

# Industrial Development Land Available for Build-to-Suit

AIRPORT BUSINESS CENTER  
DELAWARE, OHIO

DELAWARE MUNICIPAL AIRPORT



SAWMILL PARKWAY

SAWMILL PARKWAY

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**INDUSTRIAL DEVELOPMENT LAND**

# Airport Business Center

115 INNOVATION COURT  
DELAWARE, OHIO

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# 13.06 AC

AVAILABLE LAND SITE

### Municipality

City of Delaware (Delaware Income Tax Rate: 1.85%)

### Zoning

M1- Manufacturing

### Site Status

Shovel Ready

### Potential Incentives

- Real Estate Tax Abatement (CRA)- Up to 100% for 15 years
- Revolving Loan Fund- \$25,000/per employee for machinery and equipment
- Economic Development Grant- Negotiable to \$50,000

### Utilities On Site

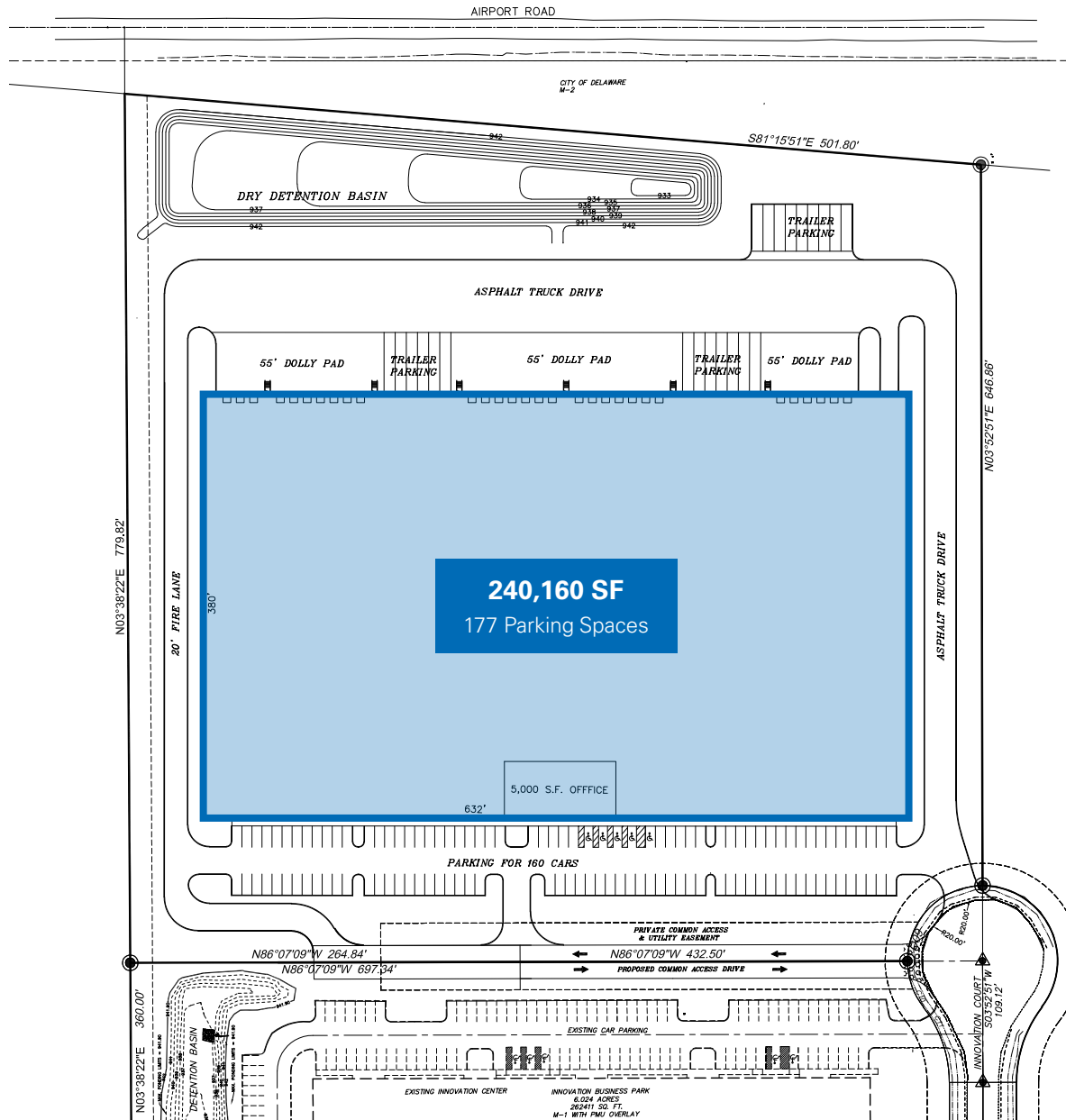
- 16" water line, City of Delaware
- Columbus Gas of Ohio
- Consolidated Electric Cooperative, providing up to 12mega watts
- Dual feed substation located one mile northwest



BUILDING RENDERING



# Site Plan: Single -Tenant



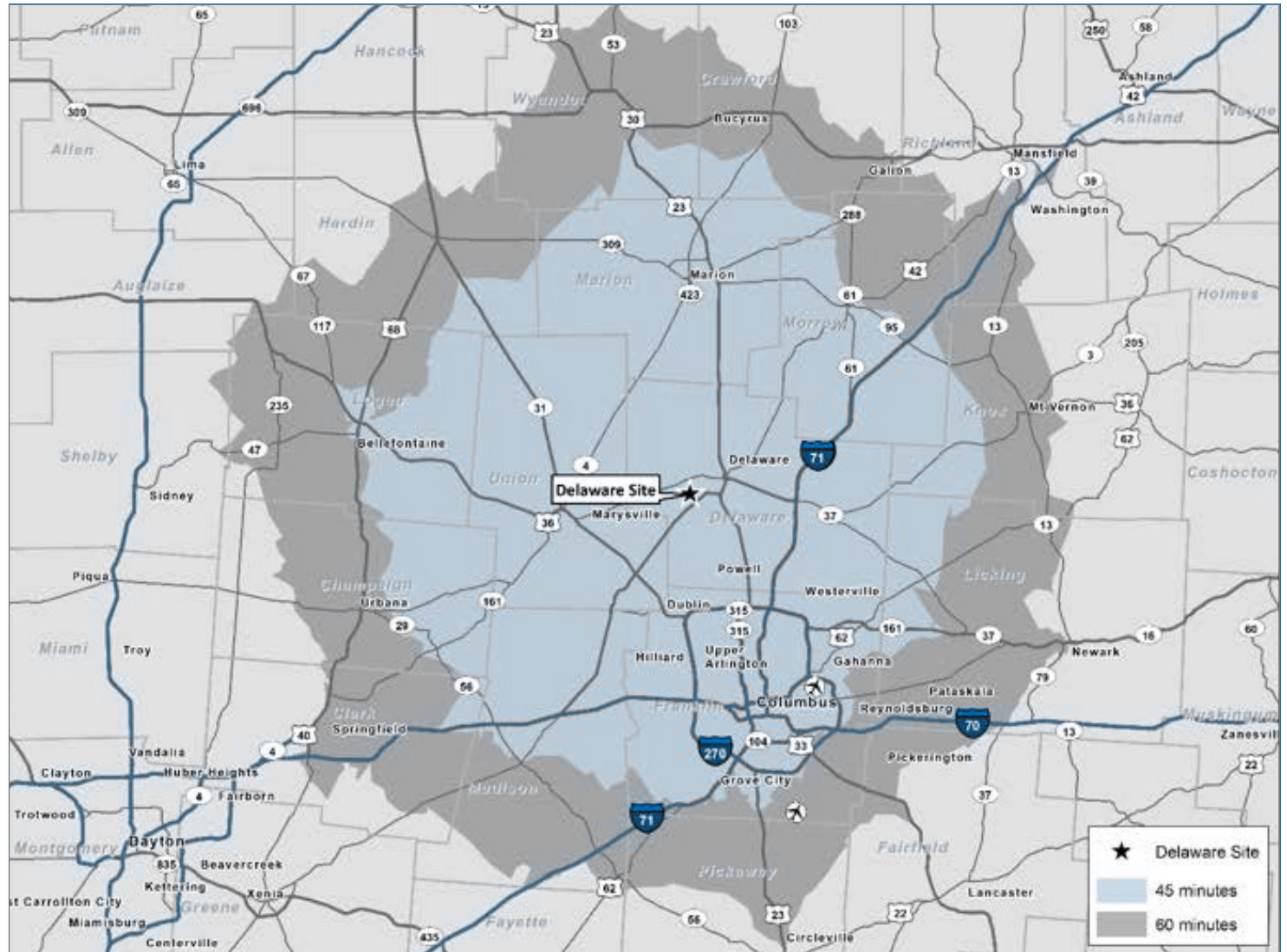
# Site Plan: Multi-Tenant



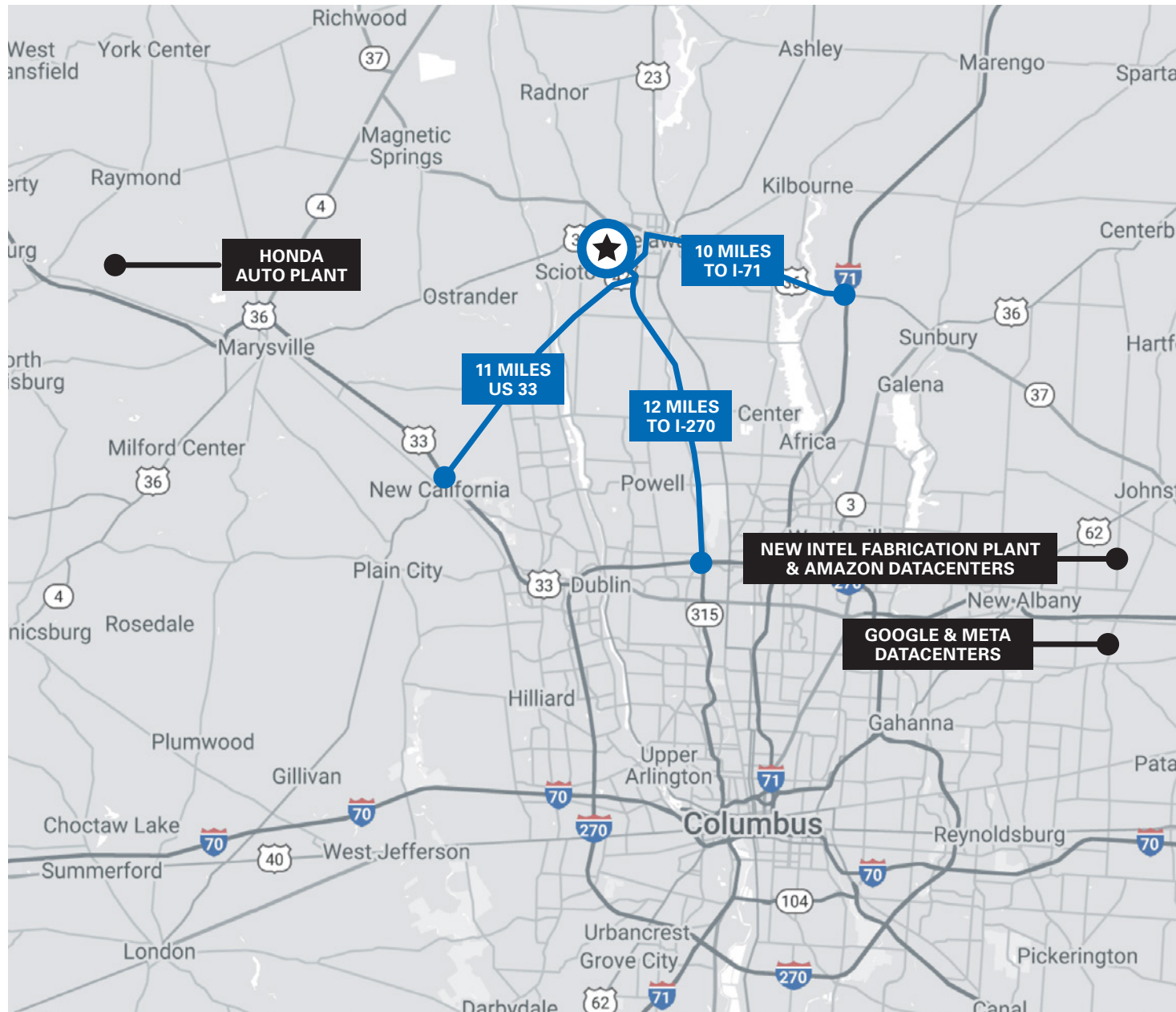
# AIRPORT BUSINESS CENTER



# Drive-Time Map



## AIRPORT BUSINESS CENTER



Delaware has a strong manufacturing base, located within a labor shed area of 1.6 million workers.

### About Delaware, Ohio

- One of the fastest growing counties in Ohio for the past ten years
- Ranked #1 county in Ohio per capita income
- Considered a 'go to destination' with affordable housing and low taxes
- The only county in Ohio where more than half its adult residents have a bachelor's degree
- Named the "Healthiest County in Ohio" by the Robert Wood Johnson Foundation for seven years running
- The City of Delaware has been named one of the Best Places to Live in America twice by Money Magazine

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