



NEW TO THE MARKET

# 0 Walcutt Road

HILLIARD, OH

An affiliate of:



**JOEL YAKOVAC, SIOR**  
**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Senior Vice President | Principal  
DIR +1 614 410 5654  
joel.yakovac@colliers.com

**MICHAEL LINDER, SIOR**  
**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Senior Vice President | Principal  
DIR +1 614 410 5628  
michael.linder@colliers.com

**SHANE WOLOSHAN, SIOR**  
**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Senior Vice President | Principal  
DIR +1 614 410 5624  
shane.woloshan@colliers.com

**JONATHAN SCHUEN**  
**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Brokerage Associate  
DIR +1 614 437 4495  
jonathan.schuen@colliers.com



# 0 Walcutt Road

HILLIARD, OH

An affiliate of:



<b>Building Size:</b>	291,600 SF
<b>SF Available:</b>	72,900 - 291,600 SF
<b>Site Size:</b>	Approximately 25.78 acres
<b>Building Dimensions:</b>	360' deep x 810'
<b>Office Area</b>	BTS
<b>Dock Doors</b>	Up to 80 dock doors possible - Manually operated 9' x 10' overhead doors
<b>Drive-in Doors</b>	Four (4) 12'x 14' overhead doors located at each corner
<b>Parking Spaces</b>	166 (expandable)
<b>Clear Height</b>	32' minimum at the first column line
<b>Column Spacing</b>	60' X 54'
<b>Roof</b>	To be determined with minimum 10 year water tight warranty with external gutters and downspouts
<b>Projected Deliver Date:</b>	4th quarter, 2018
<b>Ownership:</b>	An affiliate of Hackman Capital Partners

<b>Sprinkler</b>	ESFR
<b>Lighting</b>	T5 with motion sensors - provide 30 fc on open floor plan at 36" AFF
<b>Electrical Service</b>	Two (2) 800 Amp 480/277 3 Phase Services with 120/208 transformer and panel board for distribution. Two (2) services will be future. Conduits roughed in to each corner to support 800 amp 480/277 service.
<b>Water</b>	1.5" tap with 2" overhead line running above underground sewer
<b>Plumbing</b>	6" underslab in the first bay running the length of the building
<b>Incentives:</b>	10 year/25% real estate tax abatement; subject to final approval by City of Columbus and Hilliard.
<b>Net Lease Rate:</b>	\$4.75/SF NNN
<b>Operating Expenses:</b>	TBD
<b>Tenant Improvement Dollars:</b>	\$4.00/SF

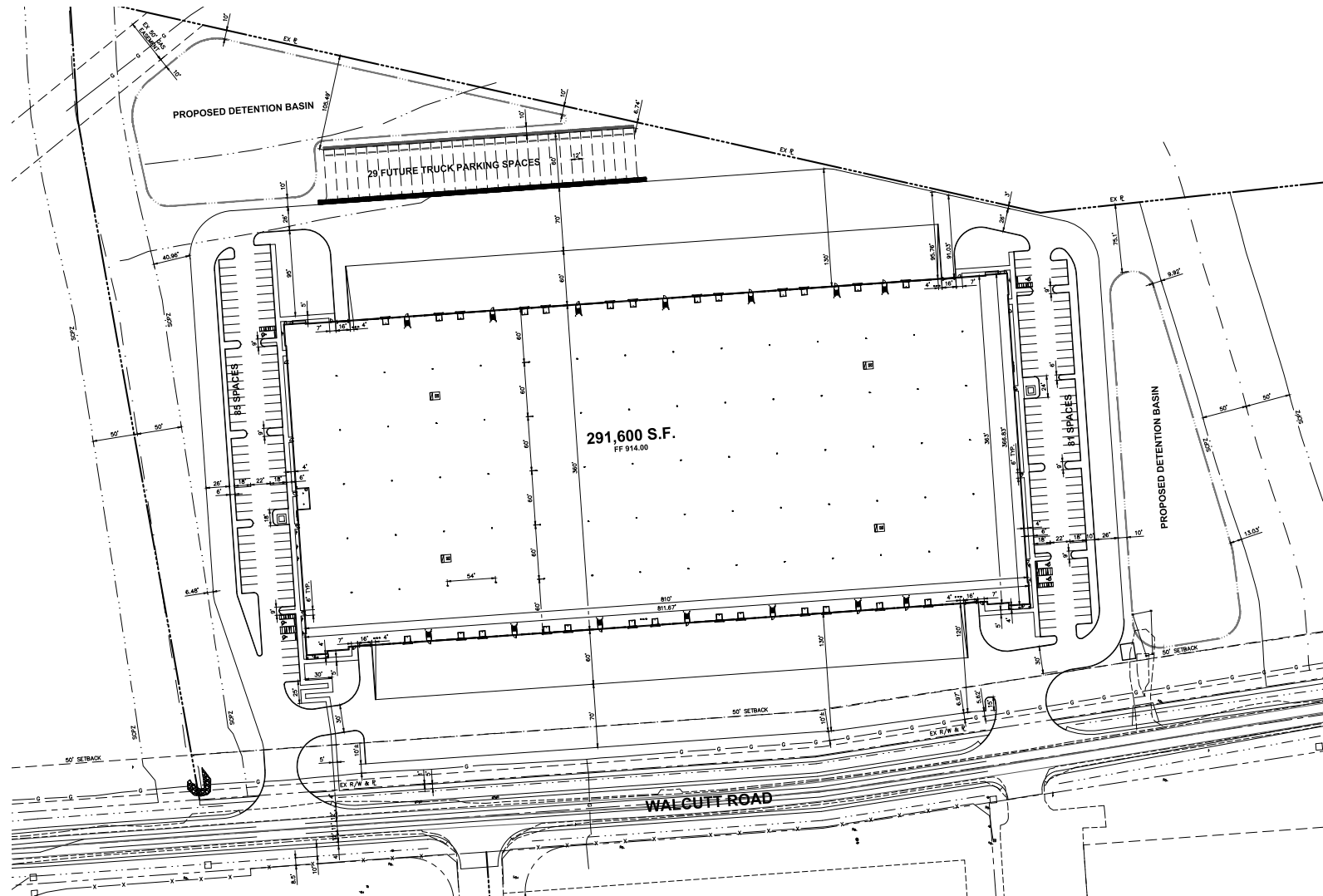
# 0 Walcutt Road

HILLIARD, OH

An affiliate of:



## SITE PLAN

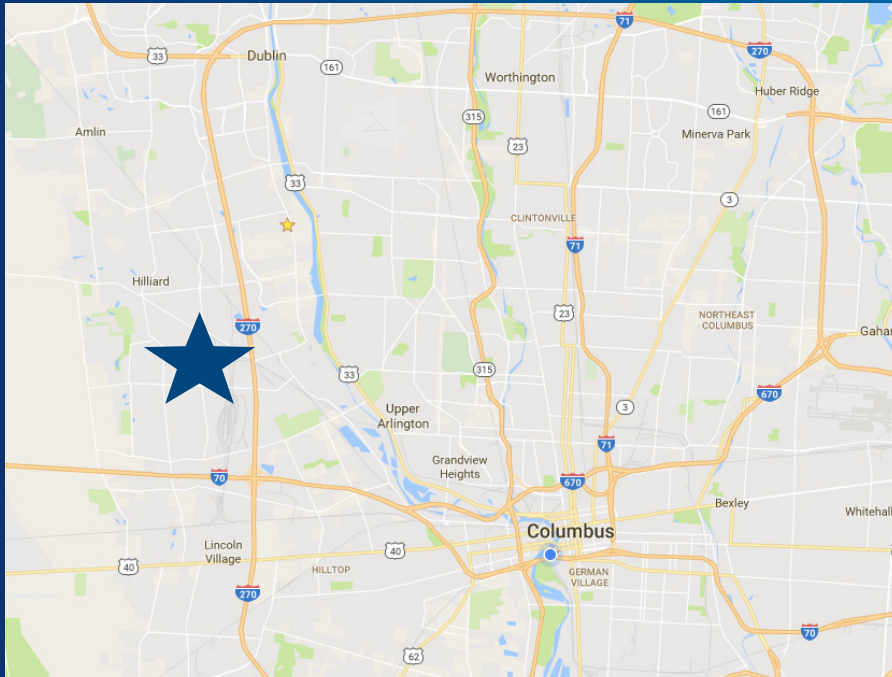




# 0 Walcutt Road

HILLIARD, OH

An affiliate of:



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.

**JOEL YAKOVAC, SIOR**  
**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Senior Vice President | Principal  
DIR +1 614 410 5654  
joel.yakovac@colliers.com

**MICHAEL LINDER, SIOR**  
**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Senior Vice President | Principal  
DIR +1 614 410 5628  
michael.linder@colliers.com

**SHANE WOLOSHAN, SIOR**  
**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Senior Vice President | Principal  
DIR +1 614 410 5624  
shane.woloshan@colliers.com

**JONATHAN SCHUEN**  
**COLLIERS INTERNATIONAL**  
**GREATER COLUMBUS REGION**  
Brokerage Associate  
DIR +1 614 437 4495  
jonathan.schuen@colliers.com

