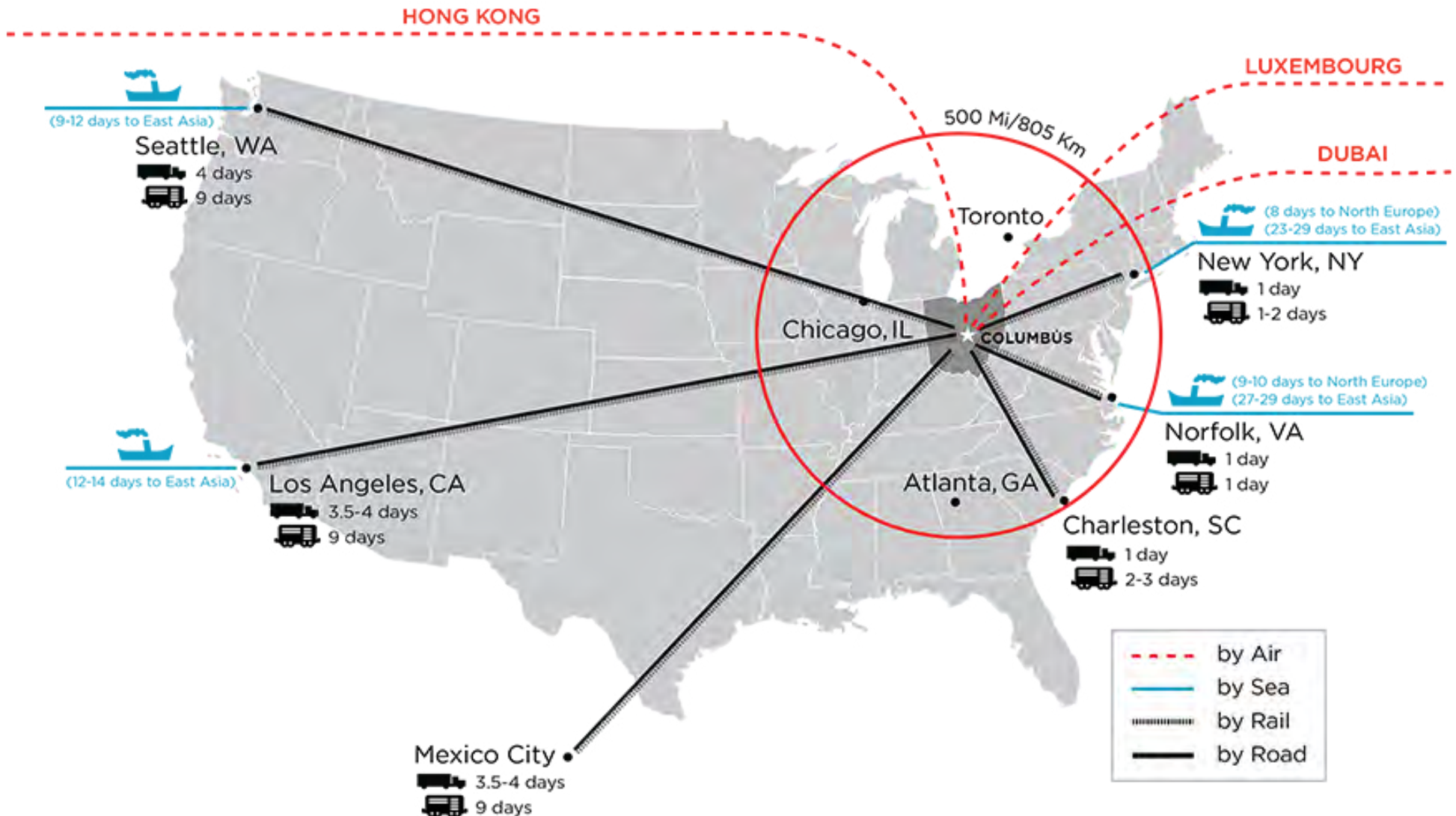
SITE TO I-270

**8.1 Miles**



# NORTH AMERICAN ACCESS

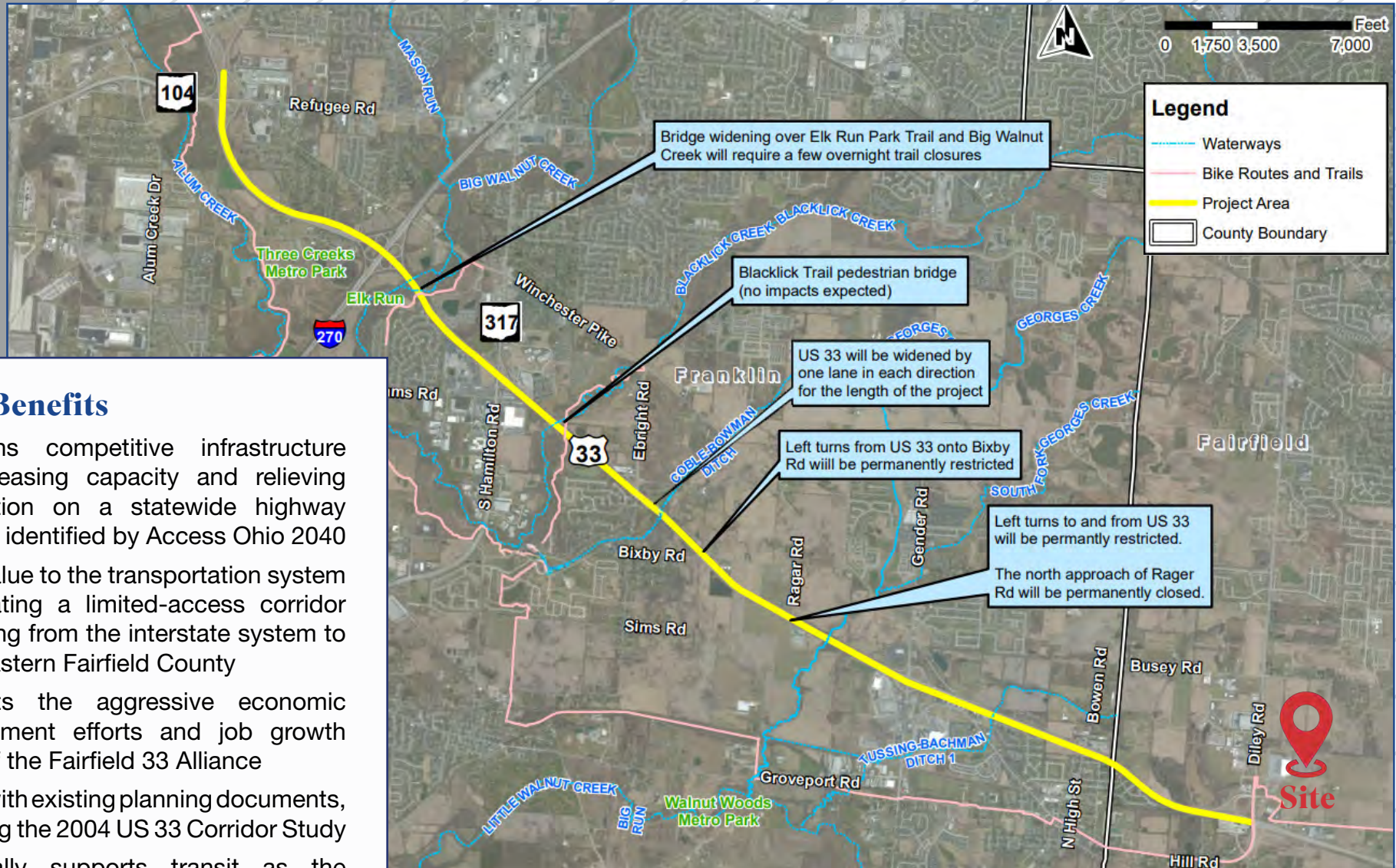
The Columbus Region is a global logistics hub that supports some of the world's largest brands and top logistics service providers, making it a critical link in industrial and consumer supply chains. The Region's location gives companies access to more of the U.S. population and employment base than any other major metro, providing unmatched accessibility.





## Project Benefits

- Maintains competitive infrastructure by increasing capacity and relieving congestion on a statewide highway corridor identified by Access Ohio 2040
- Adds value to the transportation system by creating a limited-access corridor extending from the interstate system to southeastern Fairfield County
- Supports the aggressive economic development efforts and job growth goals of the Fairfield 33 Alliance
- Aligns with existing planning documents, including the 2004 US 33 Corridor Study
- Potentially supports transit as the corridor could be utilized for additional workforce access transit service between Columbus and Lancaster



**CURRENT STATUS:** In Feasibility Study  
**EXPECTED CONSTRUCTION START:** Summer 2026  
**EXPECTED COMPLETION:** Fall 2028



Within 30 Minutes, there are over 52,622 residents employed in either transportation, material moving or production occupations.

## Columbus Metro Unemployment

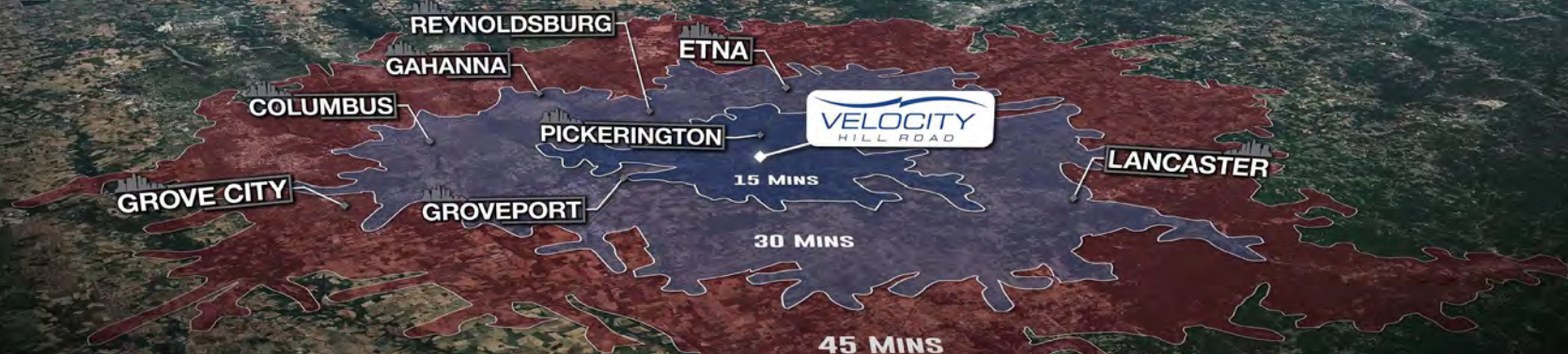
4.6%

## YoY Job Growth

1.1%

## Population Growth

25.7%  
\*since 2010



**15** mins

Population 118,335

Labor Force 91,038

Production/Transport/Material Moving 8,190

**30** mins

Population 767,040

Labor Force 609,220

Production/Transport/Material Moving 52,878

**45** mins

Population 1,668,345

Labor Force 1,326,768

Production/Transport/Material Moving 114,933



# ABOUT CANAL WINCHESTER



Canal Winchester is a picturesque suburban city located about 13 miles southeast of downtown Columbus, spanning both Franklin and Fairfield counties. Founded in 1828 with the construction of the Ohio & Erie Canal, the city quickly became a key transportation hub, a legacy that continues today with excellent connectivity via US-33 and nearby access to I-270 and I-70.

Modern-day Canal Winchester benefits from well-maintained infrastructure, reliable public utilities, and proximity to Rickenbacker International Airport, making it attractive to both residents and businesses. The city seamlessly blends its historic charm with strategic accessibility, offering a strong foundation for growth and quality living.



## Demographics

|                         |           |
|-------------------------|-----------|
| Residents               | 10,084    |
| Median Age              | 41.9      |
| Households              | 3,796     |
| Median Household Income | \$140,152 |

## Notable Employers





# NEW SPEC DEVELOPMENT | FOR LEASE



Developed & Owned By:

**Browning.**

Leasing By:

**NAI**Ohio Equities  
Industrial Property Team

**VELOCITY**  
HILL ROAD

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