

Ohio

Canal Pointe - Building B

7697 Robinett Wy, Canal Winchester, Ohio 43110 - Fairfield County



Property Details

Latitude/Longitude: 39.8491, -82.7932

Type of space: Industrial

Min Size: 221,316 sqft

Max Size: 221,316 sqft

Last Updated: 10/22/2025

Availability

For Lease: Yes

More details: INDUSTRIAL for LEASE 221,316 Sq Ft

Contact Information

Company: City of Canal Winchester

Contact Name: Lucas Haire

Address: 36 South High Street

City: Canal Winchester

State: Ohio

Phone: 614-837-1894

Cell: 614-395-2676

Fax: 614-837-0145

Email: lhaire@canalwinchesterohio.gov

Website: www.canalwinchesterohio.gov



Broker Notes

Contact Notes: -

Broker Contact

Contact Name: Jeff Lyons

Contact Company: CBRE | Columbus

Contact Phone: 6144305012

Email Address: jeff.lyons@cbre.com

Site Details

Total Acres: 47.50 acres

Attainment: Eight-Hour Ozone: Maintenance

Attainment: Particulate Matter (PM 2.5): Attainment

Attainment: Sulfur Dioxide (1-Hour SO2): Attainment

Attainment: Lead: Attainment

Attainment: NOX: Attainment

Attainment: CO: Attainment

Building Details

Estimated Date of Construction Finish: June 2023

Building sf: 374,626 sf

Ceiling Height Max: 36 ft

Ceiling Height Min: 36 ft

Number of Dock Doors: 31

Number of Drive In Doors: 3

Utilities

Contact Information

Contact Name: Rick Szabrak

City: Columbus

State: Ohio

Email: rick.szabrak@fairfieldcountyohio.gov

Electric Provider: South Central Power
Gas Provider: Columbia

Contact Information

Company: One Columbus

Contact Name: Stephen Cone

Address: 150 S Front Street

City: Columbus

State: Ohio

Phone: 614.225.6082

Email: sc@columbusregion.com

Website: https://columbusregion.com/?gclid=Cj0KCQiA_P6dBhD1ARIsAAGI7HBM3IShvTpYu1kIK8646RbrEsk9pFHCirs4VB-diJCQWb6-tmOsmgYaAmWzEALw_wcB

Documents

[Canal Pointe BROC BLDG B June 2022.pdf](#)

Ohio

Rock Mill Industrial Park

Mill Park Drive, Lancaster, Ohio 43130 - Fairfield County



Property Details

Latitude/Longitude: 39.7257, -82.6698

Type of space: Vacant Land

Min Size: 8.50 acres

Max Size: 14.50 acres

Last Updated: 10/21/2025

Availability

For Sale: Yes

Sale Price: \$42,000

Sale Terms: per acre

Ownership: Lancaster Port Authority

Contact Information

Company: Lancaster Port Authority

Contact Name: Stephanie Bosco

Address: 104 East Main Street

Email: sbosco@ci.lancaster.oh.us

Contact Information

Contact Name: Rick Szabrak

City: Columbus

State: Ohio

Email: rick.szabrak@fairfieldcountyohio.gov

Description

[Rock Mill Industrial Park](#), listed among Ohio's top sites, is adjacent to US Route 33 with highway visibility and direct access to I-70/71. The site is a thirty minute drive of both John Glenn International Airport and Rickenbacker International Airport. This site has access to a skilled regional labor force. Join notable industrial park tenants such as Magna, SRI Ohio, and Chiyoda Integre. SiteOhio authenticated by JobsOhio meaning it's ready for construction on day one.

Multiple sites still available between 8.5 and 14.5 acres

Site Details

Industrial Park Name: Rock Mill Industrial Park

Zoning: advanced manufacturing

Attainment: Eight-Hour Ozone: Maintenance

Attainment: Particulate Matter (PM 2.5): Attainment

Attainment: Sulfur Dioxide (1-Hour SO2): Attainment

Attainment: Lead: Attainment

Attainment: NOX: Attainment

Attainment: CO: Attainment

Industrial Park Platted: Yes

Incentives

Enterprise Zone: Yes

Incentive Areas: Yes

Utilities

Electric at Site: Yes

Contact Information

Company: One Columbus

Contact Name: Stephen Cone

Address: 150 S Front Street

City: Columbus

State: Ohio

Phone: 614.225.6082

Email: sc@columbusregion.com

Website: https://columbusregion.com/?gclid=Cj0KCQiA_P6dBhD1ARIsAAGl7HBM3lShvTpYu1klK8646RbrEsk9pFHCirs4'diJCQWb6-tmOsmgYaAmWzEALw_wcB

Documents

[Surrounding Users New.jpg](#)

[Parcel Layout Rock Mill Industrial Park 03242025.pdf](#)

Electric Provider: South Central Power

Electric Volts: 69000 V

Dual Electric Feeds: Yes

Gas at Site: Yes

Distance to Natural Gas Distribution Line: 0 feet

Gas Provider: Lancaster Municipal Gas Co.

Gas Line Size: 6 in

Natural Gas Distribution Line Pressure : 35

Water at Site: Yes

Water Provider: City of Lancaster

Water Line Size: 16 in

Sewer at Site: Yes

Sewer Provider: City of Lancaster

Sewer Line Size: 15 in

Fiber Service to Site: Yes

Fiber Provider: AT&T

Transportation

Nearest Highway: US 33

Distance to Nearest Highway: 0.50 miles

Highway 2: SR 188

Distance to Highway 2: 0.10 miles

Nearest Interstate: I-70

Distance to Nearest Interstate: 27 miles

Interstate 2: I-270

Distance to Interstate 2: 25 miles

Airport 2: Fairfield County

Distance to Airport 2: 3 miles

Airport 3: Rickenbacker International Airport

Distance to Airport 3: 28 miles

Nearest International Airport: John Glenn International Airport

Distance to International Airport: 30 miles

Ohio

Basil Western Logistics Center

0 Basil Western Road, Violet township, Ohio 43110 - Fairfield County



Property Details

Latitude/Longitude: 39.8440, -82.7670

Type of space: Industrial

Min Size: 143,000 sqft

Max Size: 224,750 sqft

Last Updated: 10/14/2025

Availability

Ownership: Roebling Development

Date Property is Available: Currently Available

For Lease: Yes

Property Description: This property will feature three future industrial speculative buildings. There are two separate site plans. One is a two building plan (411,125sf & 224,750sf) and the other is a three building plan (224,740sf, 185,250sf, & 143,000sf). There is also a build to suit option for those interested. This site is 8 miles from Rickenbacker International Airport, 13 miles from Columbus, and 30 miles from the Intel Site in Licking County.

Broker Contact

Contact Name: Brian Marsh

Contact Company: JLL

Contact Phone: 614-537-2222

Email Address: brian.marsh@jll.com

Description

Roebling Development will have industrial build to suit options available for lease on a 58.27 acre site in Violet Township, Fairfield County Ohio. Construction on the first building is slated to begin in 2026 with two more after completion. This site is located in a CRA Zone which offers a 15 year 100% property tax abatement with easy access to US Route 33 and a strong local labor pool. Violet Township and Fairfield County offer a pro-business environment in this amenity rich area that features retail, healthcare, and dining. There are planned road improvement slated to begin in 2026 along Basil-Western Road to enhance accessibility from King Crossing in Canal Winchester. Just to the south, construction is underway on a new interchange at Pickerington Road and US 33. South Central Power is set to construct a new substation on Hill Rd, which is less than a quarter mile away.

If interested in this site, please contact Anthony Iachini with the Fairfield County Economic Development Department. He can be reached at anthony.iachini@fairfieldcountyohio.gov or by phone at 740-424-8837.

Site Details

Parcel ID #(s): 0370211710

Lot Size: 58.27 acres

Total Acres: 58.27 acres

Contact Information

Company: Violet Township
Contact Name: Holly Mattei
Address: 12970 Rustic Drive
City: Violet township
State: Ohio
Phone: 6145755556
Cell: 6147720190
Email: holly.mattei@violet.oh.us
Website: investwithviolet.com



Contact Information

Contact Name: Rick Szabrak
City: Columbus
State: Ohio
Email: rick.szabrak@fairfieldcountyohio.gov

Contact Information

Company: One Columbus
Contact Name: Stephen Cone
Address: 150 S Front Street
City: Columbus
State: Ohio
Phone: 614.225.6082
Email: sc@columbusregion.com
Website: https://columbusregion.com/?gclid=Cj0KCQIA_P6dBhD1ARIsAAGl7HBM3lShvTpYu1klK8646RbrEsk9pFHCls4'diJCQWb6-tmOsmgYaAmWzEALw_wcB

Total Developable Acres: 58.27 acres
Total Number of Buildings: 3
Zoning: Industrial
Flood Plain: No
Percent in Flood Plain: 0 %
Attainment: Eight-Hour Ozone: Yes
Attainment: Particulate Matter (PM 2.5): Yes
Attainment: Sulfur Dioxide (1-Hour SO2): Yes
Attainment: Lead: Yes
Business Near Site: DHL Logistics, Meijer, Diley Medical Center
Build to Suit Opportunity: Yes
Topography: Flat

Building Details

Construction Status: Construction is slated to begin in early 2026. The first building to be completed will be the 224,750 sf industrial warehouse.
Information that follows will be for that building.
Estimated Date of Construction Finish: 2027
Building sf: 224,750 sf
Vacant: Yes
Available sf: 224,750 sf
Max Contiguous sf: 224,750 sf
Year Built: 2026
Building Type: Industrial Warehouse
Building Dimensions: 310 x 725 ft
Ceiling Height Max: 32 ft
Warehouse sf: 224,750 sf
Dock Doors: Yes
Number of Dock Doors: 22
Drive In Doors: Yes
Number of Drive In Doors: 2
Sprinkler: Yes
Sprinkler Type: ESFR
Air Conditioning: Yes
Number of Floors: 1
Parking: Yes
Building Description: This is a 224,750 sf industrial warehouse building. It has a building clear height of 32 feet with interior bays of 53' x 53'-4" (speed bays 60' x 53'-4"). The exterior walls consist of insulated structural precast with panels. The floor slab is 7" unreinforced with a 4" stone base. The roof is mechanically fastened 45 mil TPO and there are 22 dock doors with two (2) drive in doors at 14' x 16'. Parking includes 43 truck parking spots with 164 employee parking spots. This building has an ESFR fire protection system.
Air Condition Main Y/N: Yes

Incentives

TIF District: Yes
Local Incentive Comments: This site falls in a CRA Area and is part of the Basil-Western Rolling TIF District
Revitalization Area: Yes
Incentive Areas: Yes

Utilities

Electric at Site: Yes
Electric Provider: South Central Power
Gas at Site: Yes
Gas Provider: Columbia

Water at Site: Yes

Water Provider: Fairfield County

Sewer at Site: Yes

Sewer Provider: Fairfield County

Fiber Service to Site: Yes

Transportation

Nearest Highway: US 33

Distance to Nearest Highway: 0.25 miles

4 Lane: Yes

Nearest Interstate: I-70

Distance to Nearest Interstate: 6 miles

Interstate 2: I-270

Distance to Interstate 2: 7 miles

Nearest Airport: Rickenbacker International Airport

Distance to Nearest Airport: 8 miles

Airport 2: John Glenn International Airport

Distance to Airport 2: 20 miles

Served by Public Transportation: Yes

Transportation Description: Fairfield County Link

Rail at Property: No

FOR SALE



\$350,000

0 Refugee Road, Pickerington, OH 43147

- Parcel # 0410563200 - 0.89 Acre lot zoned C3 Community Commercial.
- Excellent visibility with high traffic counts:
- Adjacent to Ohio Health Pickerington Medical Campus and future Pickerington Methodist hospital.
- Close proximity to restaurants, shops, and services with ± 115 feet frontage on Refugee Road.
- Lot size is 115' x 335'.
- Road improvements completed on Refugee Road.

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4608 SAWMILL ROAD
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WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EXT 124
EMAIL: MBERRY@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

0 Refugee Road, Pickerington, OH 43147

Aerial



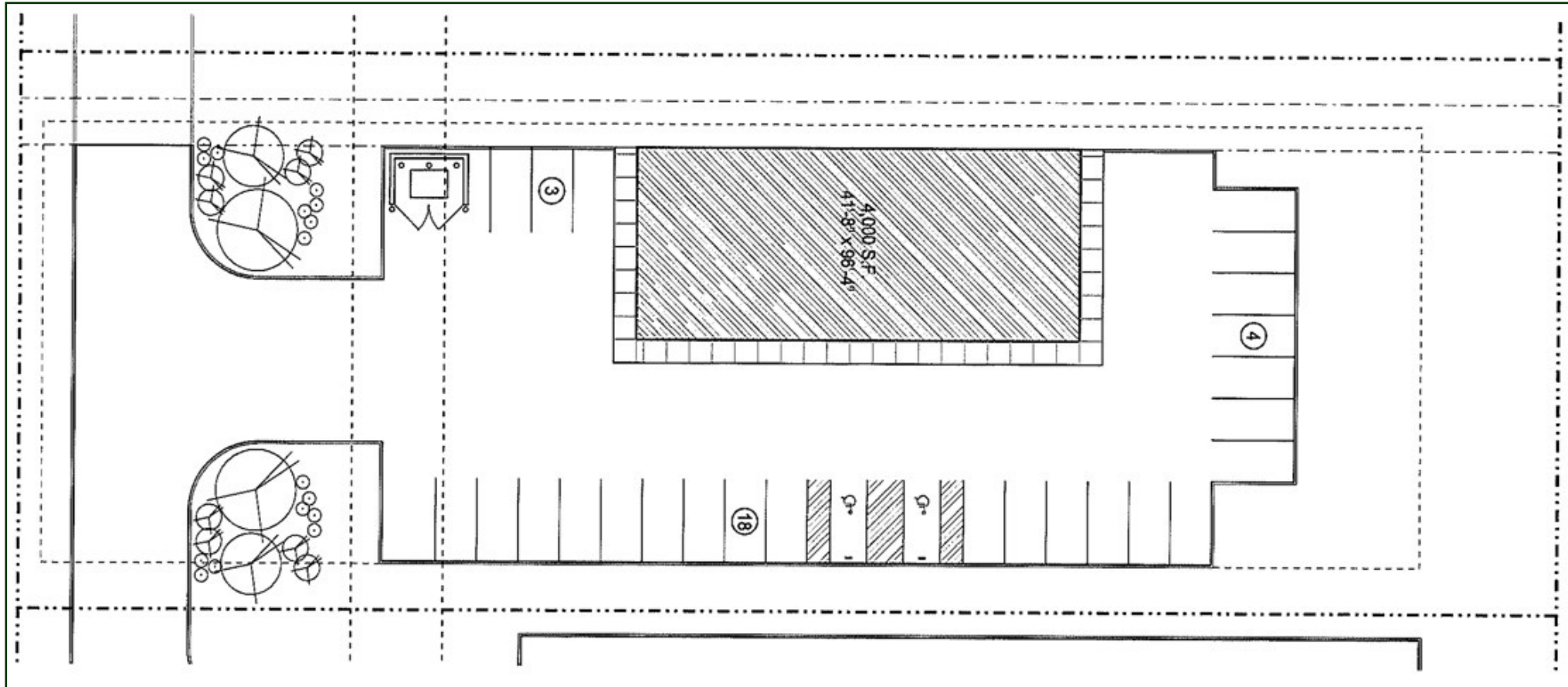
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Concept Plan



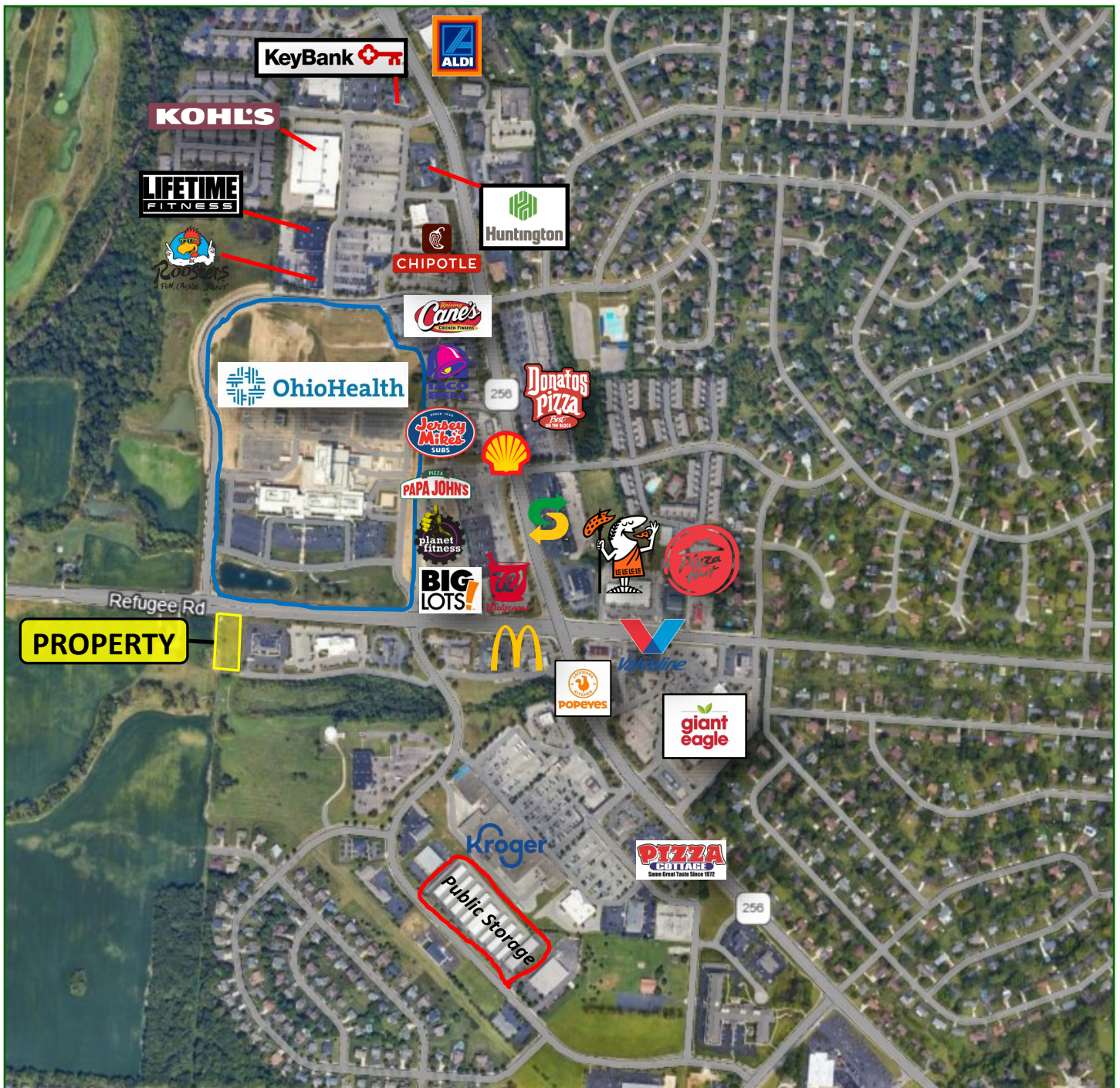
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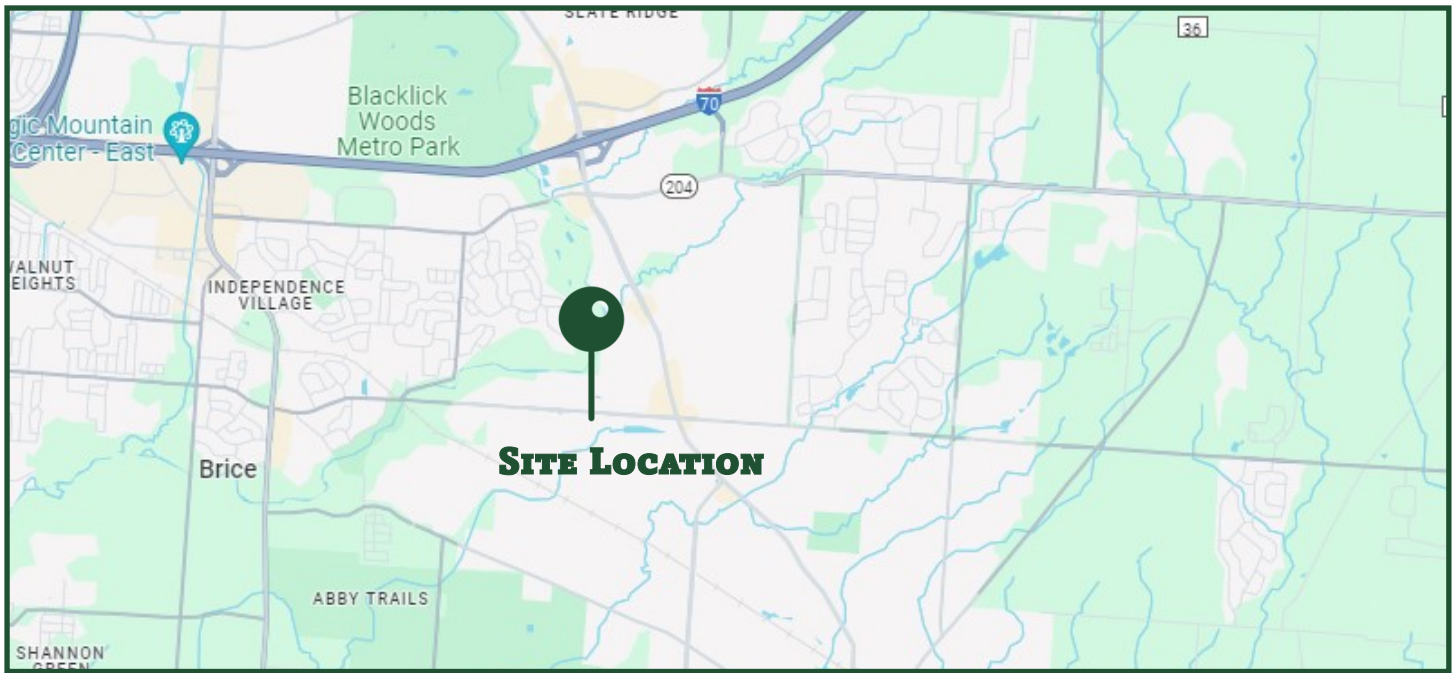
Trade Aerial



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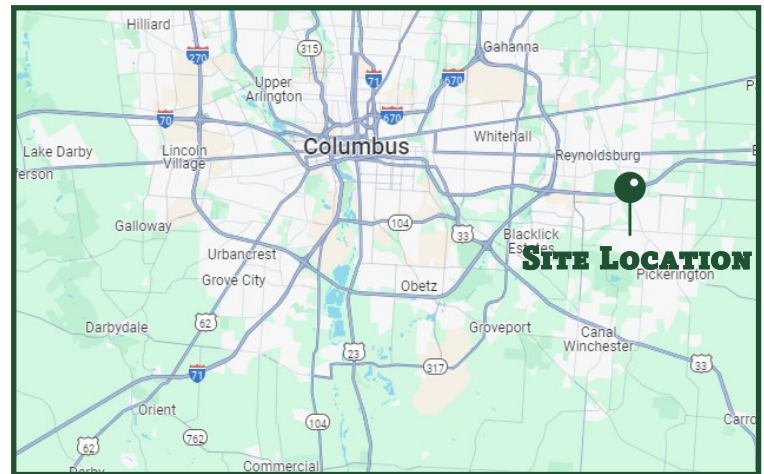


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NEARBY TRAFFIC COUNT (2023)

Street	Avg Daily Volume
Refugee Rd - Windmill Dr	11,334
Hill Rd N - Refugee Rd	34,518
Refugee Rd - Fullers Way	10,373



DEMOGRAPHICS

		Within 1 Mile	Within 3 Miles	Within 5 Miles
Population (2020)		5,542	51,778	114,986
Households (2020)		8,122	31,839	54,115
Avg Household Income (2020)		\$83,703	\$77,092	\$69,016

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

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