

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

Developed & Owned By:

Browning.

For more information, please contact:

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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

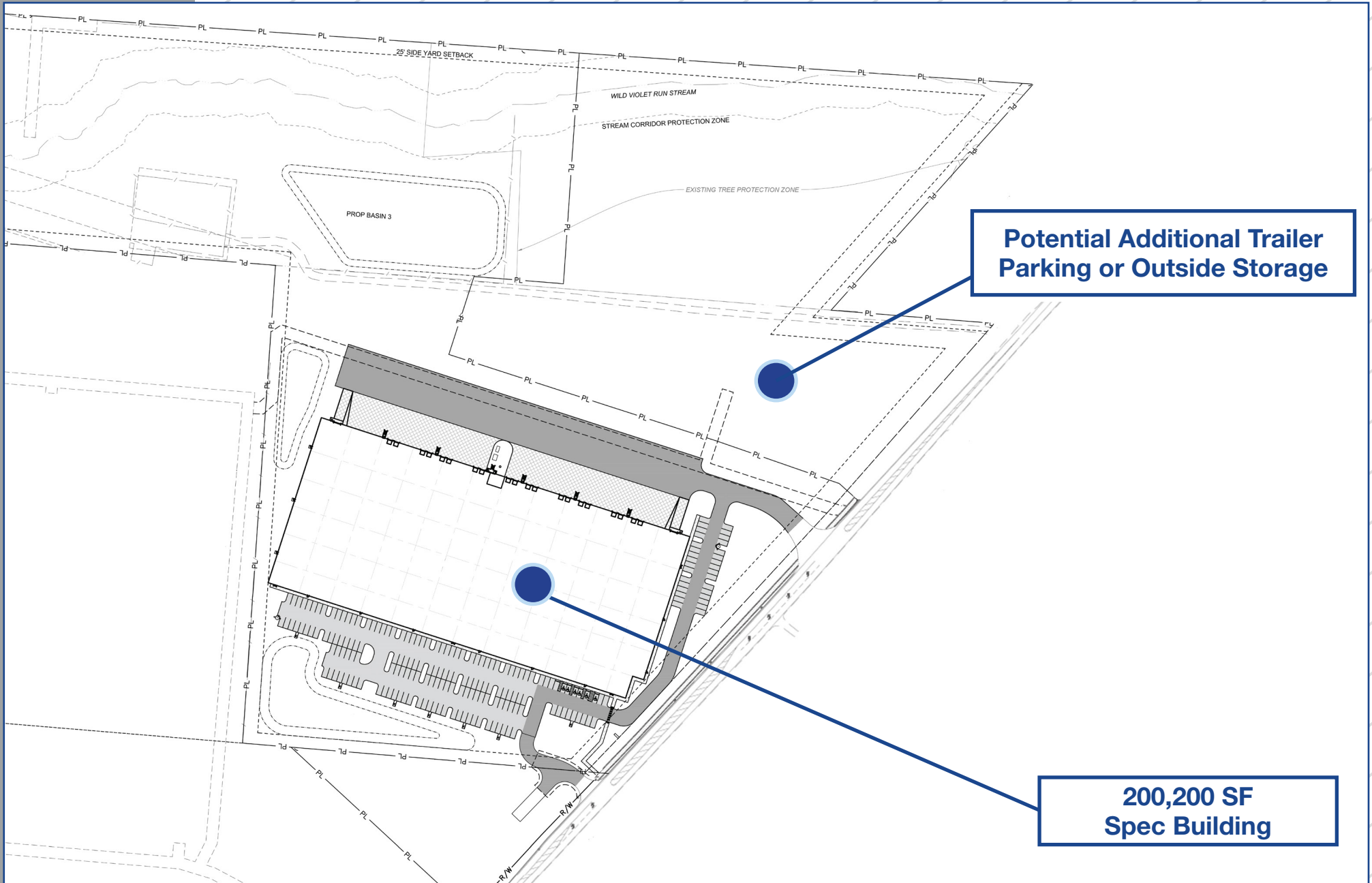
8,190

52,878

114,933

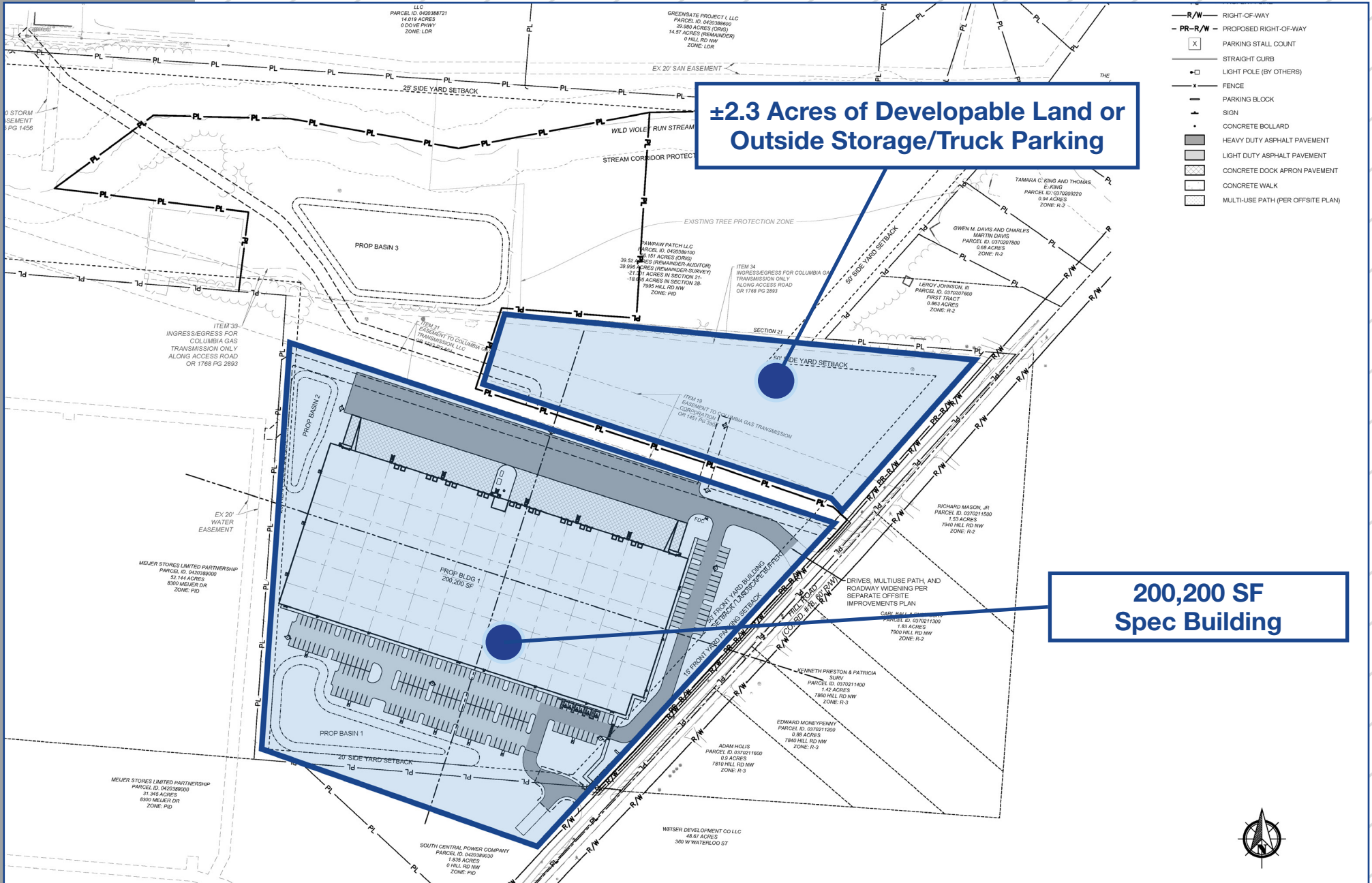
- SPECULATIVE BUILDING SCHEDULED FOR 12/31/2026 DELIVERY
- 32' CLEAR HEIGHT
- 1,500 SF OF SPEC OFFICE SPACE
- 50' x 50' COLUMN SPACING WITH 60' SPEED BAY
- 10 DOCKS (WITH POTENTIAL FOR ADDITIONAL 10 DOCKS)
- 2 DRIVE-IN DOORS
- 135' TRUCK COURT
- AUTOMOBILE PARKING: 168 SPACES (EXPANDABLE TO 215)
- 15-YEAR, 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





**Potential Additional Trailer
Parking or Outside Storage**

**200,200 SF
Spec Building**



Development Features

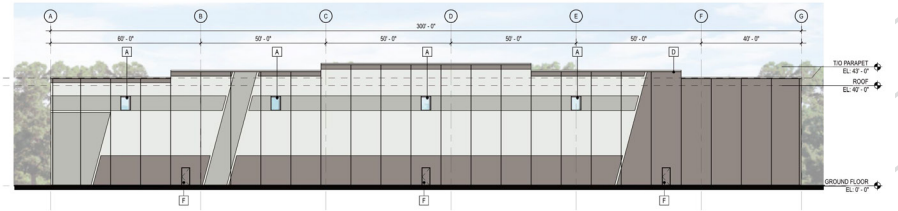
SITE ACREAGE	16.33 Acres
BUILDING DIMENSIONS	670' x 300'
BAY SIZE	50' x 50'
BUILDING SIZE	200,200 SF
TRUCK COURT DEPTH	135'
MUNICIPALITY	Canal Winchester
ZONING	Planned Industrial District (PID)
TAX ABATEMENT	15 Years, 100%
LEED CERTIFICATION	Silver



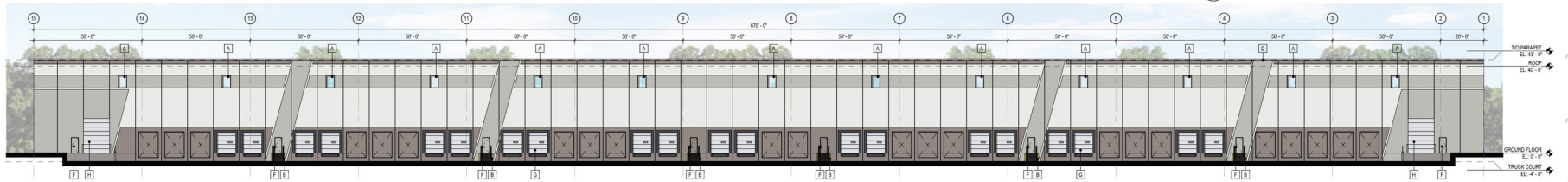
Building Features

OFFICE SPACE	1,500 SF Spec Office
DOCK DOORS	10 with 40,000-lb Levelers (Expandable to 20)
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)

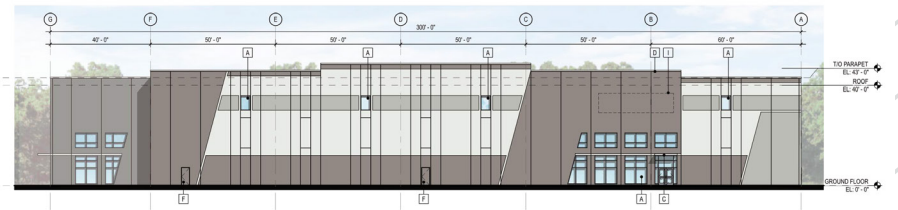




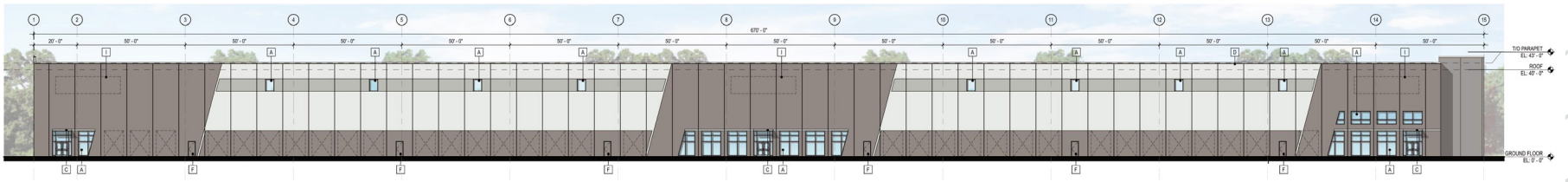
4 WEST ELEVATION
A301 SCALE: 1"=20'-0"



3 NORTH ELEVATION
A301 SCALE: 1"=20'-0"



2 EAST ELEVATION
A301 SCALE: 1"=20'-0"

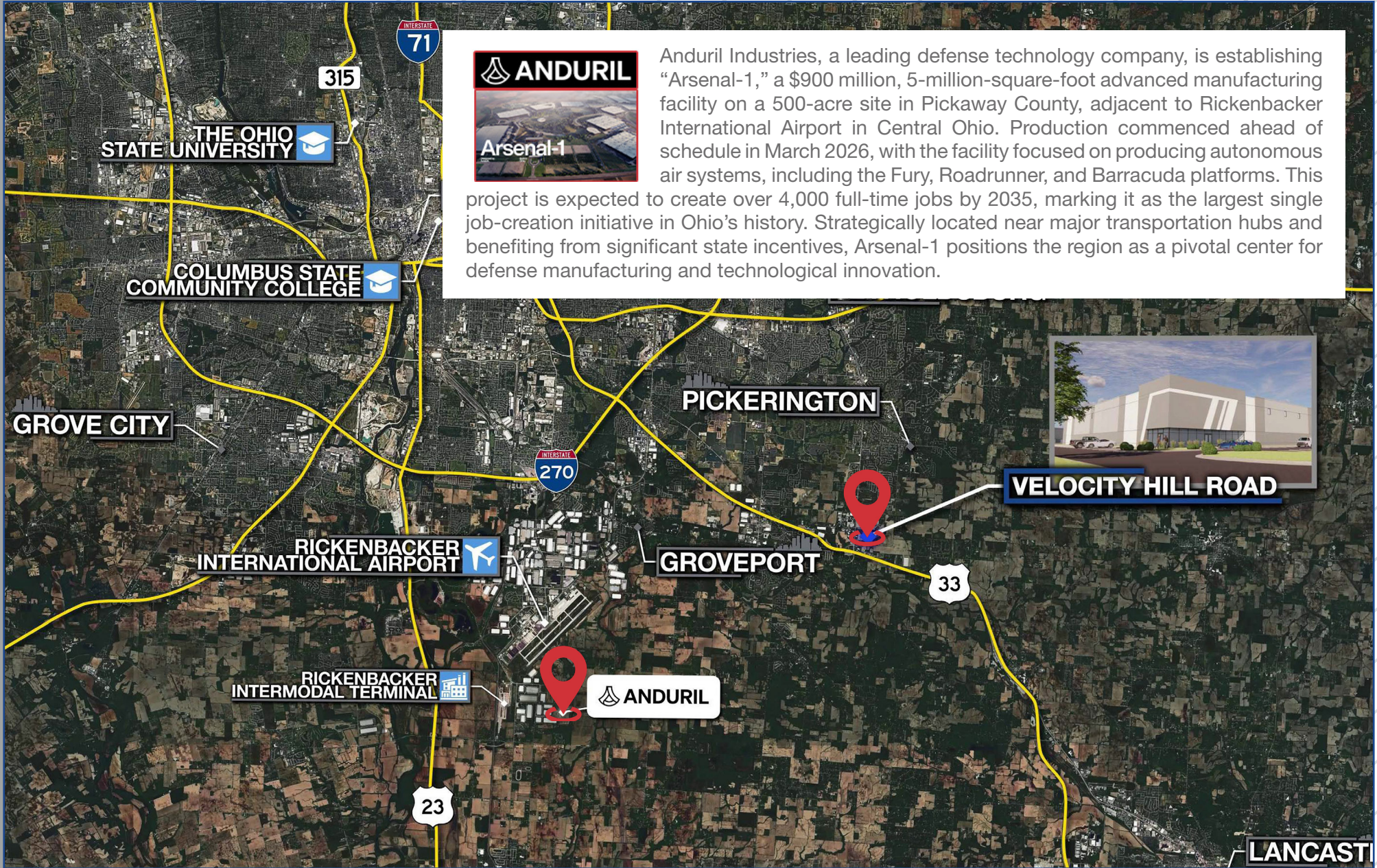


1 SOUTH ELEVATION
A301 SCALE: 1"=20'-0"

NEARBY AMENITIES



PROXIMITY TO ANDURIL'S ARSENAL-1



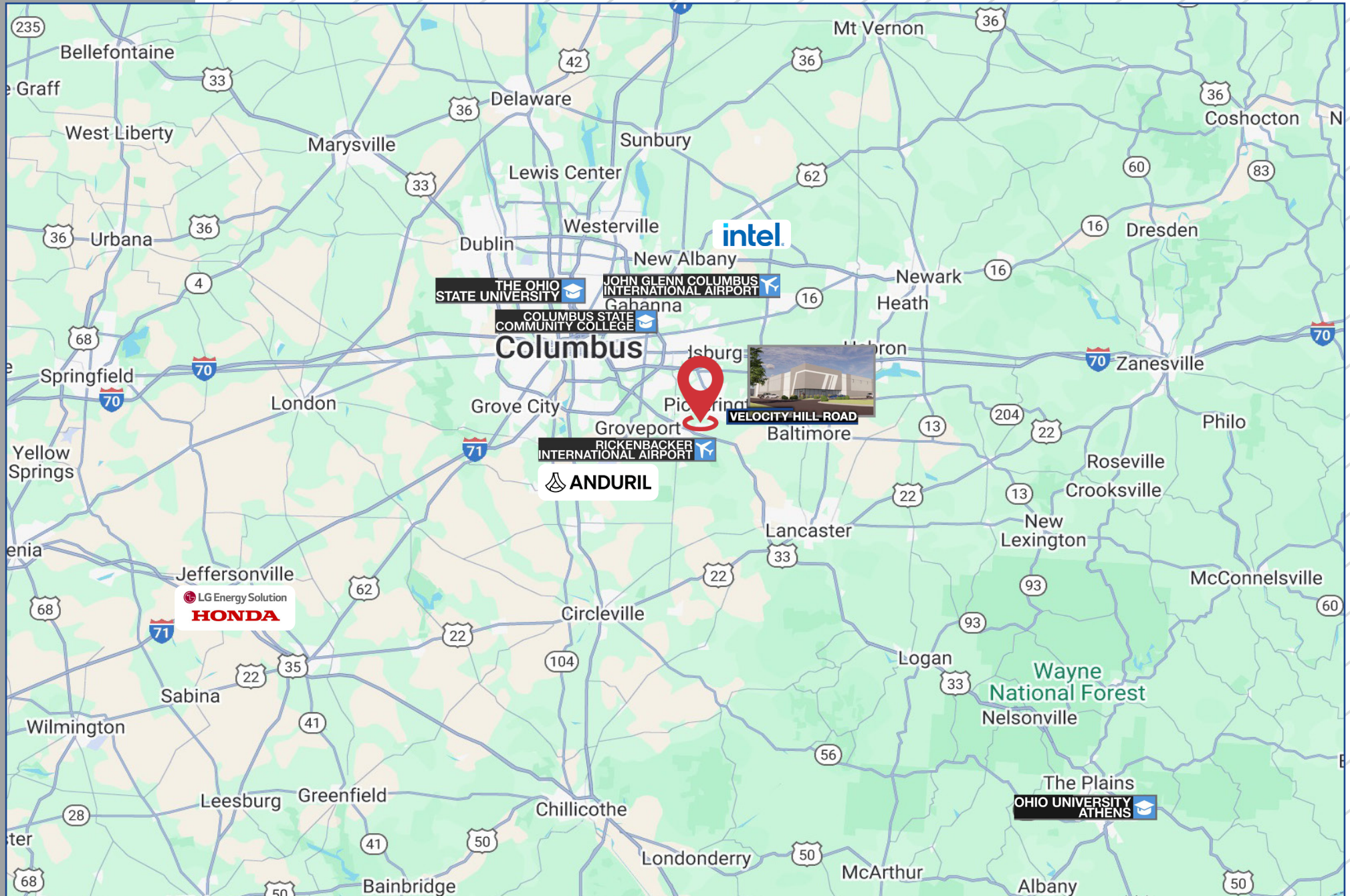
Anduril Industries, a leading defense technology company, is establishing "Arsenal-1," a \$900 million, 5-million-square-foot advanced manufacturing facility on a 500-acre site in Pickaway County, adjacent to Rickenbacker International Airport in Central Ohio. Production commenced ahead of schedule in 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.



VELOCITY HILL ROAD

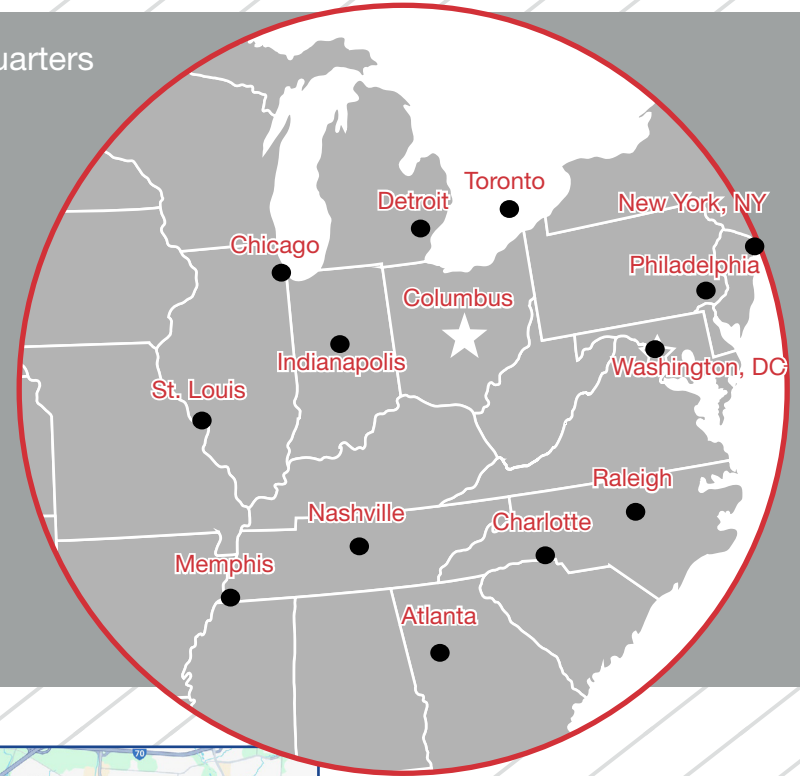
ANDURIL

LANCASTER



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

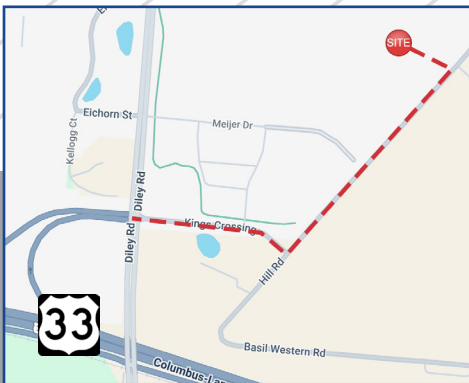
11 Miles

SITE TO ANDURIL'S ARSENAL-1

14 Miles

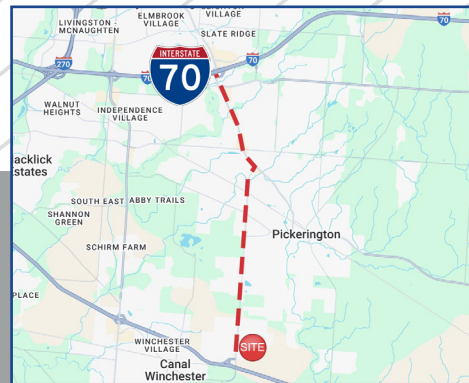
SITE TO INTEL CAMPUS

20 Miles



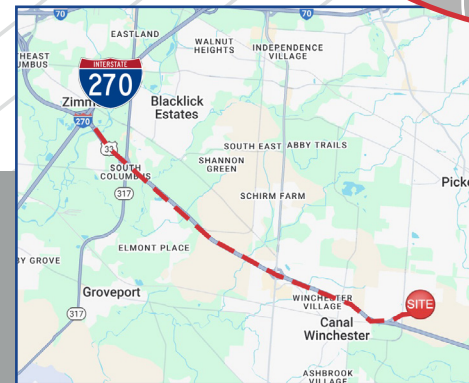
SITE TO US-33

0.7 Miles



SITE TO I-70

6.9 Miles

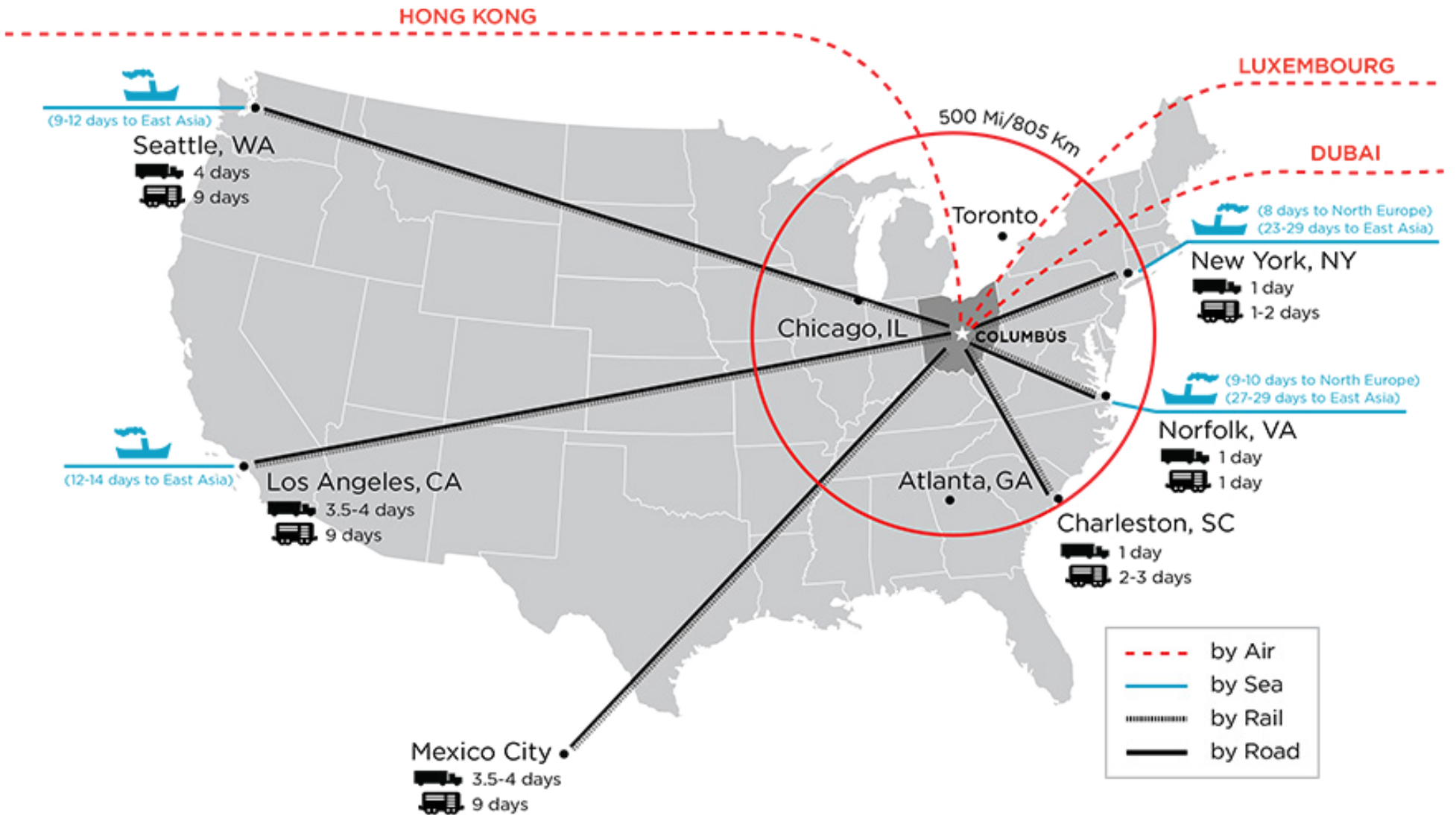


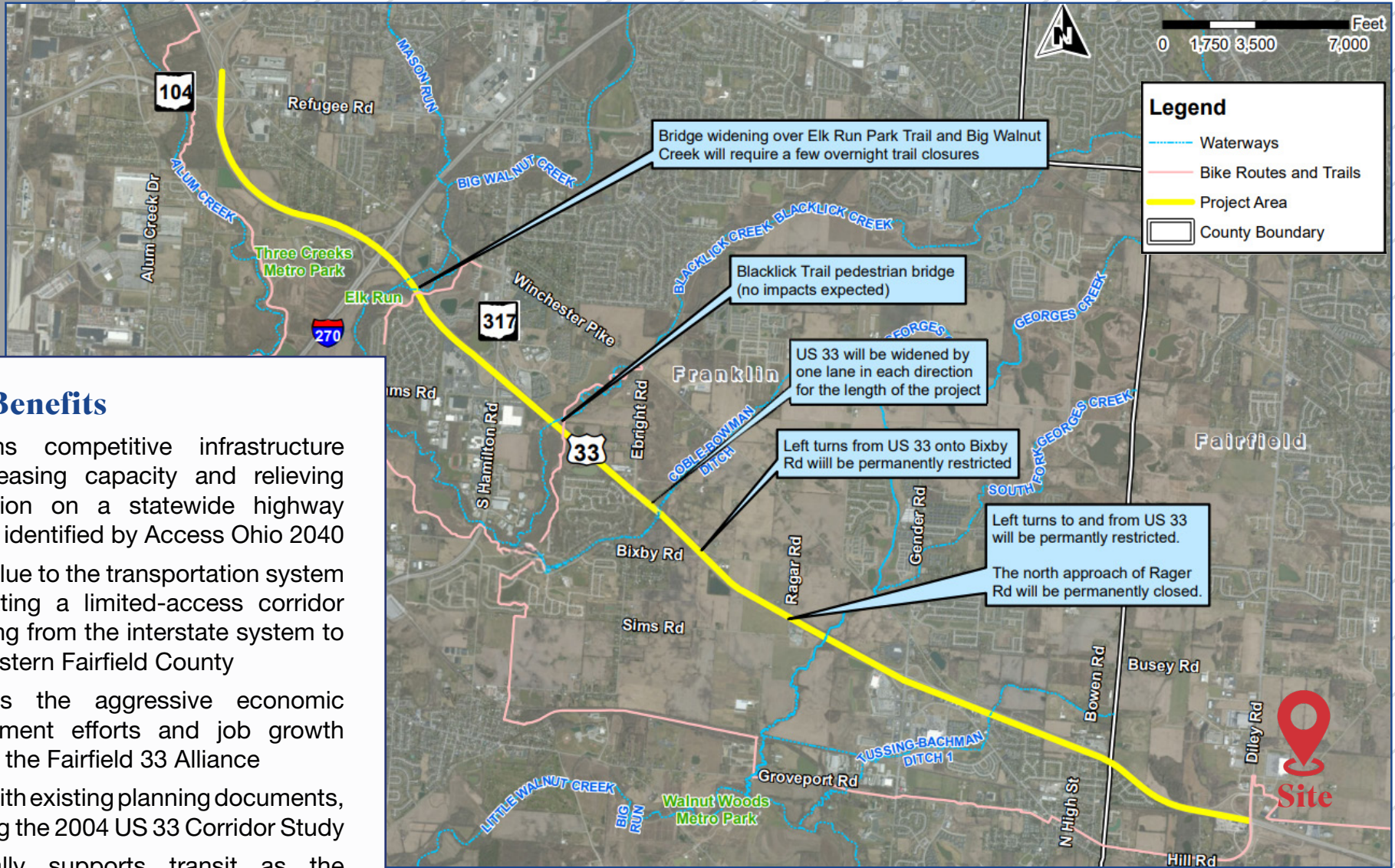
SITE TO I-270

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

Columbus Metro Unemployment

4.6%

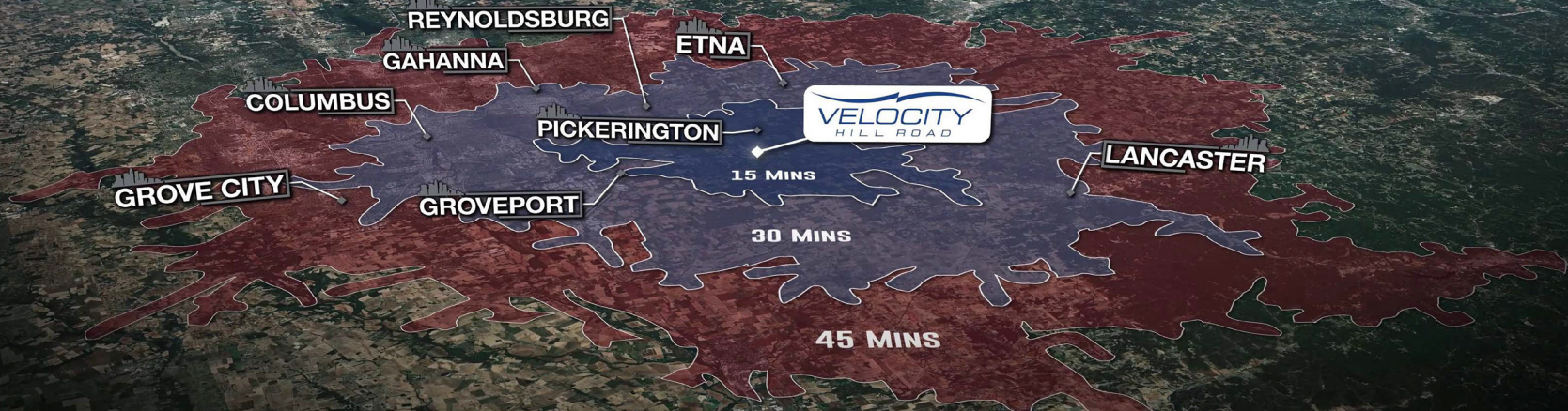
YoY Job Growth

1.1%

Population Growth

25.7%
*since 2010

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



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



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:

NAIOhio Equities
Industrial Property Team

VELOCITY
HILL ROAD

7855 Hill Road
Canal Winchester, OH 43110

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PROPERTY
VIDEO