

# 20,000 s.f. Building:

## Modern Industrial Building, Build-to-Suit



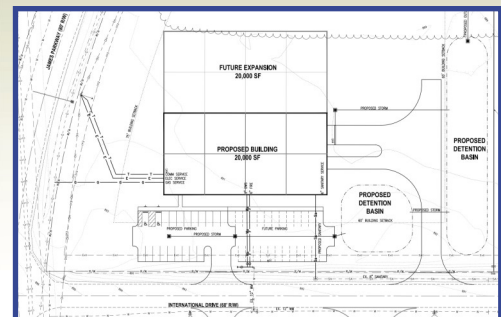
**Build-to-Suit:** The Heath-Newark-Licking County Port Authority specializes in building 20,000 sq. ft. industrial buildings expandable to 40,000 sq. ft. This unique build-to-suit option includes a 3.1+/- acre lot located on International Drive in the South Campus of the Central Ohio Aerospace & Technology Center. Choosing the build-to-suit option allows you to determine the number of drive-in doors, recessed dock doors, and allows you to customize the office space.

**Small Business Solution:** The Port Authority provides a full-cycle approach to solving small business needs by connecting companies with community resources and products. The small business-oriented site is near operations for The Boeing Company, the Bionetics-operated U.S. Air Force Primary Standards Laboratory, MISTRAS Group, Samuel Strapping Systems, and Ariel Corporation.

**Unique Amenities:** The site is fully-served with redundant utilities. Both a 34.5KV AEP power line and a 69KV line are in proximity to the site. Redundant natural gas and fiber optic service is here too.

## Features

- 20,000 sq. ft., expandable to 40,000 sq. ft.
- Available, skilled workforce in Heath
- Business-friendly community
- Just 4 miles to I-70 and St. Rt. 16
- Fully-served, heavy industry zoning
- 15-year, 100% tax abatement
- Heath income tax incentive available
- Broker protected



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