

AIRPORT BUSINESS CENTER

115 Innovation Court | Delaware, Ohio



Two Buildings – Brand New Construction
200,000 SF of Spec Warehouse Space

NEWMARK

AIRPORT BUSINESS CENTER

Space

East Building	100,000 SF
West Building	100,000 SF
Total:	200,000 SF

Zoning

M1 - Manufacturing

Operating Expenses

Real Estate Taxes:	\$0.45/SF
Insurance:	\$0.15/SF
CAM:	\$0.45/SF
Total:	\$1.05/SF

Delivery

November 2026



CONSTRUCTION BEGINS IN MARCH

BUILDING FEATURES

Property Summary

STATE-OF-THE-ART	Two 100,000 SF warehouse buildings on 13.06 acres at 115 Innovation Court in Delaware, Ohio
CUSTOM SIZED	Units starting at 10,000 SF with each additional lane adding 10,000 SF
WELL LOCATED	Located off Sawmill Parkway and adject to the Delaware Municipal Airport (DLZ)
SPRINKLER SYSTEM	ESFR (Early Suppression, Fast Response). No in-rack sprinklers, reduced risk of rack damage, lower maintenance costs
EXCEPTIONAL AIR QUALITY	Cambridge heaters with air make-up units to save energy and improve indoor air quality
LOW OPERATING COSTS	15 year 75% Tax Abatement, brand new mechanicals under warranty
ENERGY EFFICIENT	R-12.5 rated insulated concrete wall panels, T-5 lighting on individual sensors, 480V 3-phase power
INCREASED STORAGE CAPACITY	32'-6" clear height with a peak height of 36'-8" providing 33% more storage capacity over 24' clear buildings
CLASS-A IMAGE & PRESENCE	Prominent visibility facing Innovation Court with attractive architectural entry features

SITE PLAN



BUILDING SPECS

Property Specifications

Address	115 Innovation Ct, Delaware, OH 43015
Site Size	13.06 Acres
Dimensions	200' x 500' (Each Building)
Column Spacing	50' x 50'
Clear Height	Min. 32' - 6" Clear Max. 36' - 8" Clear
Lighting	LED Lighting on Motion Sensors
Dock Doors	10 - 9' x 10' Dock Doors (Each Building)
Drive-In Doors	10 - 12' x 14' Doors (Each Building)
Electrical	Up to 2,000 Amps 480 / 277 3-Phase.
Warehouse Heating	S-Series Cambridge Heaters use 100% Outside Air to Improve Air Quality
Sprinkler System	ESFR

Property Specifications

Utilities	Electric: Consolidated Electric Gas: Columbia Gas Water / Sewer: City of Delaware
Car Parking	Phase I - 100 Phase II - 105 Future Stalls: 41
Trailer Parking	10 Trailer Stalls Onsite
Floor Sealer	Ashford Formula
Walls	Precast Concrete 10" Sandwich Panels with R-12.5 Rating
Roof	45 Mil. Mechanical Fastened, TPO Membrane Roof
Warehouse Floor	6' Unreinforced 4,000 PSI Slab
Truck Court	180' with 60' of Concrete Apron Shared Dock Court
Zoning	M1 w/ PMU Overlay
Incentives	15 Year 75% Tax Abatement

AREA MAP & DRIVE TIMES



AREA EMPLOYERS

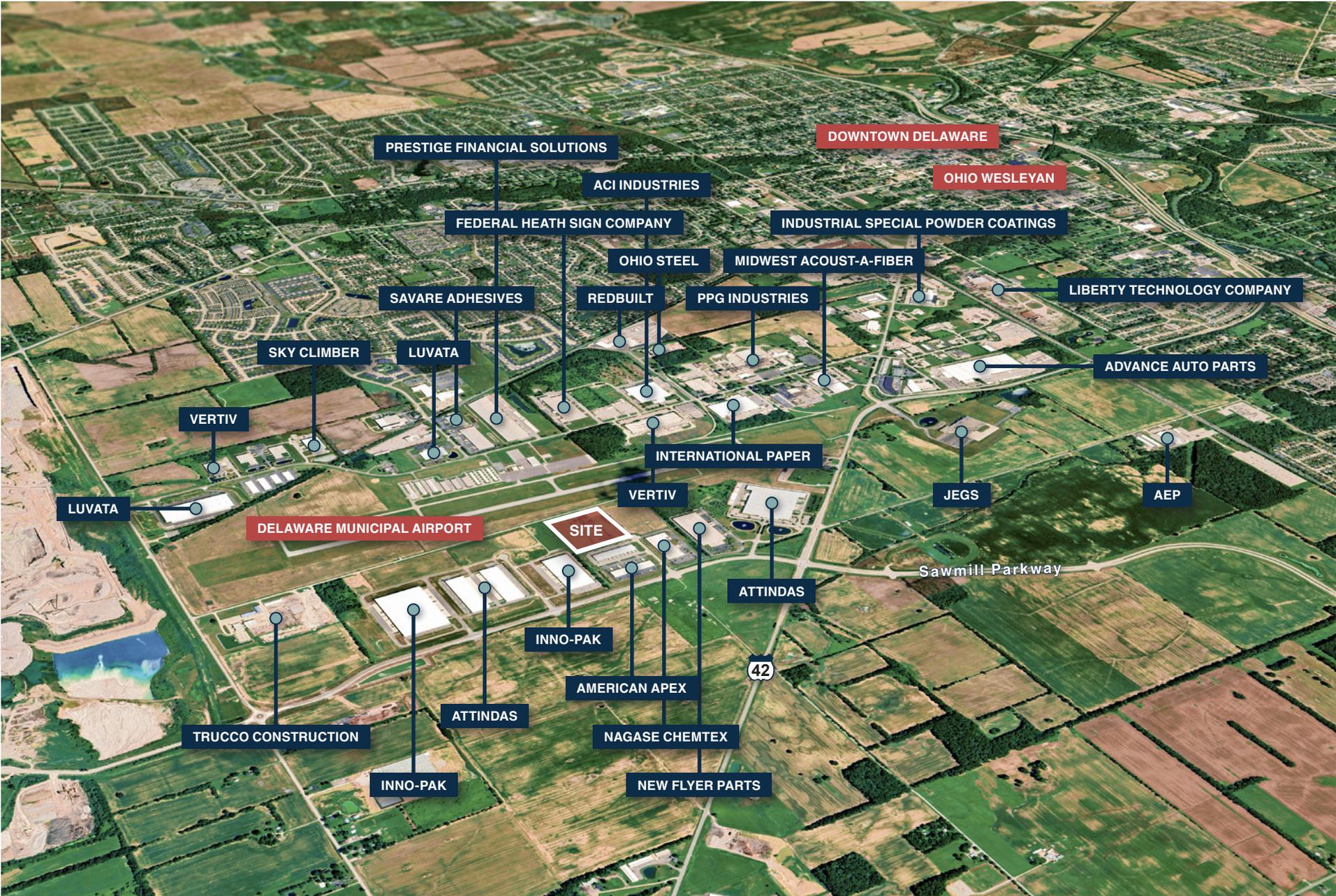


Photo is for representation only, not the actual building. Final building will be similar in appearance.

AIRPORT BUSINESS CENTER

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