



## Mid-Ohio Industrial Park

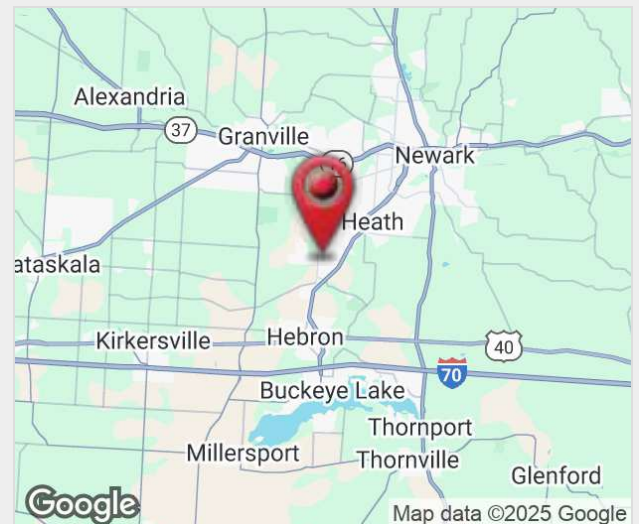
2051 James Pkwy, Heath, Ohio 43056

### Property Features

- ±52,000 SF Office/Warehouse | **Immediately Available**
- Includes Office & Restroom
- 9 Docks and 1 Ramped Drive-In Door
- 20' Clear Height
- Column Spacing: 42' x 25'
- 277/480 Volt, 3-Phase Electric Service
- New LED Motion Sensor Lighting
- Potential Rail Service
- Zoned Light Manufacturing (M-1)
- Convenient Access to S.R. 79 and Just 5 Minutes to I-70

**Lease Rate: \$5.50 SF/Yr (NNN)**

**OPEX: \$0.46 PSF**



For more information:

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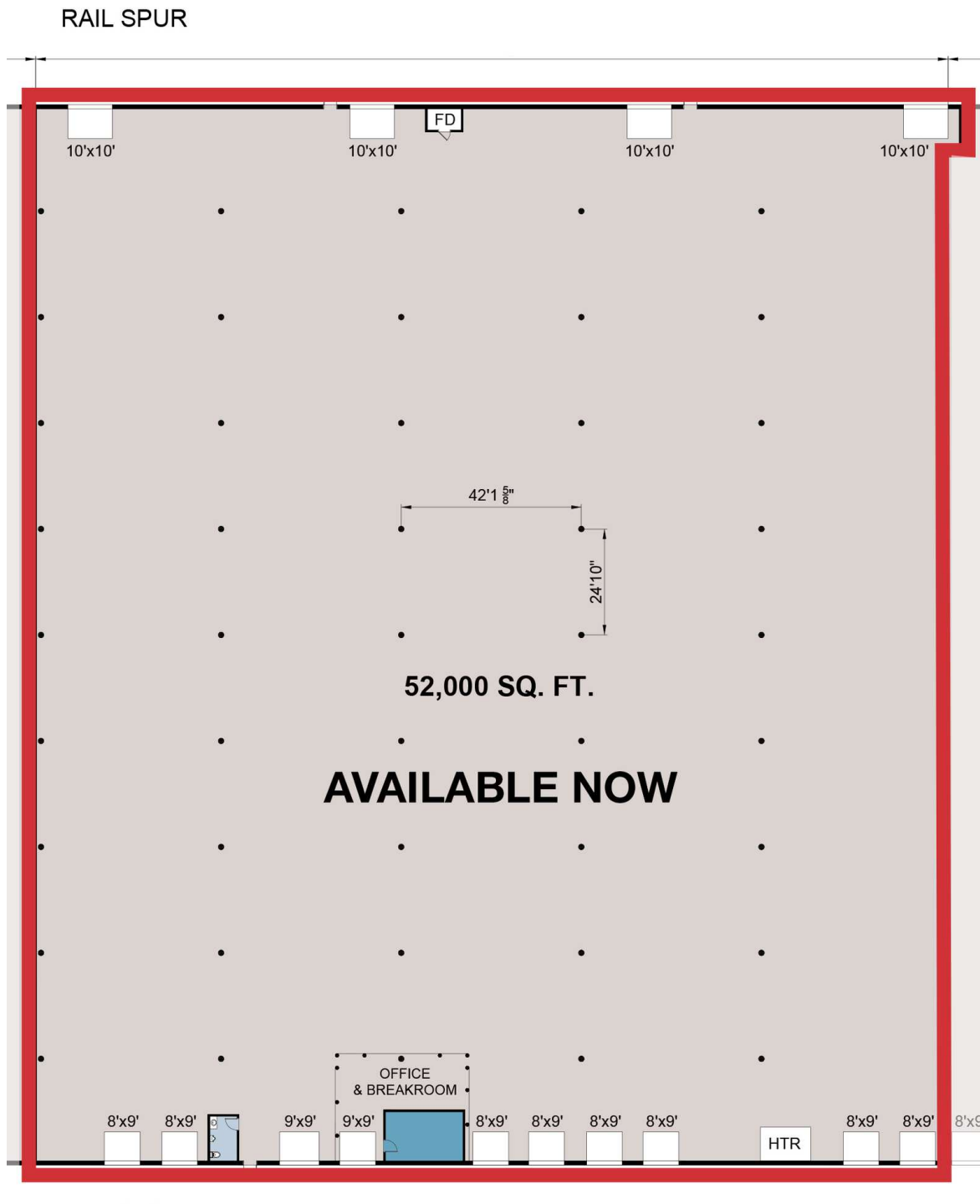
**Blake DeCrane, SIOR**

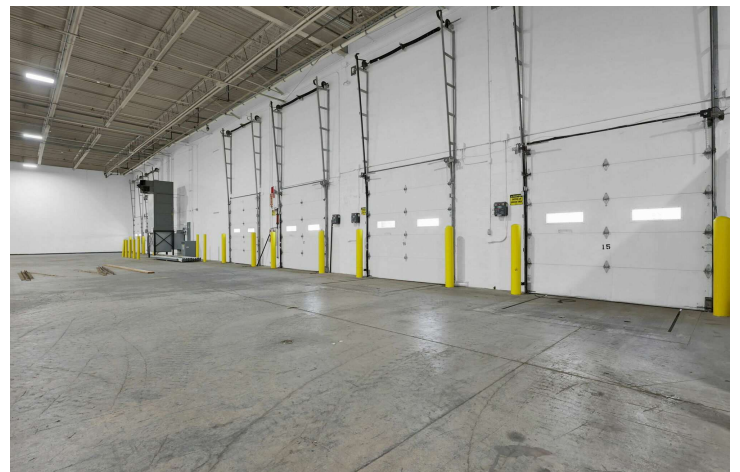
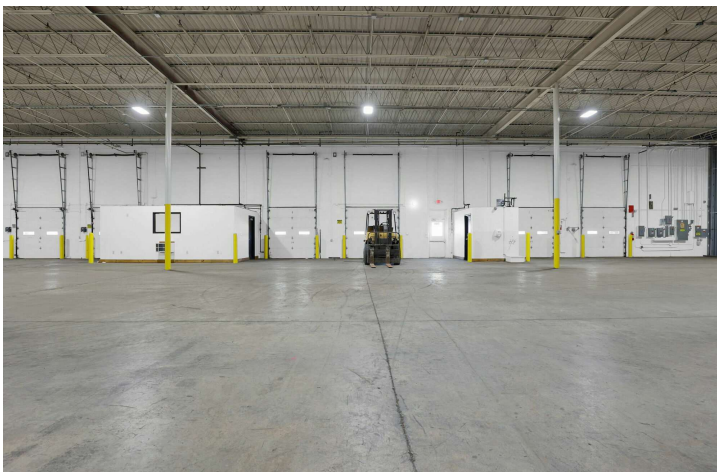
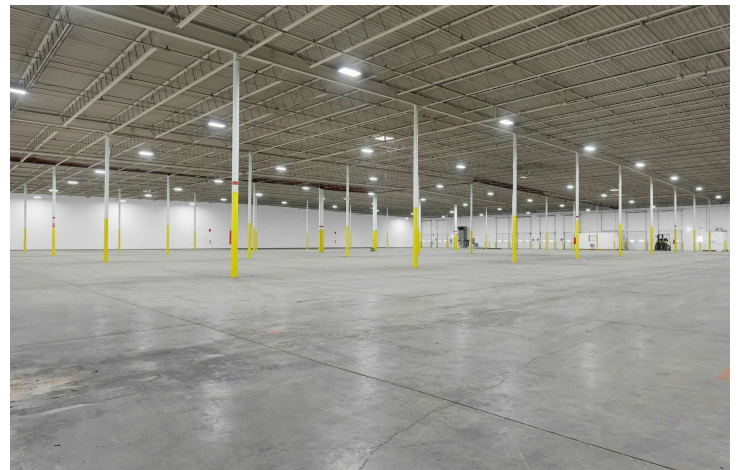
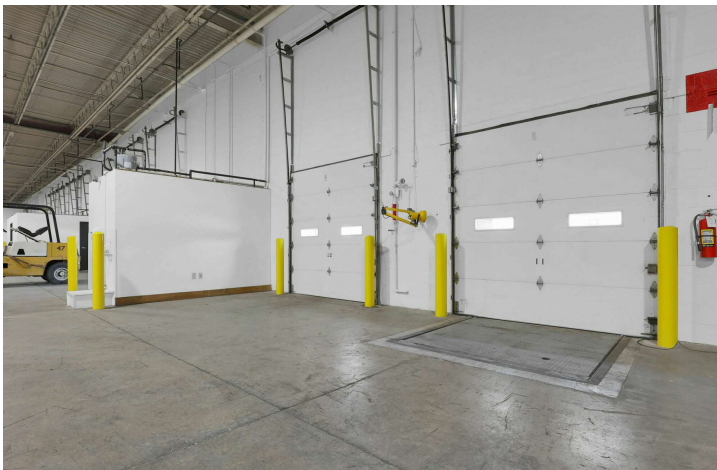
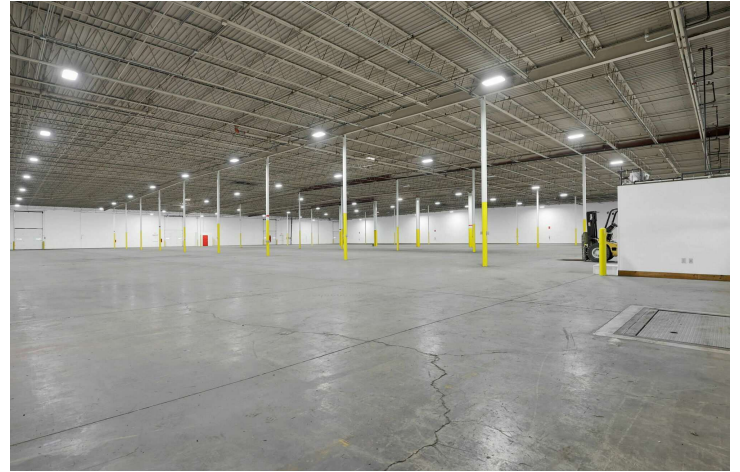
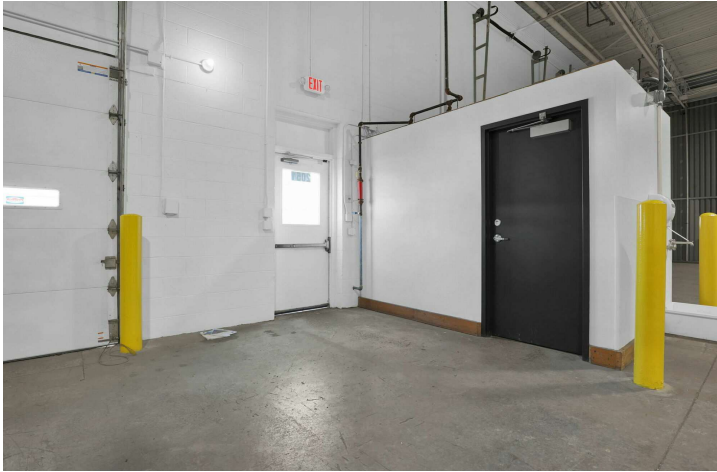
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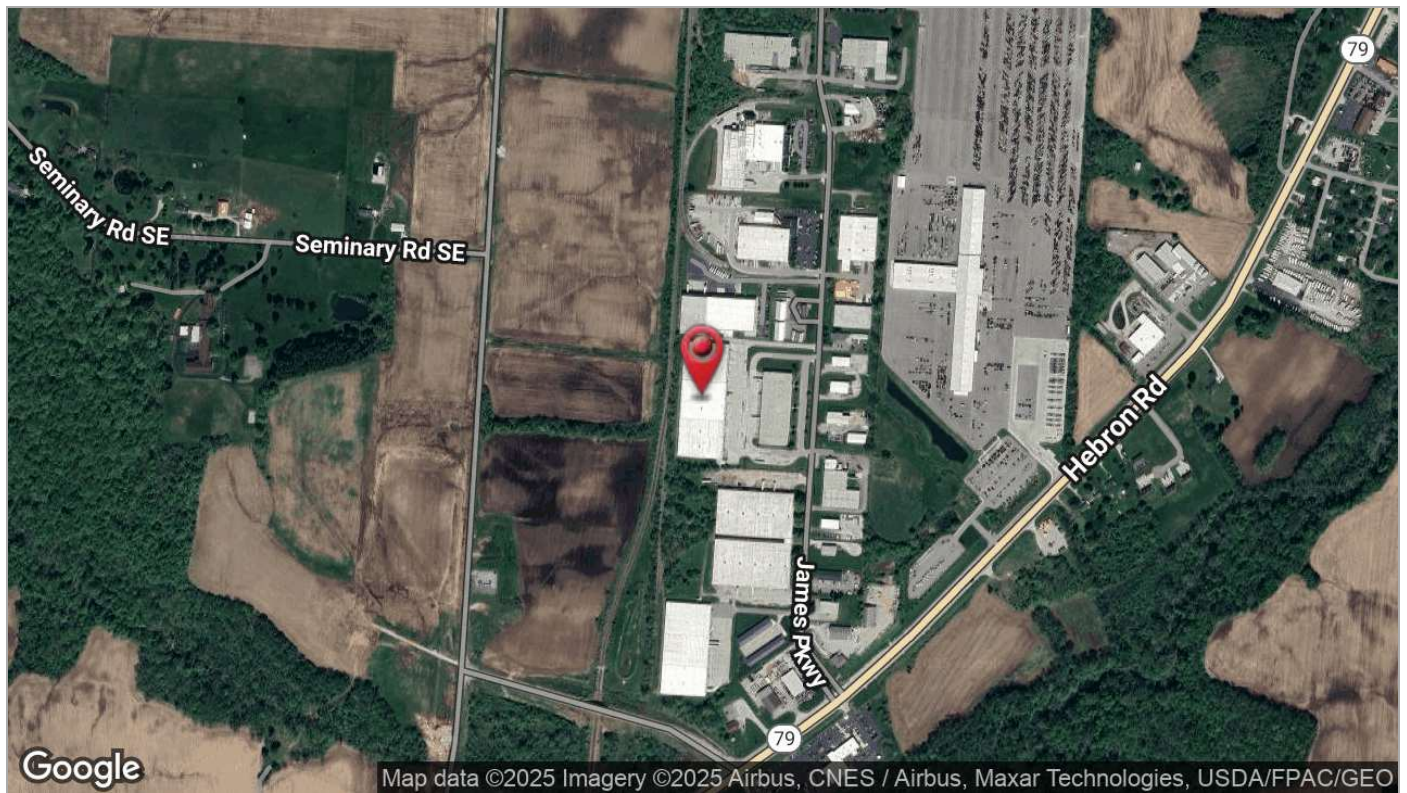
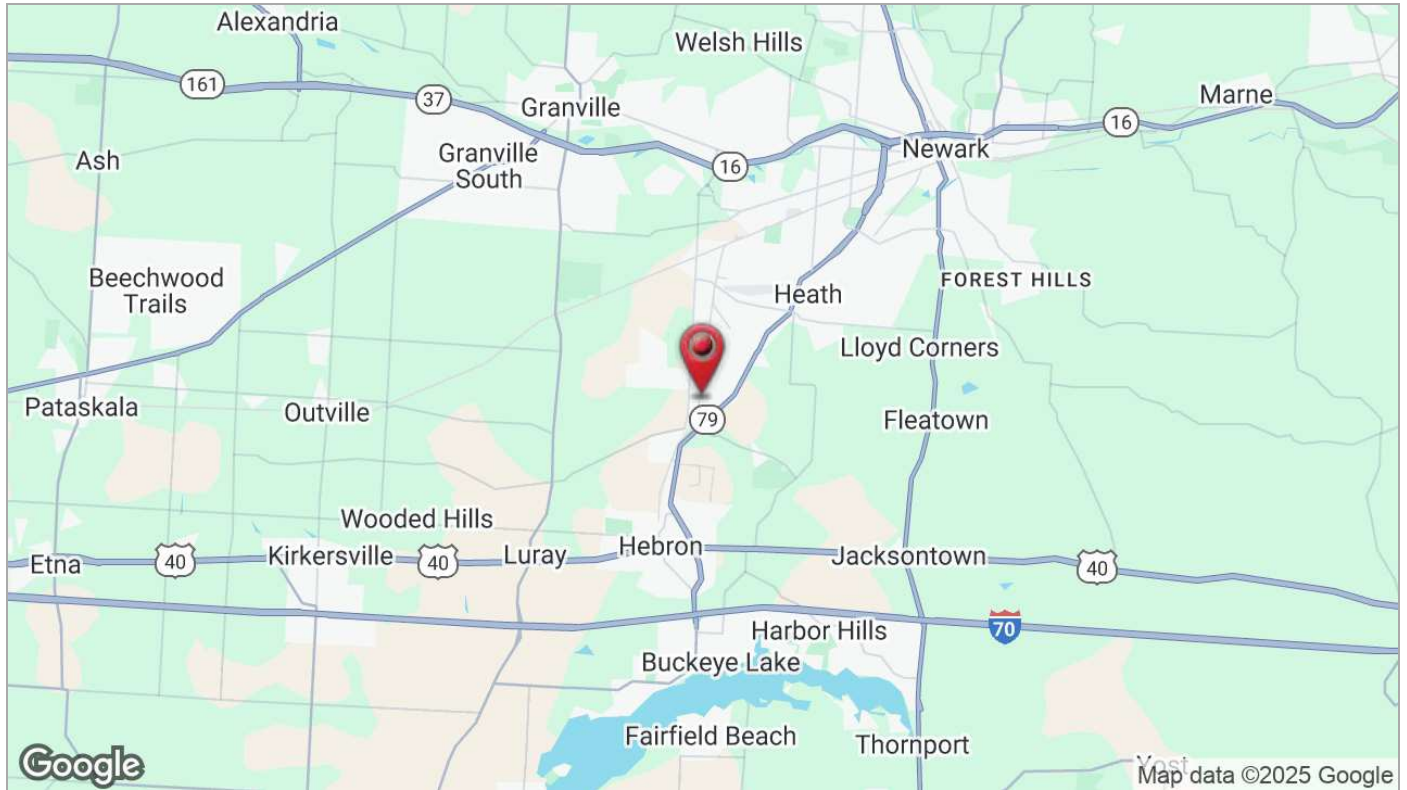
FLOOR PLAN

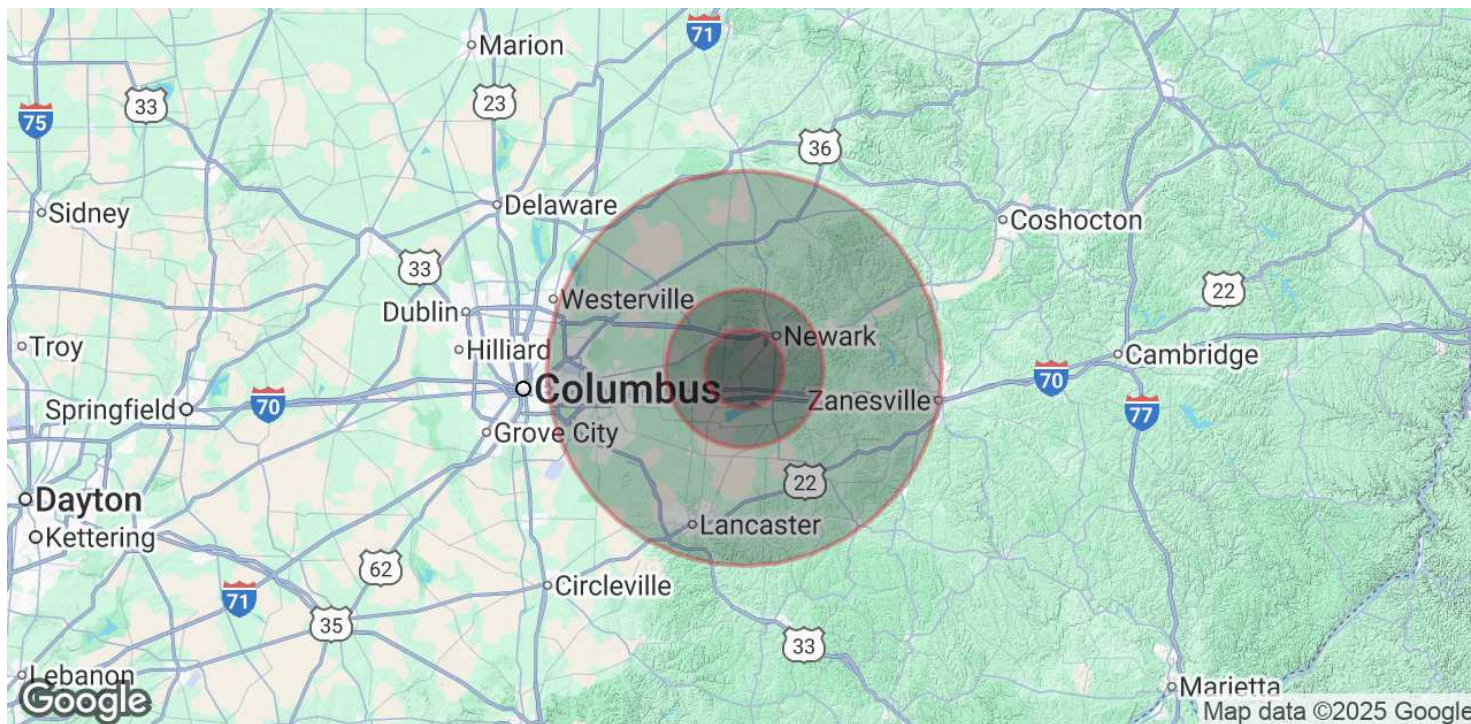
SPACE	SPACE USE	LEASE RATE	OPEX	LEASE TYPE	SIZE (SF)	AVAILABILITY
2051 James	Office/Warehouse	\$5.50 SF/YR	\$0.46 PSF	NNN	±52,000 SF	IMMEDIATE





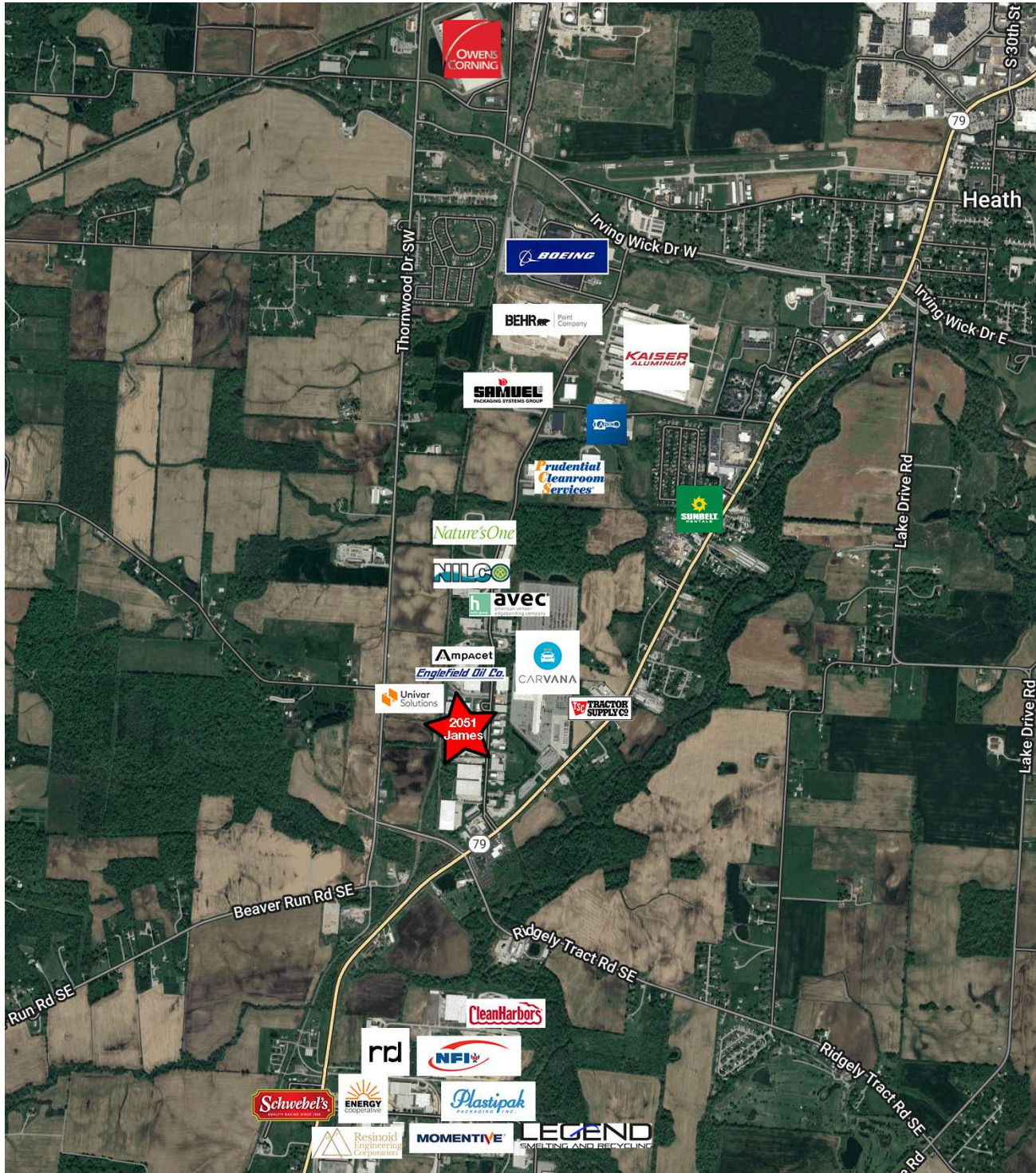






POPULATION	5 MILES	10 MILES	25 MILES
Total Population	38,099	119,274	831,624
Average Age	42	42	39
Average Age (Male)	41	40	38
Average Age (Female)	44	43	41
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	15,771	47,558	323,424
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$99,276	\$100,439	\$102,704
Average House Value	\$263,064	\$282,475	\$301,565

Demographics data derived from AlphaMap



Within a 30-mile radius of Mid-Ohio Industrial Park, there are several active and planned data center developments in addition to Intel's chip manufacturing facility slated to open in 2030.

Current active data centers nearby include: Meta, Google, AWS, CyrusOne, EdgeConneX, QTS, and more. Planned data centers include Vantage, located less than 10 miles away in Millersport, and Aligned, which is coming soon to Pataskala.





## LICKING COUNTY

The perfect mix of small-town charm and big city benefits, Licking County offers a high quality of life and low cost of living with exemplary infrastructure, exciting amenities, top-notch schools, friendly neighbors and uncommon natural beauty.

Offering a comprehensive collection of resources, amenities, and incentives for new and growing businesses, Licking County boasts a strong infrastructure, diverse workforce, and highly accessible transportation.

### CURRENT DEMOGRAPHICS

<b>Residents</b>	<b>185,447</b>
<b>Median Age</b>	<b>39.1</b>
<b>Households</b>	<b>71,429</b>
<b>Median Household Income</b>	<b>\$82,779</b>



## NOTABLE EMPLOYERS



# WHY COLUMBUS REGION

**#1** PUBLIC AND PRIVATE COMBINED INFRASTRUCTURE INVESTMENT  
-Site Selection Global Groundwork Index

**#3** OVERALL ECONOMIC DEVELOPMENT PROJECT WINS IN THE U.S.  
-Site Selection Magazine

**#1** FASTEST GROWING CITY IN THE U.S. (2023)  
-Bank of America Institute

**#4** BEST CITY FOR YOUNG PROFESSIONALS  
-Forbes

**#4** BEST CITY FOR RECENT GRADS  
-Zumper.com

**#5** TOP STATE TO DO BUSINESS  
-Area Development



## COLUMBUS AT A GLANCE

**2,445,231**

2025 Columbus Metro Market  
Estimated Population

**2,677,000**

2030 Columbus Metro Market  
Estimated Population

**3.9%**

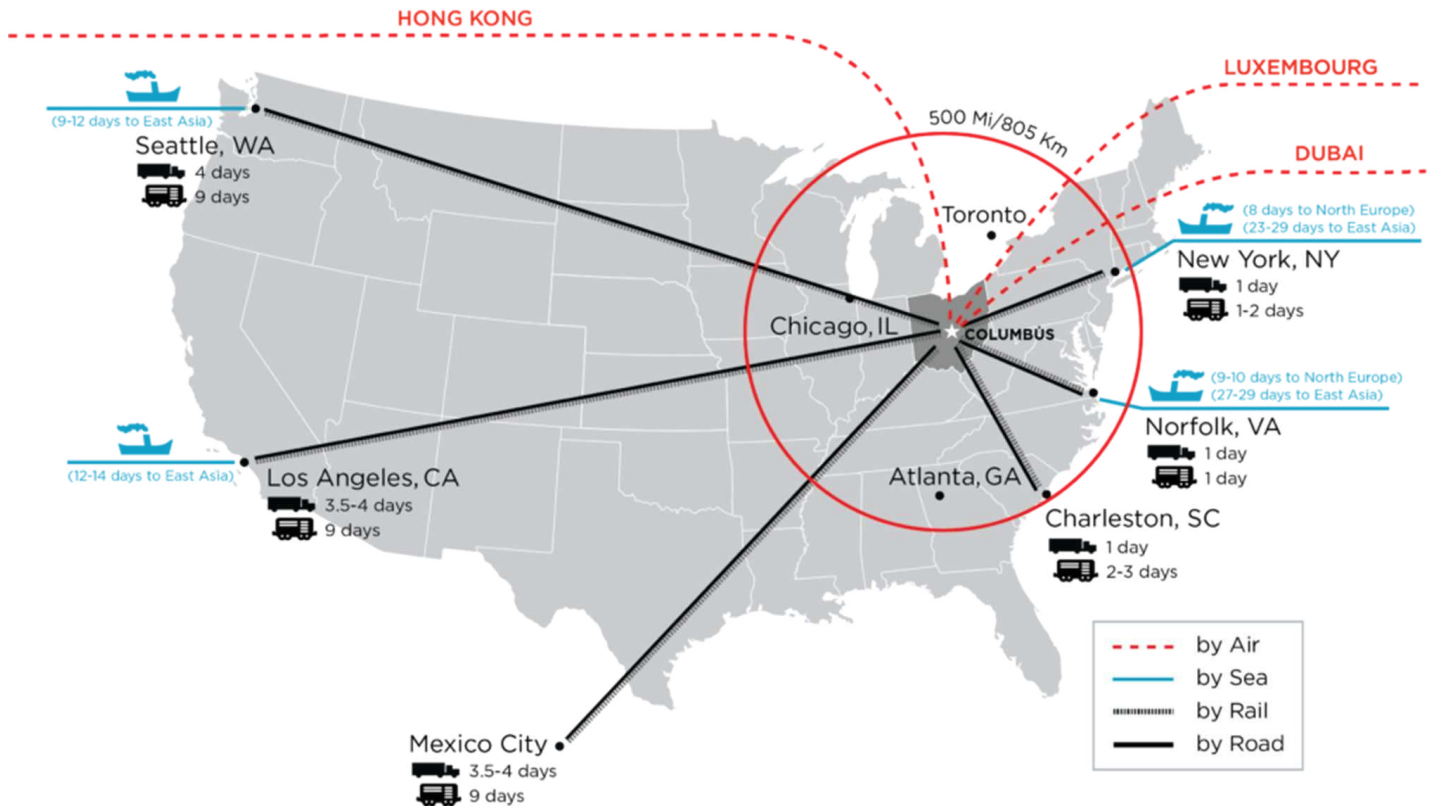
Unemployment Rate  
(May, 2024)

**1.2 Million**

Total Workforce

**26%**

Population Holding at least a  
Bachelor's Degree



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.

**Within a day's drive, you can reach 165 million people and 42,100 headquarters – that's 45% of the country's population and 48% of headquarter operations.**