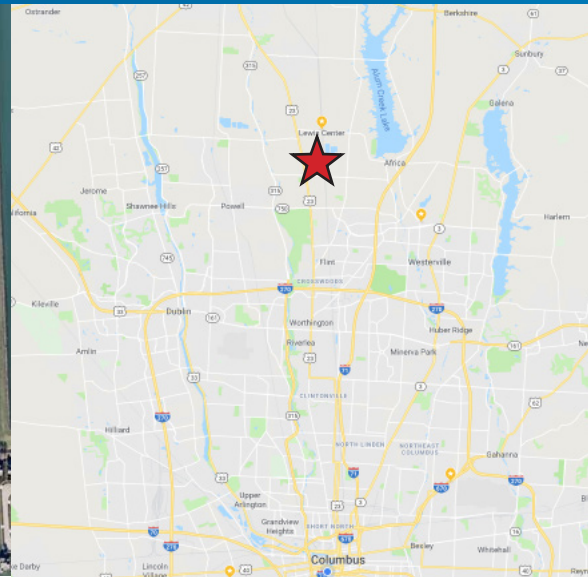
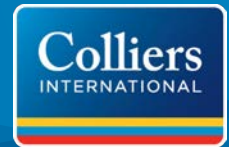


FOR SALE > LAND

Creekside Business Park

LEWIS CENTER, OHIO 43035



Creekside Business Park > Land

2 - 40 acre “ready build” sites immediately available. These “shovel ready” industrial/flex land sites are located at the crossroads of Green Meadows Drive and Corduroy Road, less than ½ mile east of US-23 on the north side of Columbus. The sites offer excellent access to freeways. The land is surrounded by several newer commercial uses which provide a first class image. The property is eligible for sales tax exemption on construction materials through the Finance Authority and also enjoys a 15-year tax abatement on real property improvements.

Property Type:	Industrial/Flex Land
Acerage:	Approximately 55.26 acres
Price:	\$125,000-\$159,000/acre
Tax Abatement:	15 year tax abatement (50% years 1-11, 40% year 12, 30% year 13, 20% year 14, 10% year 15)
Zoning:	Planned Industrial (industrial uses, manufacturing/ logistics uses, office and other professional services)
Utilities:	Electric: AEP (American Electric Power) Gas: Suburban Natural Gas Water: Del-Co

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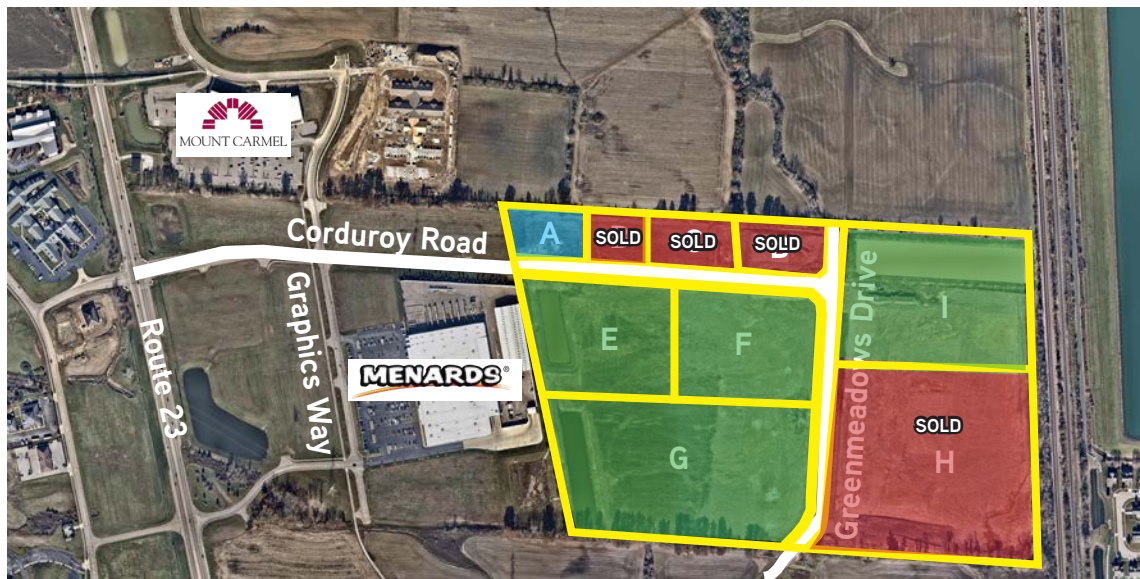
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The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

**COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION**

Two Miranova Place, Suite, 900
Columbus, OH 43215
www.colliers.com

Site Map



Site	Acres	Price Per Acre
A	2.0	\$159,000.00

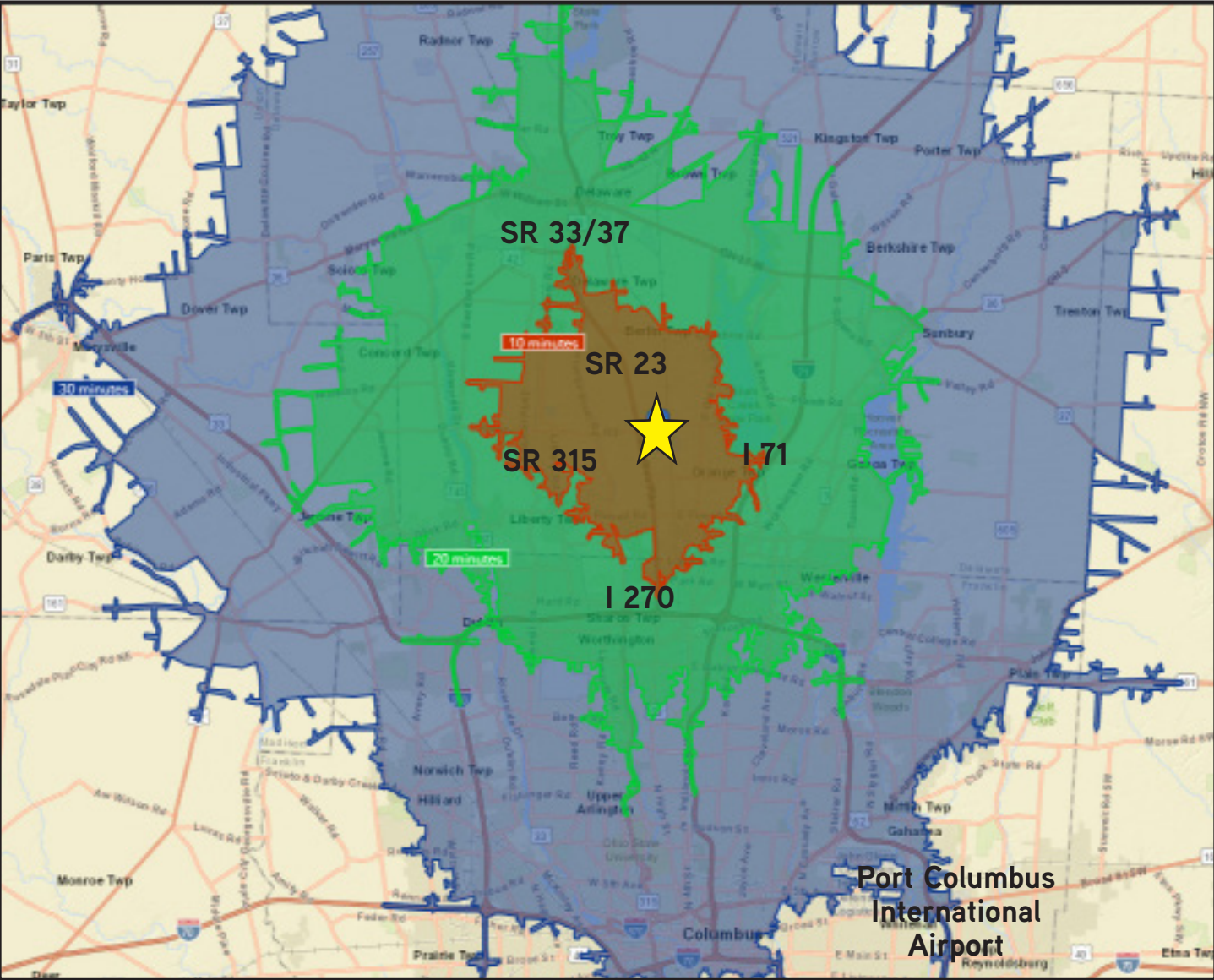
Site	Acres	Price Per Acre
B	2.0	SOLD
C	2.0	SOLD
D	3.5	SOLD
H	25	SOLD

Site	Acres	Price Per Acre
E	10	\$125,000.00
F	10	\$125,000.00
G	19.32	\$125,000.00
I	13.94	\$125,000.00

Area Amenities Map



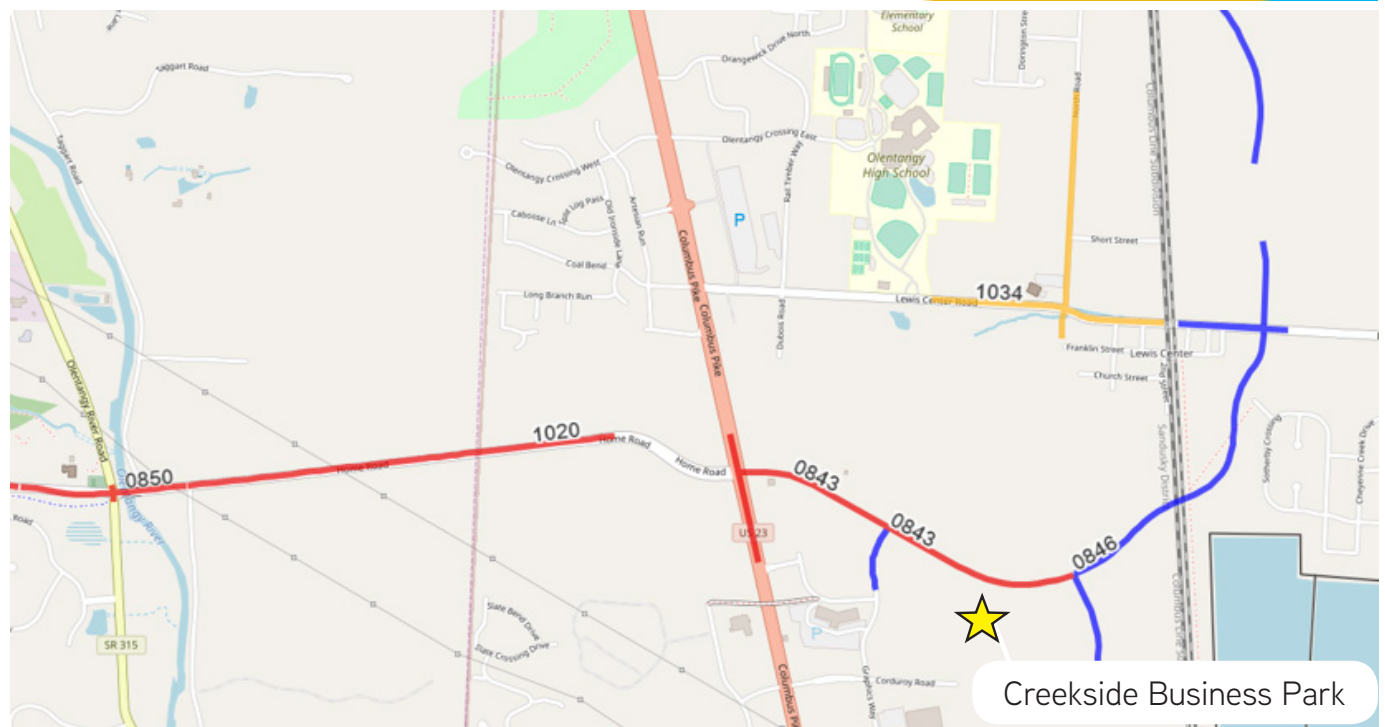
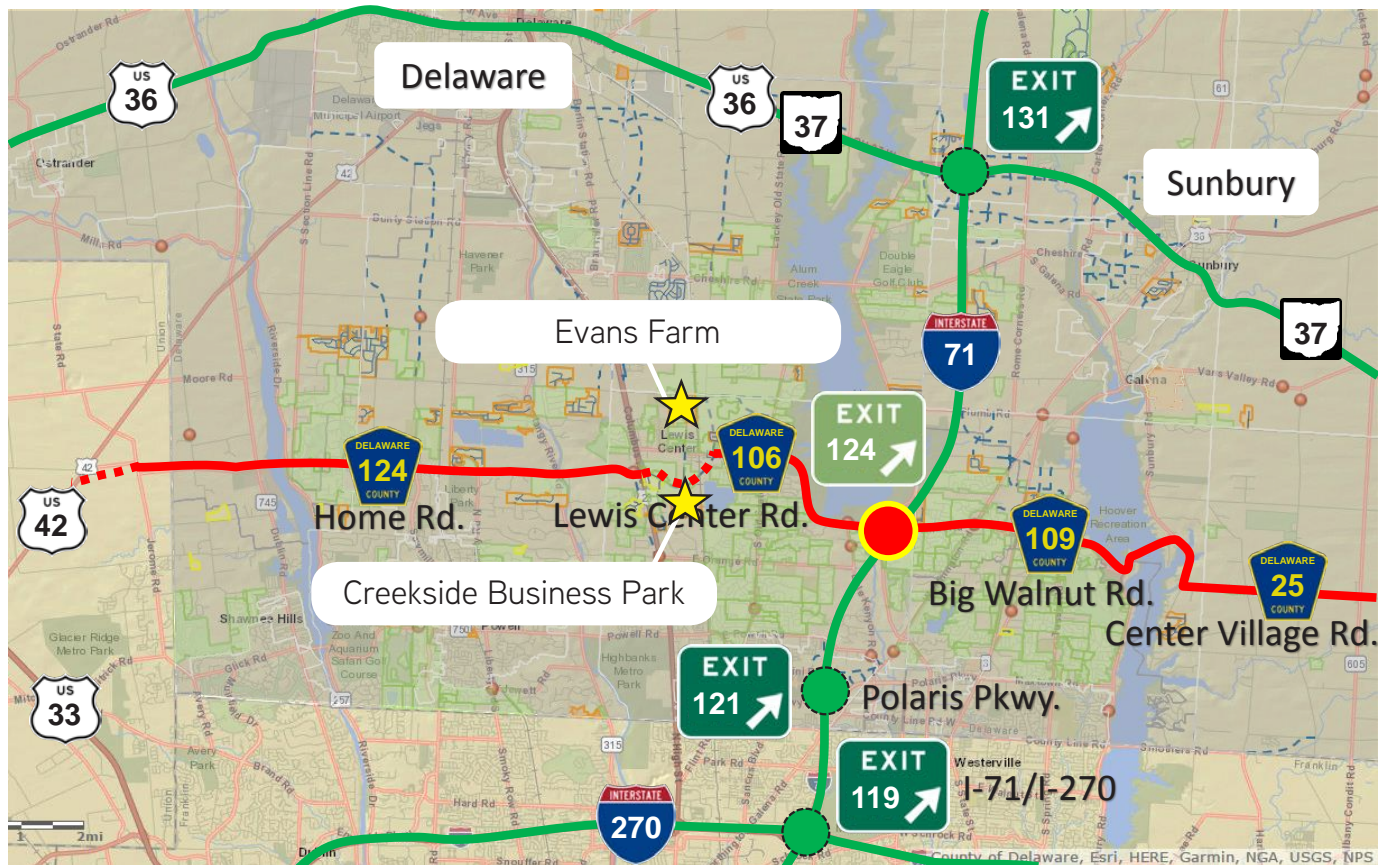
Area Proximity Map



Distance	Drive Time	Location
>1 miles	1 minute	SR 23
12 miles	5 minutes	SR 315
4 miles	10 minutes	I 71
6 miles	15 minutes	I 270
8 miles	15/20 minutes	SR 33/37
15 miles	20 Minutes	Port Columbus International Airport

Proposed Road Extension Map

* Proposed Home Road/Lewis Center Road Extension will increase vehicle connectivity to I-71.
Project to begin Oct 2019 and wrap up in 2022.



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