

# AIRPORT BUSINESS CENTER

115 Innovation Court | Delaware, Ohio



Two Buildings – Brand New Construction  
200,000 SF of Spec Warehouse Space

**NEWMARK**

# AIRPORT BUSINESS CENTER

## Space

East Building	100,000 SF
West Building	100,000 SF
Total:	200,000 SF

## Zoning

M1 - Manufacturing

## Operating Expenses

Real Estate Taxes:	\$0.45/SF
Insurance:	\$0.15/SF
CAM:	\$0.45/SF
Total:	\$1.05/SF

## Delivery

November 2026



CONSTRUCTION CURRENTLY UNDERWAY

# CONSTRUCTION PHOTOS



# BUILDING FEATURES

## Property Summary

<b>STATE-OF-THE-ART</b>	Two 100,000 SF warehouse buildings on 13.06 acres at 115 Innovation Court in Delaware, Ohio
<b>CUSTOM SIZED</b>	Units starting at 10,000 SF with each additional lane adding 10,000 SF
<b>WELL LOCATED</b>	Located off Sawmill Parkway and adject to the Delaware Municipal Airport (DLZ)
<b>SPRINKLER SYSTEM</b>	ESFR (Early Suppression, Fast Response). No in-rack sprinklers, reduced risk of rack damage, lower maintenance costs
<b>EXCEPTIONAL AIR QUALITY</b>	Cambridge heaters with air make-up units to save energy and improve indoor air quality
<b>LOW OPERATING COSTS</b>	15 year 75% Tax Abatement, brand new mechanicals under warranty
<b>ENERGY EFFICIENT</b>	R-12.5 rated insulated concrete wall panels, T-5 lighting on individual sensors, 480V 3-phase power
<b>INCREASED STORAGE CAPACITY</b>	32'-6" clear height with a peak height of 36'-8" providing 33% more storage capacity over 24' clear buildings
<b>CLASS-A IMAGE &amp; PRESENCE</b>	Prominent visibility facing Innovation Court with attractive architectural entry features

# SITE PLAN



# BUILDING SPECS

## Property Specifications

Address	115 Innovation Ct, Delaware, OH 43015
Site Size	13.06 Acres
Dimensions	200' x 500' (Each Building)
Column Spacing	50' x 50'
Clear Height	Min. 32' - 6" Clear Max. 36' - 8" Clear
Lighting	LED Lighting on Motion Sensors
Dock Doors	10 - 9' x 10' Dock Doors (Each Building)
Drive-In Doors	10 - 12' x 14' Doors (Each Building)
Electrical	Up to 2,000 Amps 480 / 277 3-Phase.
Warehouse Heating	S-Series Cambridge Heaters use 100% Outside Air to Improve Air Quality
Sprinkler System	ESFR

## Property Specifications

Utilities	Electric: Consolidated Electric Gas: Columbia Gas Water / Sewer: City of Delaware
Car Parking	Phase I - 100 Phase II - 105 Future Stalls: 41
Trailer Parking	10 Trailer Stalls Onsite
Floor Sealer	Ashford Formula
Walls	Precast Concrete 10" Sandwich Panels with R-12.5 Rating
Roof	45 Mil. Mechanical Fastened, TPO Membrane Roof
Warehouse Floor	6' Unreinforced 4,000 PSI Slab
Truck Court	180' with 60' of Concrete Apron Shared Dock Court
Zoning	M1 w/ PMU Overlay
Incentives	15 Year 75% Tax Abatement

# AREA MAP & DRIVE TIMES





Photo is for representation only, not the actual building. Final building will be similar in appearance.

# AIRPORT BUSINESS CENTER

115 Innovation Court | Delaware, Ohio

Eric J. Shea, SIOR  
Managing Director  
614.560.9471  
eric.shea@nmrk.com

150 E. Broad Street  
Suite 500  
Columbus, Ohio 43215  
614-883-1200

**NEWMARK**

NMRK.COM