

Industrial | For Lease



3700 Lacon Road  
Hilliard, OH 43026



22,162 SF - 139,821 SF Industrial and Office Space Available

## Contact Us

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# Hilliard Commerce Center

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## Building Details

### Specifications



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Building Size	177,680 SF
Available Space	22,162 - 139,821 SF
Year Built/Renovated	1966/2026
Clear Height	16'
Docks	8 - Covered Loading (Expandable to 16 pending layout)
Drive-ins	1 - Expandable to 6 pending layout
Column Spacing	30' x 40'
Electrical Services	4,000 amps 277/480V 3Phase
Site Size	18.61 Acres
Outside Storage	Yes
Construction Type	Concrete Block/ Pre-Engineered Metal
Lighting	LED
Office	10,800 SF (5,400 SF per floor)
Fire Suppression System	Wet
Parking Ratio	1.21 / 1,000 SF
Zoning	M-1

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## Unparalleled Transportation

### From Hilliard, OH

Positioned in the heart of Hilliard's thriving industrial corridor, Hilliard Commerce Center offers a prime opportunity for businesses seeking versatile warehouse and office space. This multi-tenant facility has immediate availability for suites ranging from 800 to 10,000 square feet. The property features a mix of private offices and open areas making it ideal for growing operations.

The site includes approximately 4.2 acres of fully paved, lit, and fenced land—perfect for semi-truck and trailer parking. Its strategic location offers seamless access to major highways including I-270, I-70, and I-71, ensuring efficient logistics and distribution. Surrounded by fuel stations, dining options, and service amenities within a half-mile radius, Hilliard Commerce Center combines convenience with functionality.

Whether you're expanding your footprint or relocating, *this property delivers the infrastructure and flexibility to support your business success.*



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## Distance to Key Access Points

From Hilliard, OH

I - 270 .05 miles

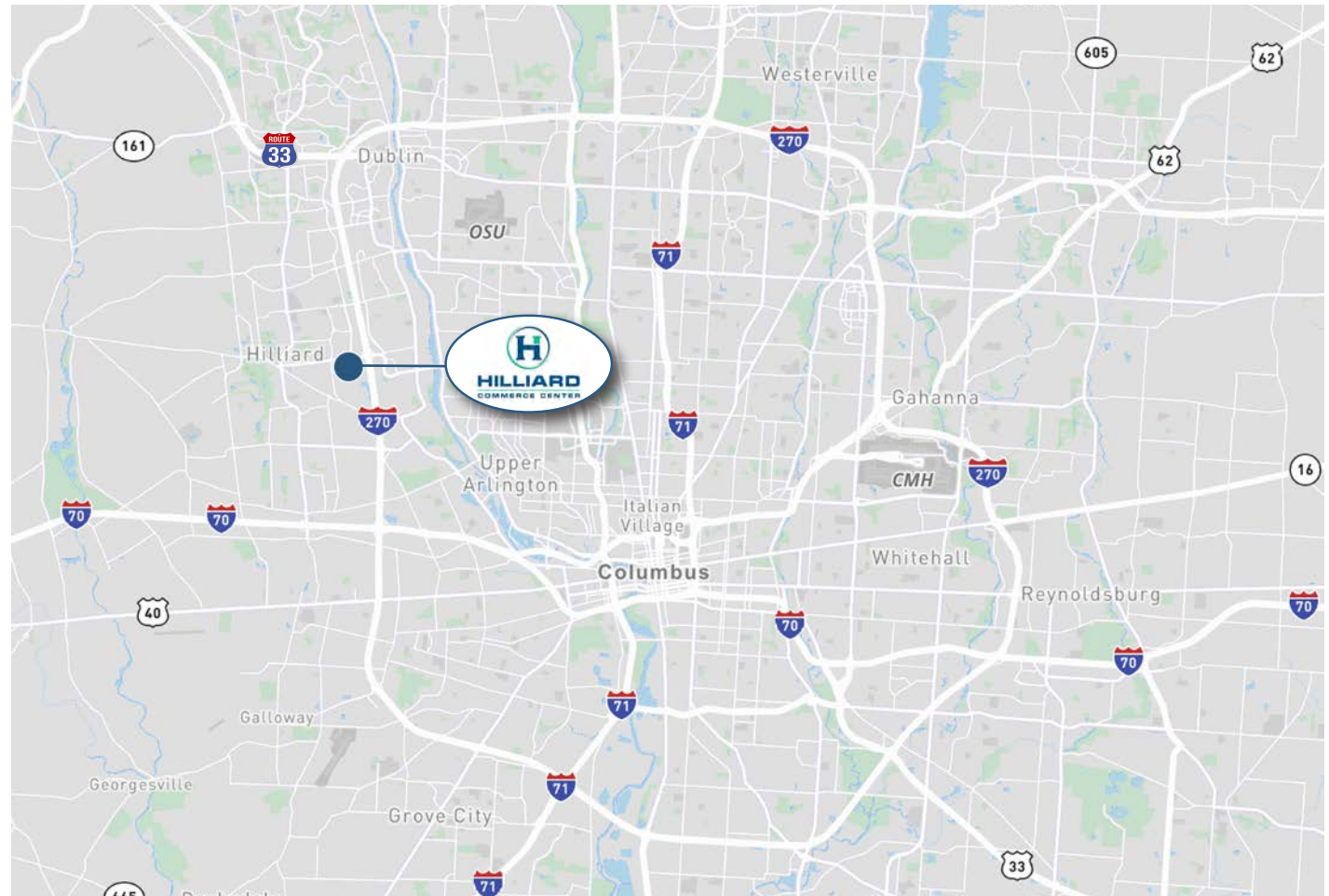
I - 70 5 miles

US - 33 3.5 miles

OH - 161 2.5 miles

OH - 745 6 miles

I - 71 10 miles



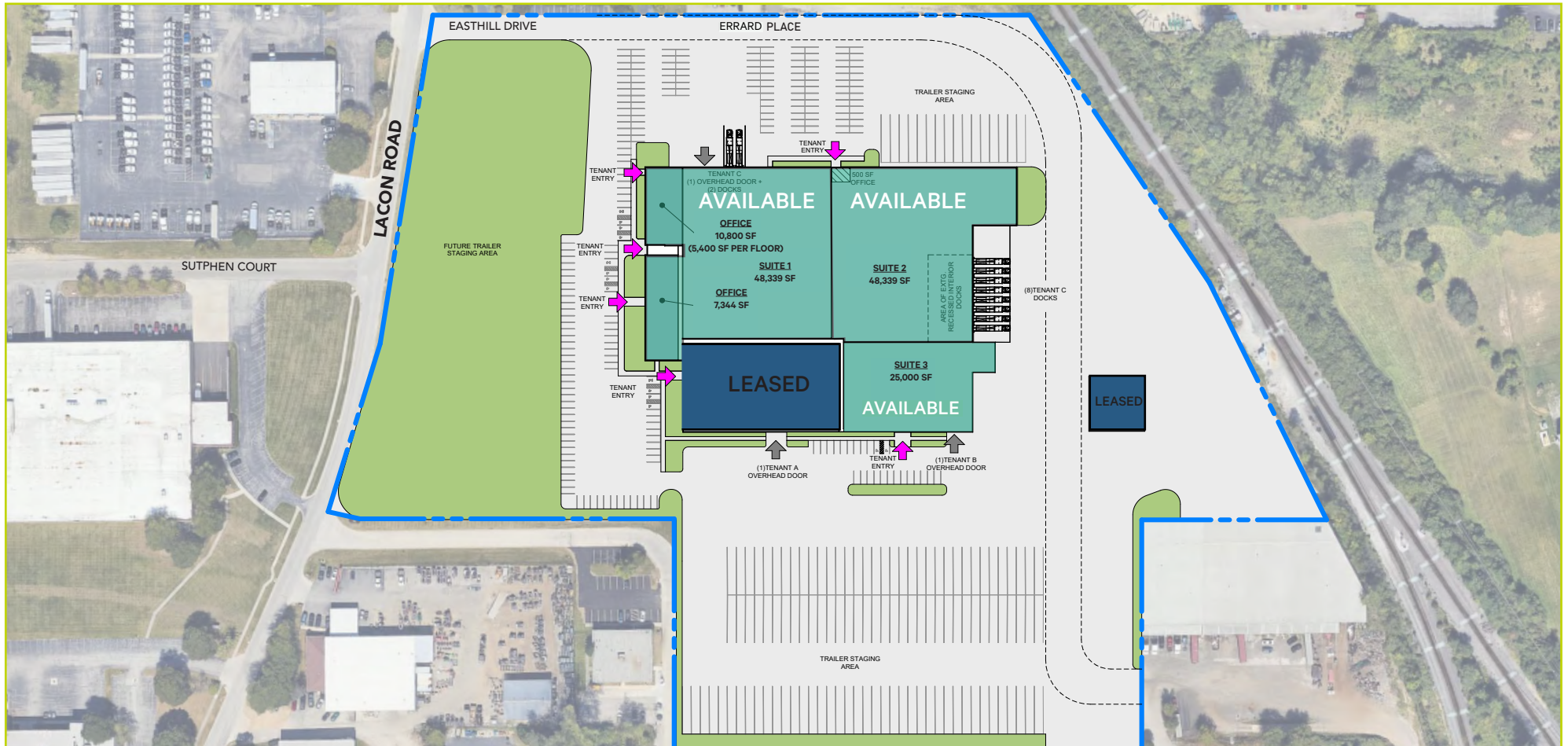
## Master Plan

Demising Option 1: Two Suites ±114,421 SF, ±25,000 SF



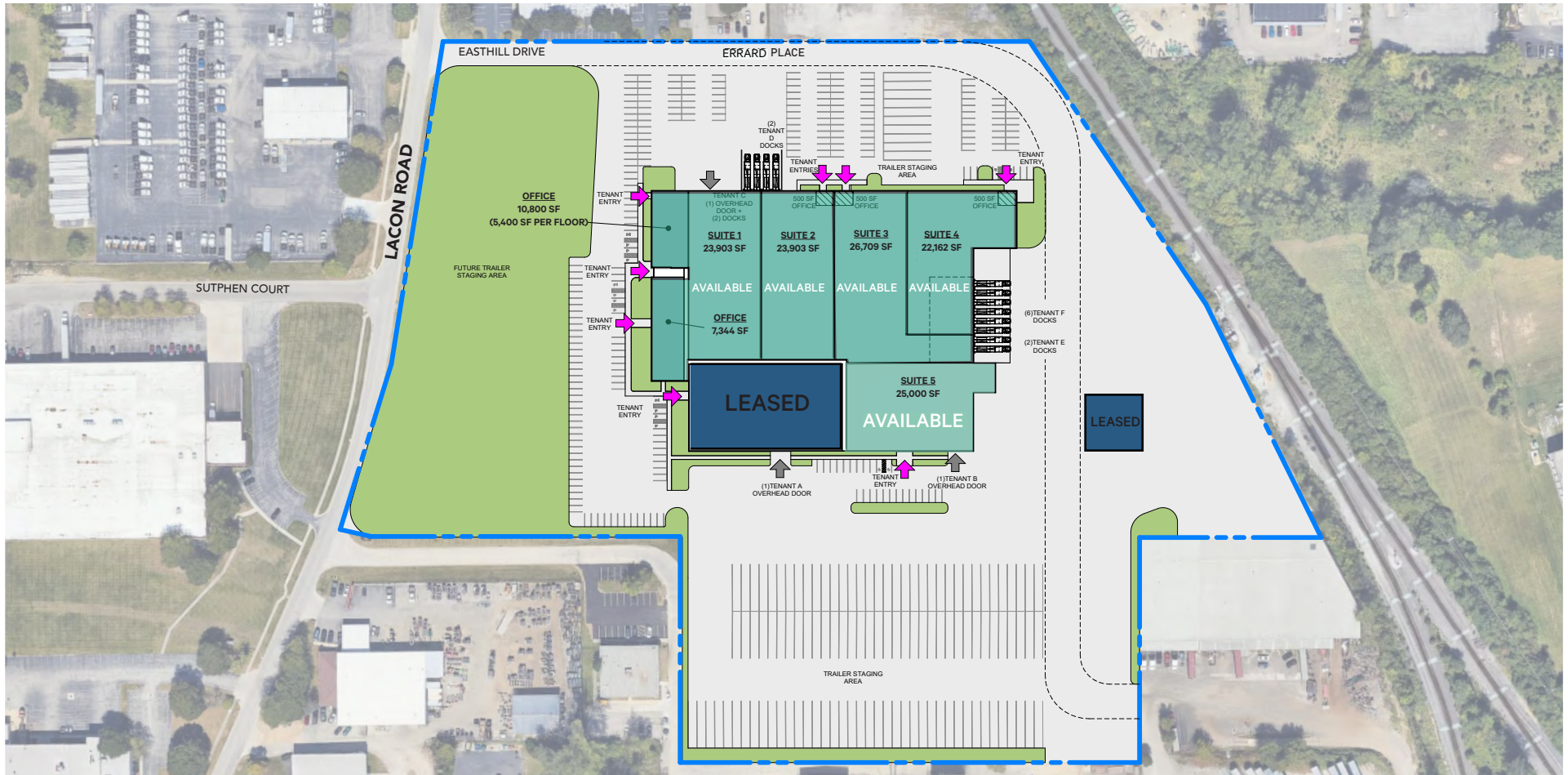
## Master Plan

Demising Option 2: Three Suites Available, ±66,572 SF, ±48,339 SF, ±25,000 SF



## Master Plan

Demising Option 3: Five Suites Available, ±42,047 SF, ±23,903 SF, ±26,709 SF, ±22,162 SF, ±25,000 SF



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## Nearby Amenities

Convenience in Every Direction from Hilliard Commerce Center

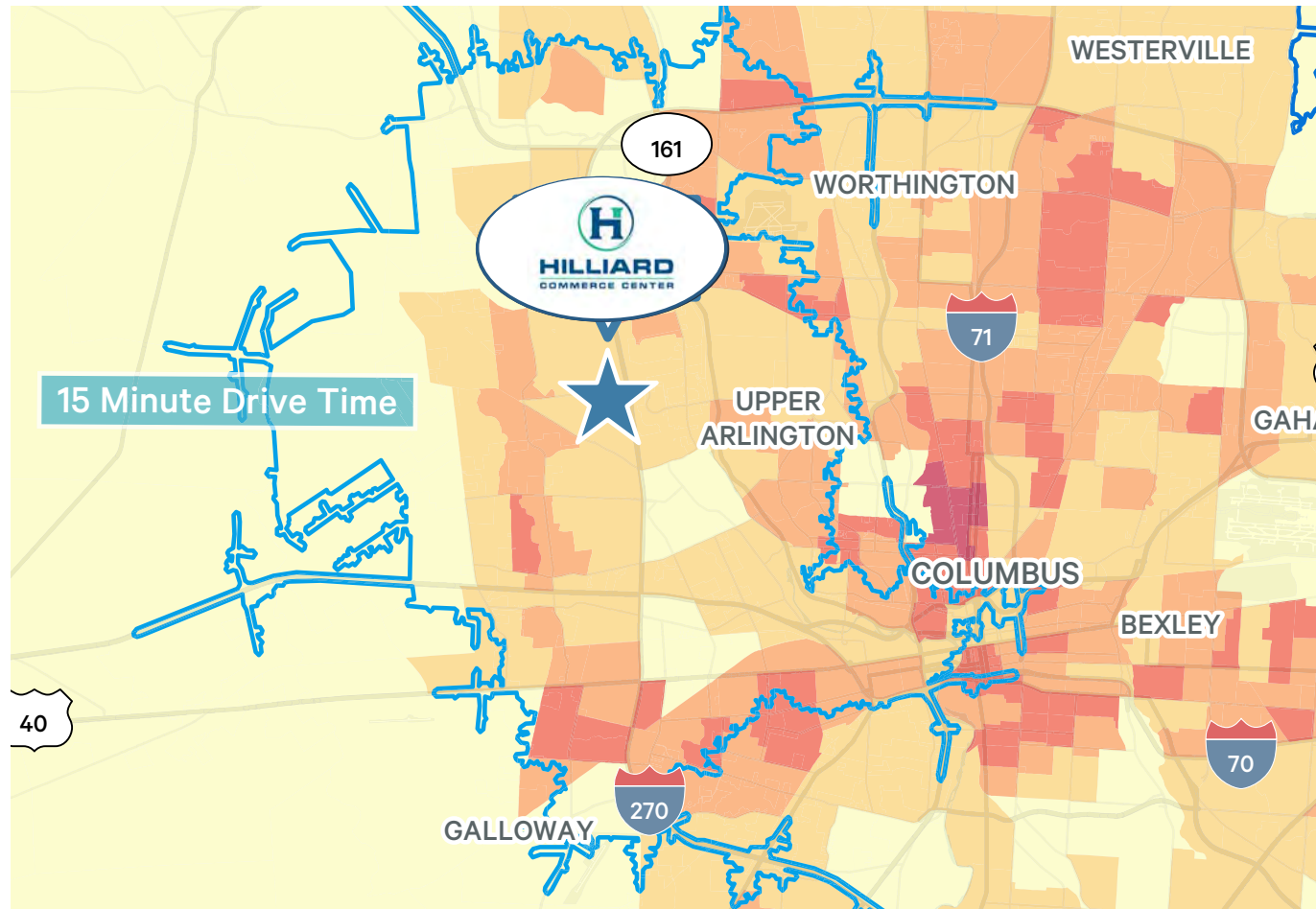


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## Labor Concentration



- » The 15-minute drive time zone around Hilliard encompasses a dense central area of Columbus with a population density of 6,954 to 15,692, indicating a substantial nearby labor pool.
- » This zone covers a compact region with high population concentration, suggesting efficient access to a significant workforce within a short commute to and from Hilliard.

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