



**15,230+/- S.F.**  
**FLEX SPACE**

## STEMFlex® Space, Expandable

**STEMFlex® Building:** A 15,230+/- sq. ft. industrial building at 1425 Mount Vernon Road, Newark is a modernized, flex space building. The office/production area mix is flexible space. The building complex supports over 70,000 sq. ft. of overall building space. The concept, STEMFlex®, is a focus on modernizing the building to attract STEM-skilled industry.

Building improvements are complete with immediate occupancy feasible. Tax incentives are in place for speculative development.

**Small Business Solution:** The Port Authority provides a full-cycle approach to solving small business needs by connecting companies with community resources and solutions. The small business-oriented site is near operations for critical manufacturers in the largest manufacturing corridor in Central Ohio at Newark to I-70 as well as 30 minutes from the Intel Ohio One site under development.

**Capabilities:** The site is fully served. The building is expandable and supports a parking area larger than typically expected for a building of this size.



- ### FEATURES
- +/- 15,230 sq. ft. expandable
  - Available, STEM-skilled workforce
  - Business-friendly community
  - Just 11 mi to I-70 and 2 mi. to St. Rt. 16
  - Light Industrial zoning
  - tax abatement zone for improvements
  - Fully-served utilities
  - Broker protected