

BUILD-TO-SUIT OR IOS SITE

Industrial Land For Sale

7995 Hill Road NW
Canal Winchester, OH 43110

±8.89 Acres | \$1,200,000





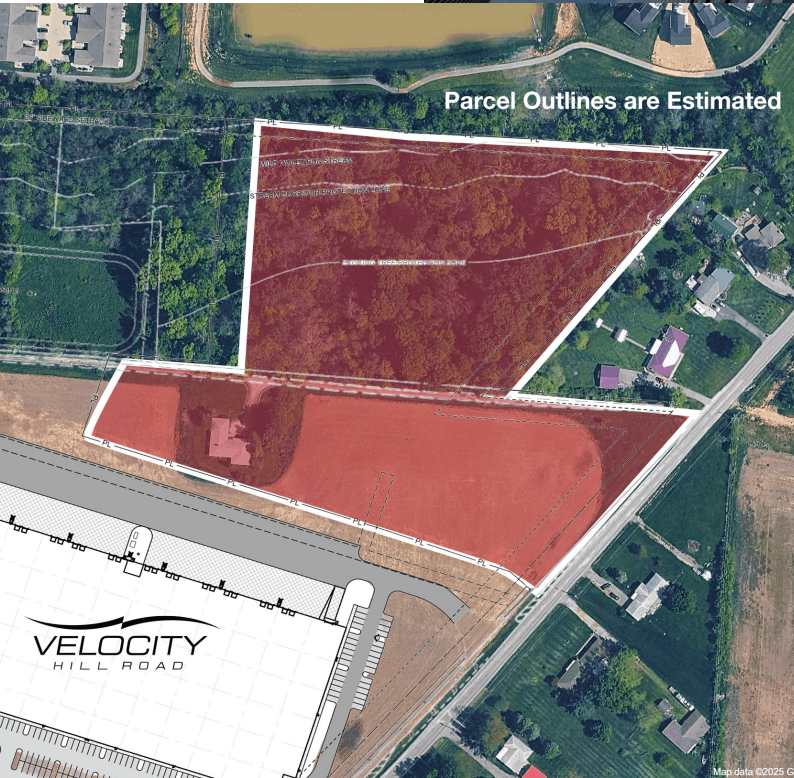
Property Description

Prime industrial land opportunity in Canal Winchester's growing industrial corridor. This 8.89-acre parcel offers approximately 2.3 acres of developable area, with development of the remaining acreage protected by easement or zoning restrictions. The site can accommodate up to a 27,000 SF facility and is also well-suited for outside storage or trailer parking.

The property benefits from existing infrastructure including access to Hill Road with potential connecting access to the main entry drive of Velocity Hill Road. The site includes all utilities including water at the site, a sanitary sewer easement, and stormwater drainage to the adjacent detention pond. The property includes significant tax advantages through a 15-year, 100% CRA tax abatement. Zoned Light Manufacturing in the City of Canal Winchester and subject to Planned Industrial District (PID) plan approval.

Offering Summary

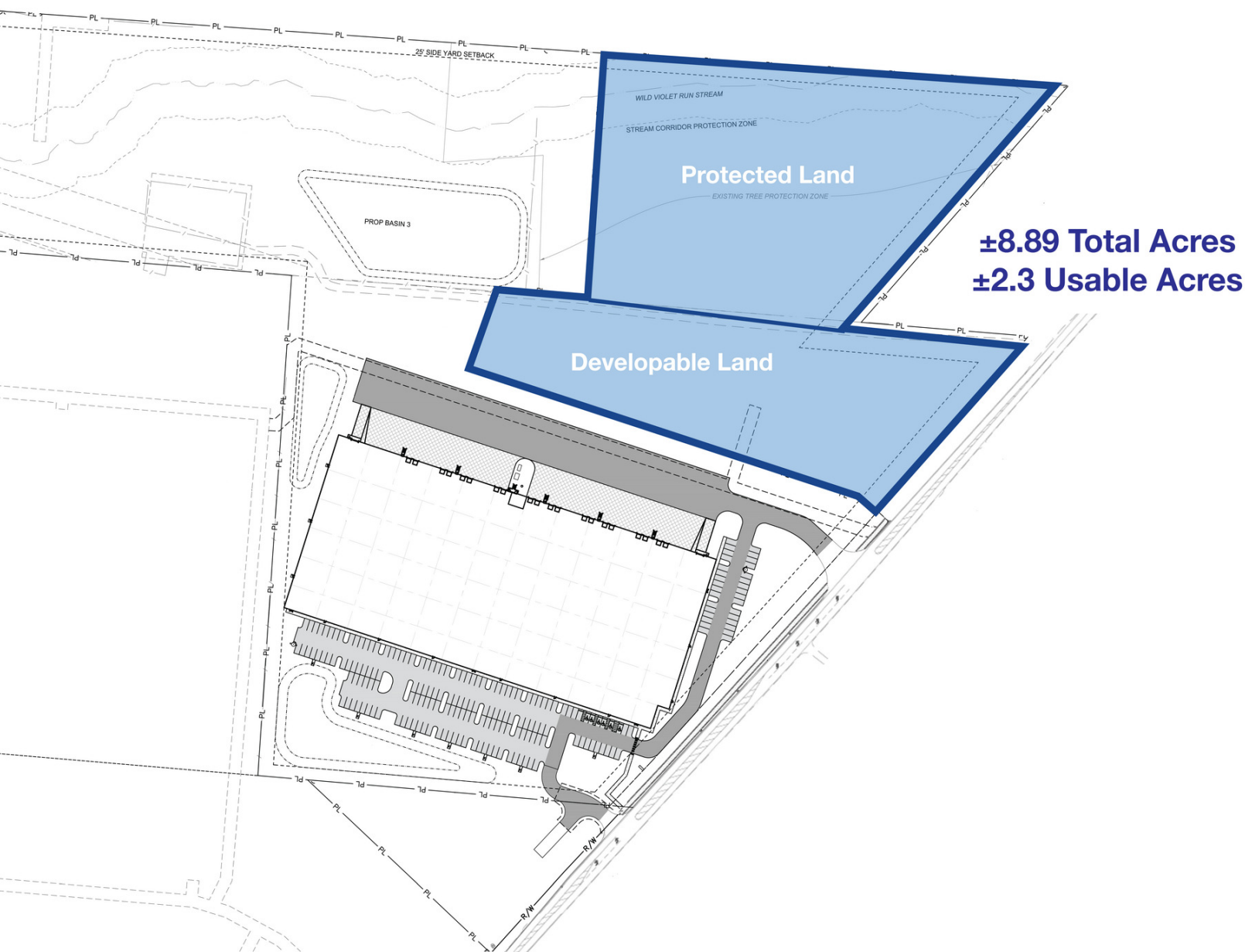
Sale Price:	\$1,200,000
Total Lot Size:	8.89 Acres
Usable Acreage:	±2.3 Useable Acres
Zoning:	Light Manufacturing (Subject to PID Plan Approval)
Utilities:	All Available On Site or At Site Boundary

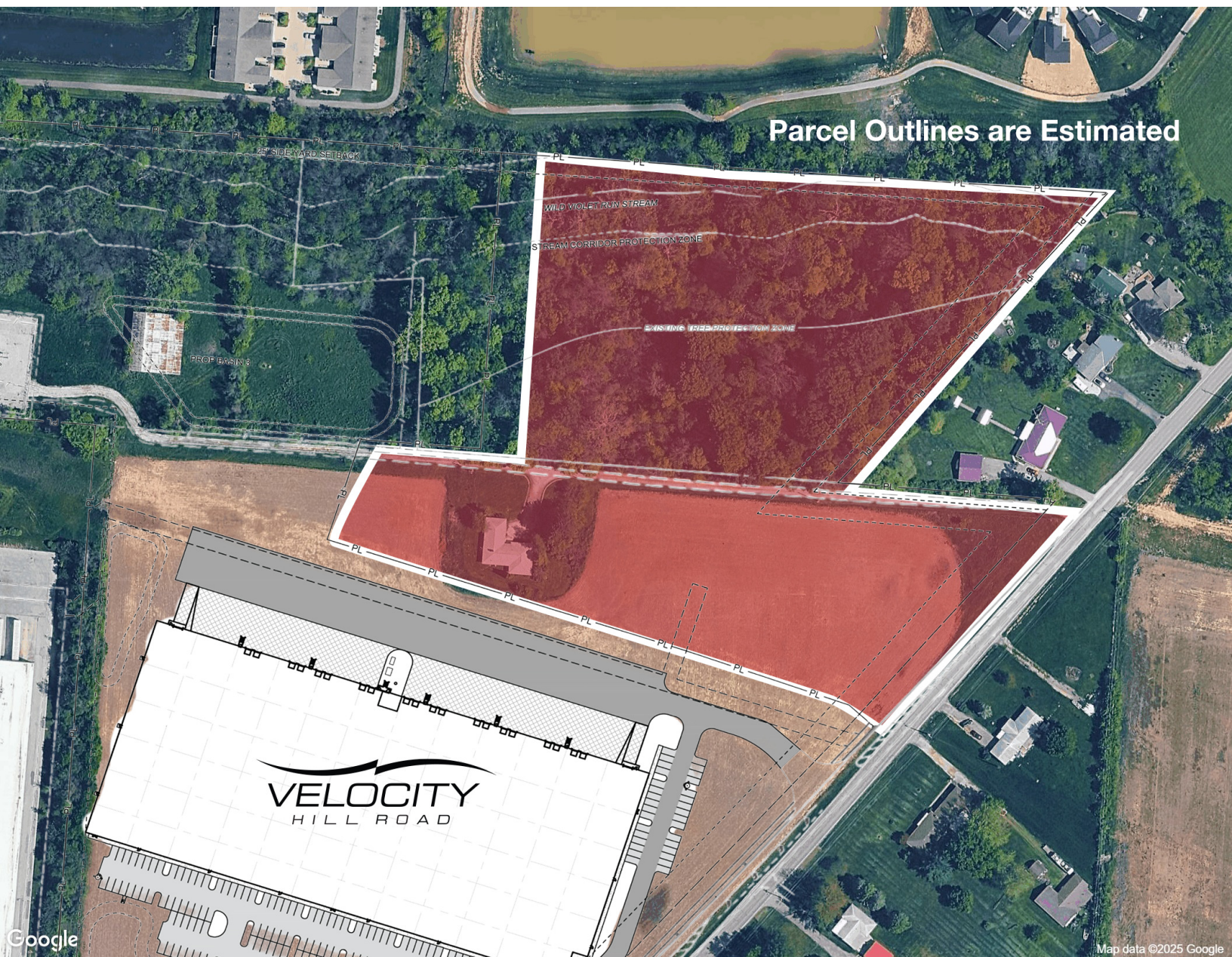


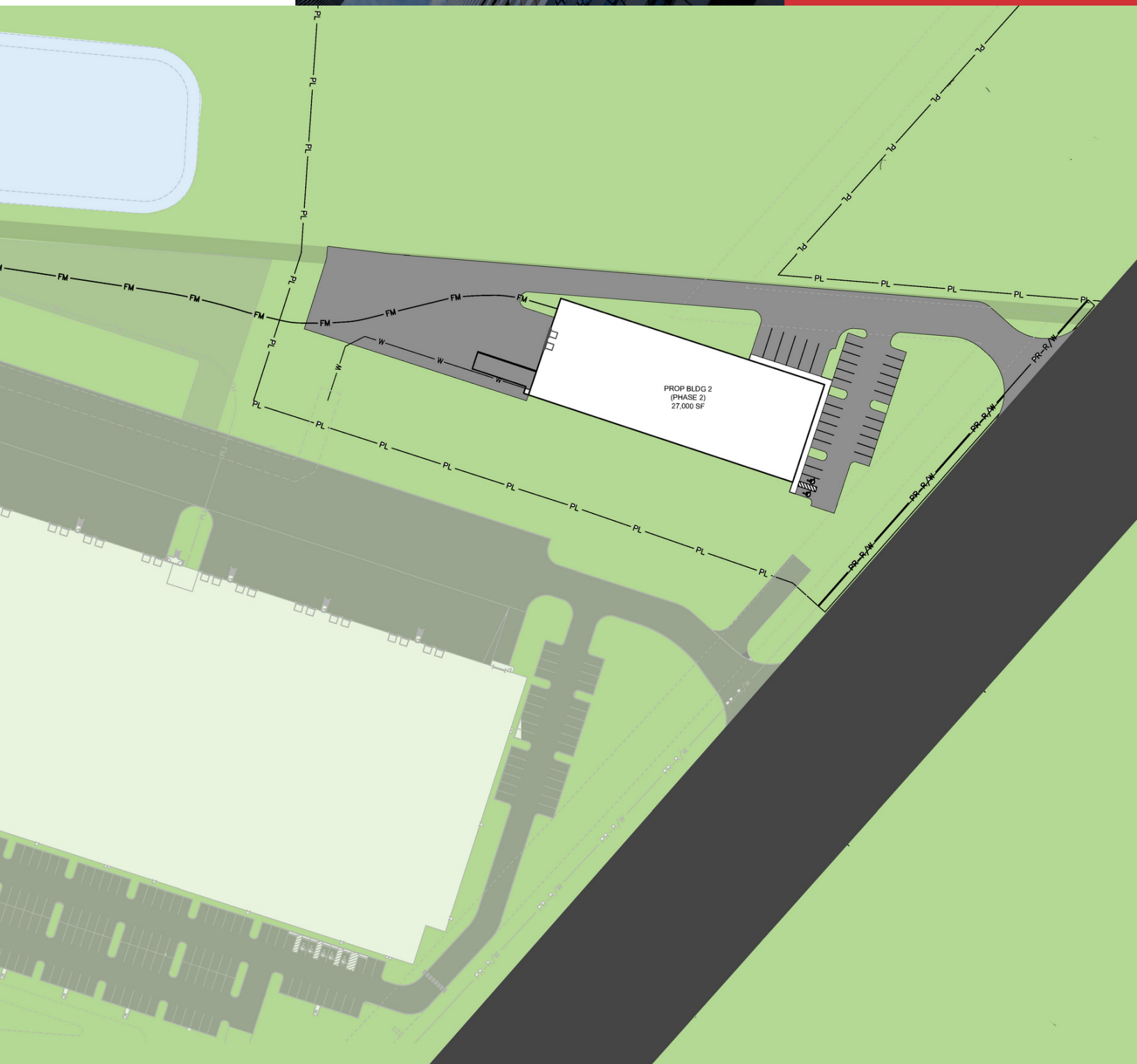
Property Highlights

- 8.89 Total Acres | ± 2.3 Acres Developable
- Approximately 27,000 SF Maximum Building Size
- Outdoor Storage and Trailer Parking Permitted
- Zoned Light Manufacturing - City of Canal Winchester (Subject to PID Plan Approval)
- 15-Year, 100% CRA Tax Abatement
- All Utilities Available at Site
- Stormwater Drainage Easement to Basin 3 — No On-Site Detention Required
- Existing Curb Cut on Hill Road
- Located in the Rapidly Expanding Commercial Area Near the US-33/Diley Road Interchange
- Close Proximity to Rickenbacker Airport and Intermodal Terminal and Anduril's Arsenal-1 Facility

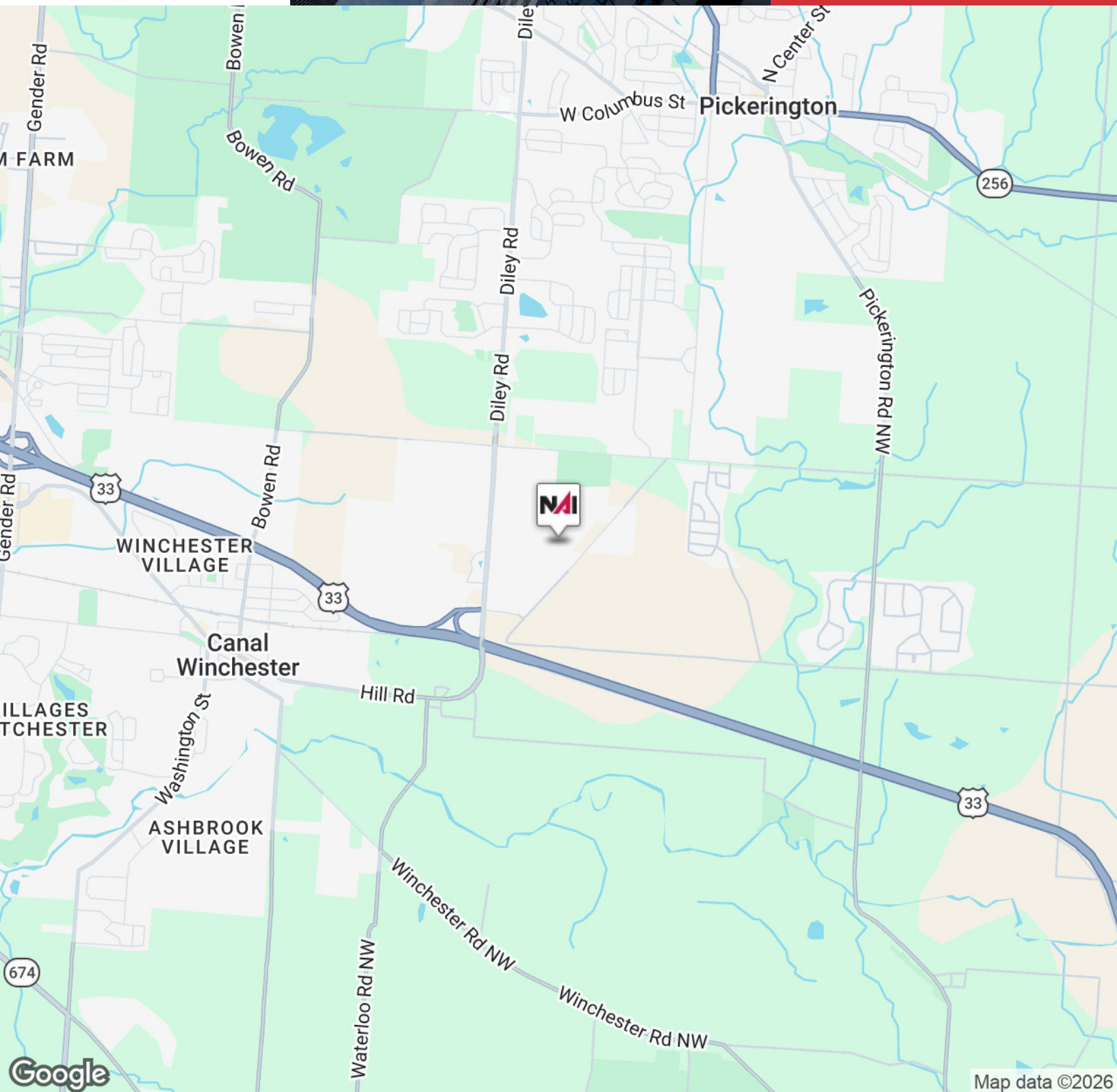


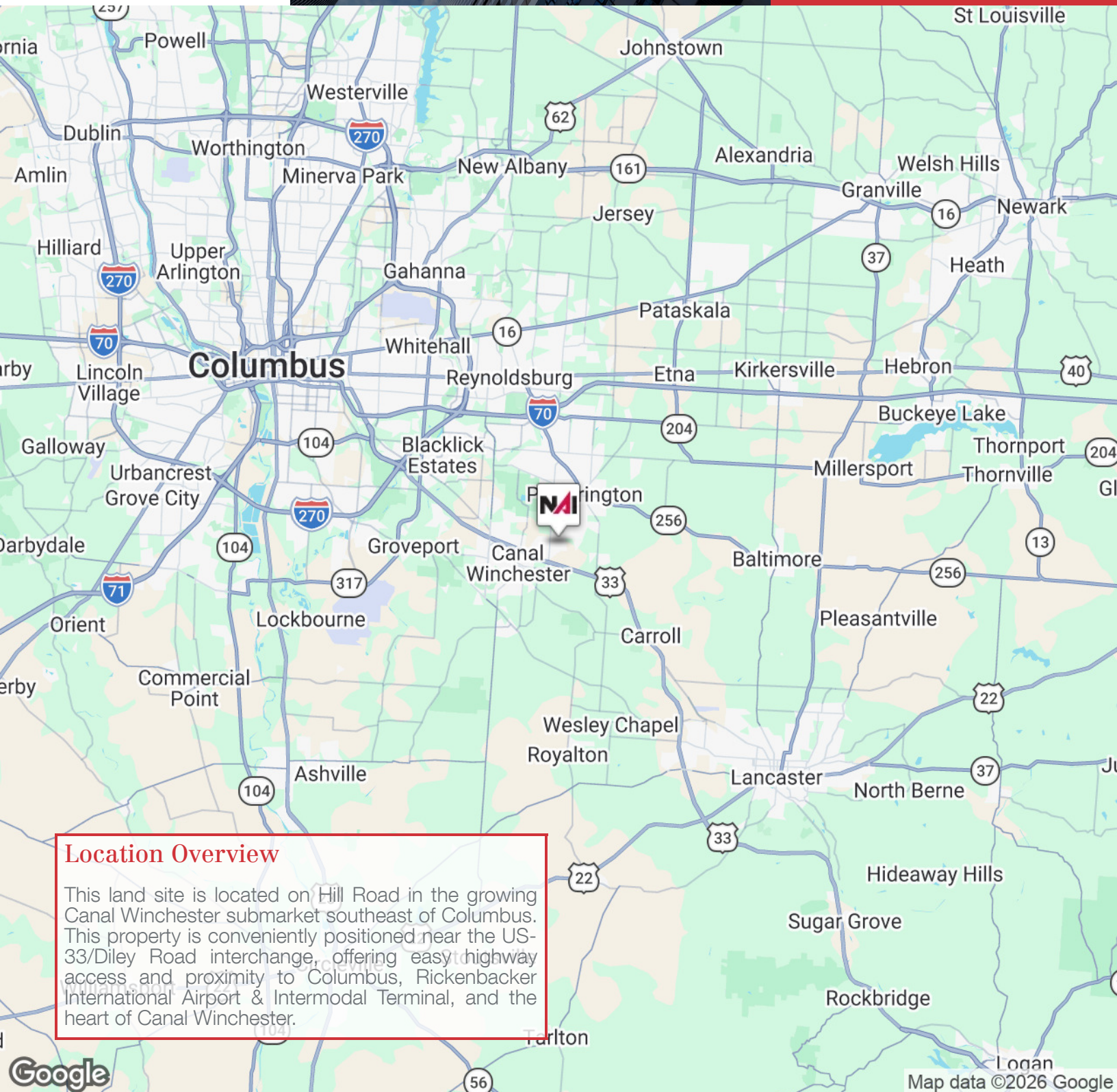






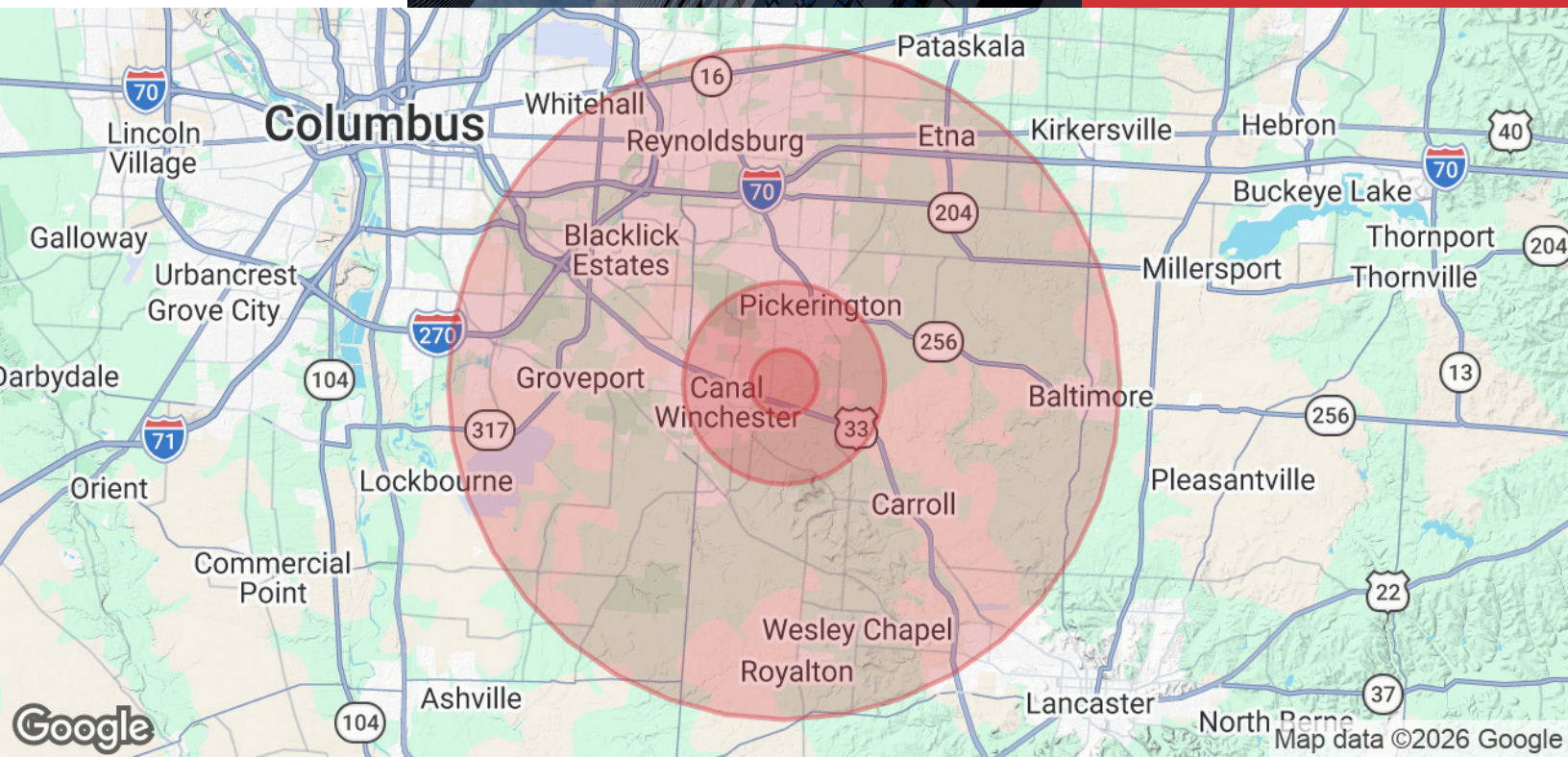
Conceptual Site Plan





Location Overview

This land site is located on Hill Road in the growing Canal Winchester submarket southeast of Columbus. This property is conveniently positioned near the US-33/Diley Road interchange, offering easy highway access and proximity to Columbus, Rickenbacker International Airport & Intermodal Terminal, and the heart of Canal Winchester.



Population

1 Mile

3 Miles

10 Miles

Total Population	2,467	33,702	302,155
Average Age	39	37	39
Average Age (Male)	38	36	37
Average Age (Female)	39	38	40

Households & Income

1 Mile

3 Miles

10 Miles

Total Households	835	11,265	115,336
# of Persons per HH	3	3	2.6
Average HH Income	\$158,201	\$135,826	\$95,610
Average House Value	\$405,412	\$336,670	\$267,525

2020 American Community Survey (ACS)



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