



1,500 - 35,830 SF

Industrial space for lease

Phase II now under construction



Hilliard Commerce Park

4402 Weaver Court N, Hilliard, Ohio 43026

Location

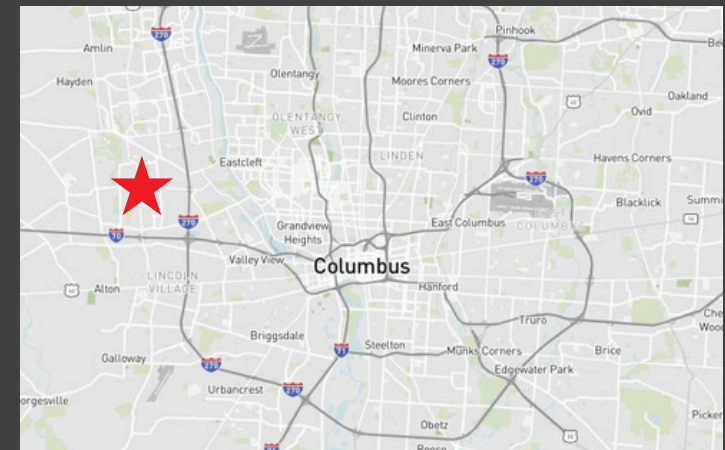
- Less than 2 miles to I-270 interchange
- 5.5 miles to I-70
- 1.0 mile from amenity rich area - Cemetery Road corridor

Advantages

- Class A new construction
- 6 building park; Phase II now under construction

Property specifications

- Suites ranging from 1,500 - 12,000 SF
- 18' clear height
- 1 drive-in door per unit (14' x 16')
- 3 Phase power
- Energy efficient LED lighting
- Potential BTS for Phase 2



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for a virtual tour



Site plan

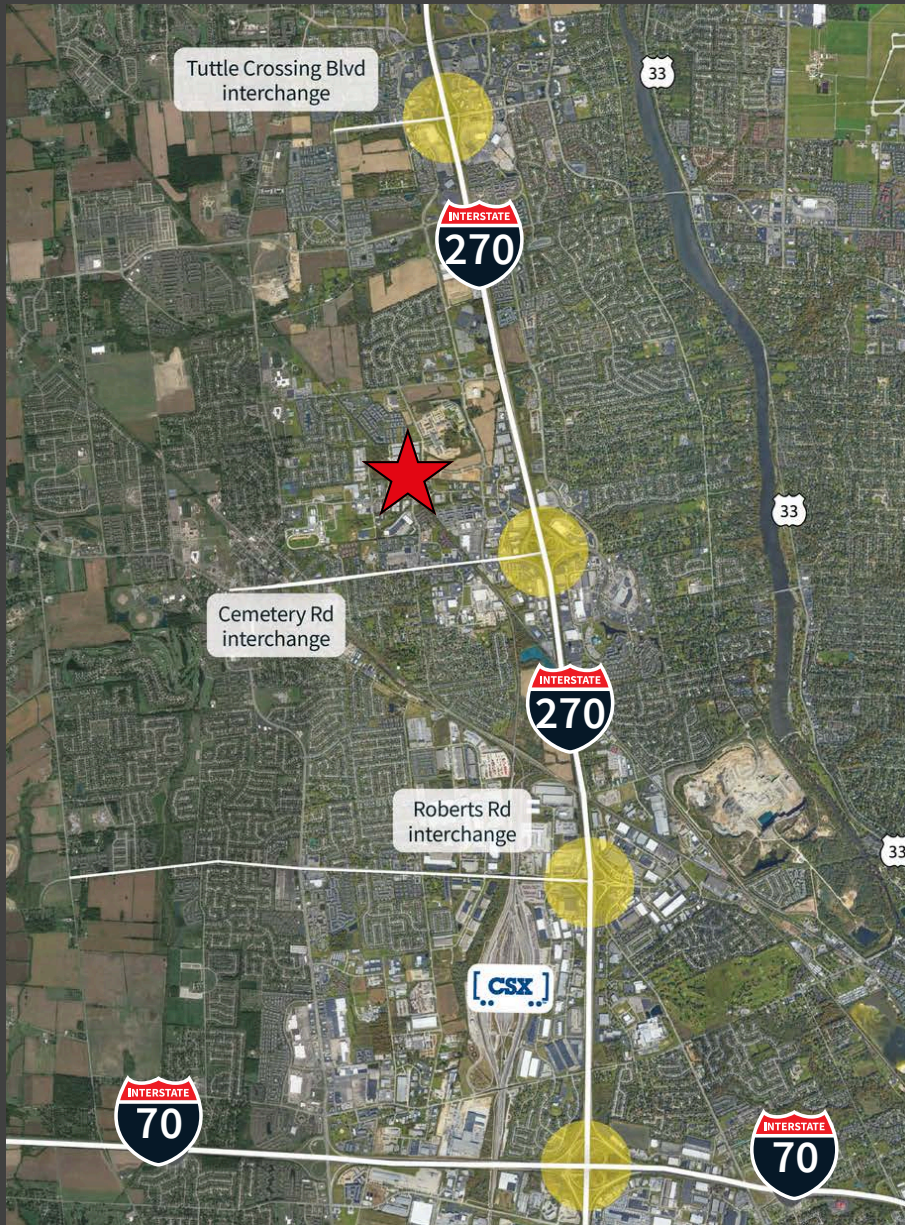


Property specifications



	Building One, Two, Four, Six	Building Three and Five
Building size	11,990 SF	12,000 SF
Available SF	Building four: 1,595 SF - 10,340 SF Building six: 1,595 SF - 11,990 SF	Building three: 1,500 SF Building five: 12,000 SF
Building dimensions	218' x 55'	150' x 80'
Clear height	18'	18'
Roof	Metal standing seam	Metal standing seam
Grade level doors	Building four: 6 (14' x 16') Building six: 7 (14' x 16')	Building three: 1 (14' x 16') Building five: 8 (14' x 16')
Truck court depth	24'	30'
Warehouse lighting	High bay LED	High bay LED
Power	3 Phase - 120/208V 100 Amp panel per unit	3 Phase - 120/208V 100 Amp panel per unit
Tax abatement	10 year, 50%	10 year, 50%
Zoning	M-1	M-1
Built	Phase I: Q3 2024 Phase II: Q2 2026	Phase I: Q3 2024 Phase II: Q2 2026

Access and proximity



Highway access

1.2 miles
to I-270



2.7 miles
to US 33



5.5 miles
to I-70



4.0 miles
to SR 161



9.0 miles
to I-71

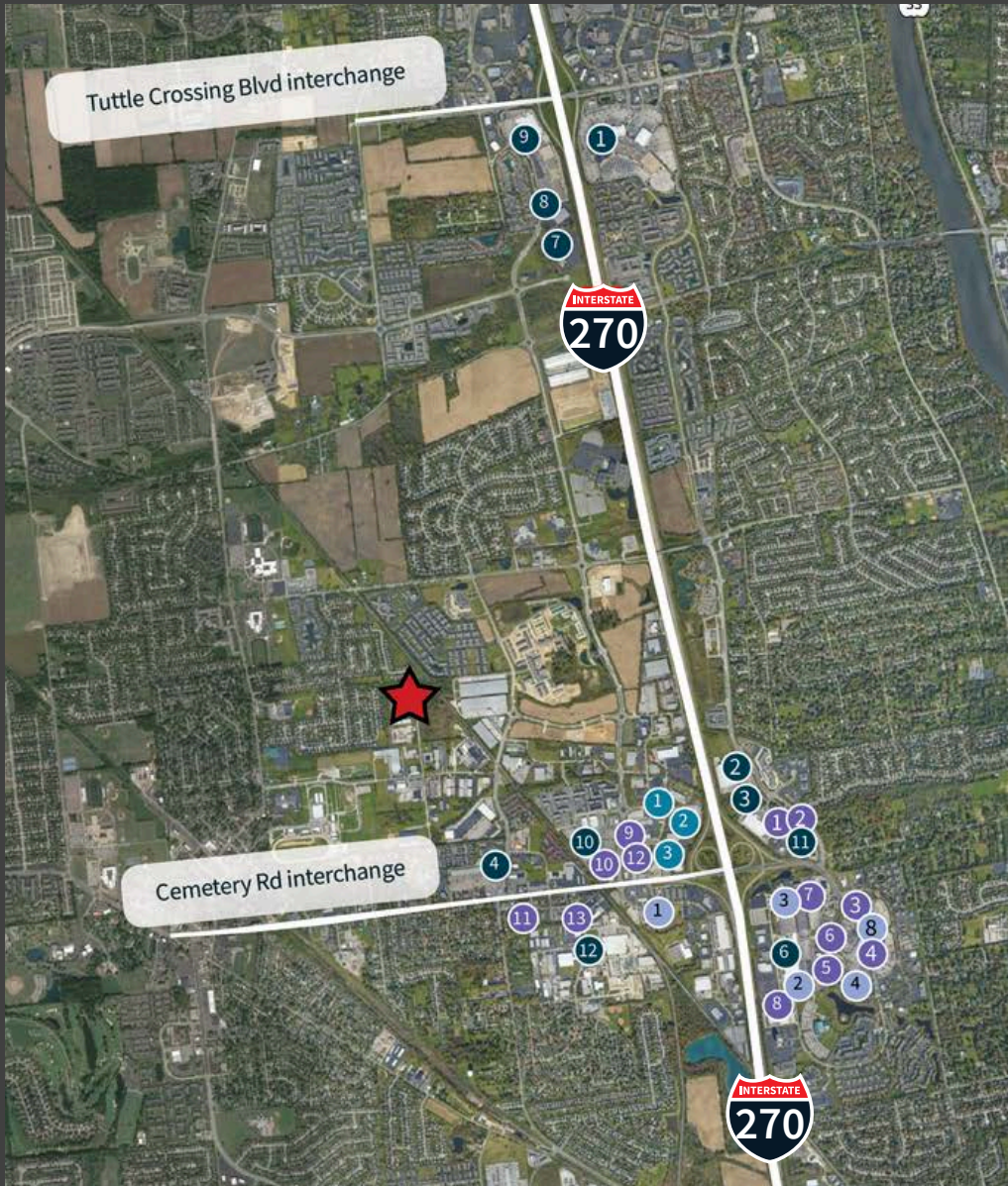


Demographics

15, 30, 45 minutes

2022 Demographics	15 minute	30 minute	45 minute
Population	320,615	1,424,672	1,913,304
Households	133,878	575,853	754,172
Median HH income	\$91,887	\$72,754	\$75,178

Amenities



Shopping

- 1 Mall at Tuttle Crossing
- 2 Target
- 3 Home Depot
- 4 Staples
- 5 Pet Supplies Plus
- 6 Lowes
- 7 World Market
- 8 Best Buy
- 9 Walmart
- 10 Market District
- 11 Kroger
- 12 Aldi

Hotels

- 1 Towne Place Suites by Marriot
- 2 Hampton Inn
- 3 Avid Hotel

Dining

- 1 Crazy Burrito
- 2 Staples
- 3 Chiptole
- 4 Starbucks
- 5 Popeyes
- 6 Panera Bread
- 7 First Watch
- 8 Dave & Busters
- 9 McDonalds
- 10 Rusty Bucket
- 11 Taco Bell
- 12 Wendy's
- 13 Penn Station

Other services

- 1 Sheetz
- 2 Crunch Fitness
- 3 Tire Discounters
- 4 Kenneth's Hair Salon

Property photos



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Como Development

 **JLL**



JLL

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