

FACT SHEET
TCG CORRINA OWNER II, LLC
APRIL 2026

I. STATEMENT OF PURPOSE – ENTERPRISE ZONE & JOB CREATION

The Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five (75%) for a period of ten (10) consecutive years on real property improvements. The incentive will support the redevelopment of a vacant site through the construction of a new proactive industrial facility, and the creation of new employment opportunities for the residents of the City of Columbus.

II. PROJECT HISTORY

TCG Corrina Owner II, LLC is a single purpose entity established to acquire, sell and develop real estate. It is wholly owned subsidiary of Trident Capital Group, founded in 2008 and focused on well-located industrial properties across the Midwest, South, and Southeast. Trident Capital Group has closed more than 81 industrial buildings totaling over 14.8 million square feet nationwide and is headquartered in Boston, Massachusetts.

TCG Corrina Owner II, LLC proposes a total project investment of approximately \$25,100,000.00, which includes \$4,100,000.00 in land acquisition cost and \$21,000,000.00 in real property improvements to redevelop a 16.51 +/- acre vacant parcel into a 177,338-square foot proactive industrial facility located at 240 – 242 Corrina Drive, Columbus, OH 43213, Parcel No. 520-269045 (the “**Project Site**”). Additionally, TCG Corrina Owner II, LLC proposes to create or cause to be created twenty-three (23) net new full-time permanent positions with an estimated annual payroll of approximately \$998,400.00 (“**New Employees**”) at the proposed **Project Site**.

TCG Corrina Owner II, LLC is requesting an Enterprise Zone property tax abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements to assist in the new construction of this project.

III. PROJECT INVESTMENT

INVESTMENT TYPE	PROPOSED VALUE
Additions/New construction	\$21,000,000.00
Acquisition	\$4,100,000.00
TOTAL INVESTMENT	\$25,100,000.00

IV. DECISION & TIMING

Real property improvements are expected to begin as soon as May of 2026 with the scheduled time of completion of February of 2027, contingent upon Columbus City Council approval of the recommended tax incentive.

V. EMPLOYMENT

The project will create or cause to be created twenty-three (23) net new full-time permanent positions with an estimated annual payroll of approximately \$998,400.00 at the proposed **Project Site**.

Position Title	Number of New Jobs	Average Hourly Rate	Average Annual Salary	Total Estimated Payroll for New Positions
Warehouse Manager	1	\$27.00	\$56,160.00	\$56,160.00
Warehouse Specialist	1	\$25.00	\$52,000.00	\$52,000.00
Forklift Operator	4	\$22.00	\$45,760.00	\$183,040.00
Warehouse Worker	17	\$20.00	\$41,600.00	\$707,200.00
TOTALS	23			\$998,400.00

The total cumulative new payroll over the abatement term is projected to be approximately **\$998,400.00** to Columbus.

The proposed development is a proactive project for an end user that is yet to be determined, the end user will provide its own specific benefits package for its employees.

The proposed **Project Site** is located at 240 – 242 Corrina Drive, Columbus, OH 43213, Parcel No. 520-269045, and has accessibility by public transportation through the Central Ohio Transit Authority (COTA).

VI. REQUESTED PUBLIC PARTICIPATION

Contingent on the sale and transfer of ownership, the Department of Development recommends an Enterprise Zone Tax Abatement of seventy-five percent (75%) for a period of ten (10) consecutive years on real property improvements associated with the redevelopment of approximately 16.51+/- acres of vacant land and construction of a new proactive industrial facility consisting of approximately 177,338 square feet with associated parking.

VII. NEW TAX IMPACT: ANNUAL & 10-YEAR SUMMARY

Unabated Revenue	Annual Summary	10-year Summary	20-year Summary
A. Real Property Tax Revenue	\$529,835.00	\$5,298,350.00	\$10,596,700.00
B. New City Income Tax Revenue	\$24,960.00	\$249,600.00	\$499,200.00
C. Total Unabated Tax Revenue (i.e., A. + B.)	\$554,795.00	\$5,547,950.00	\$11,095,900.00
Proposed Tax Abatement Impact	Annual Summary	10-year Summary	20-year Summary
D. Total Proposed Tax Abatement seventy-five percent (75%)/ten (10) Consecutive Years on Real Property Improvements	\$397,376.00	\$3,973,760.00	\$3,973,760.00
E. Total Unabated Property Tax Revenue (i.e., C.-D.)	\$157,419.00	\$1,574,190.00	\$7,122,140.00

School District Impact: Columbus-Gahanna Jefferson City School District	Average Annual	10-year Summary	20-year Summary
F. Existing School District Revenue from Real Property at site (pre abatement)	\$27,843.00	\$278,430.00	\$556,860.00
G. New Revenue as a Result of the Proposed Project (post abatement)	\$87,934.00	\$879,340.00	\$4,396,681.00
H. Total School District Revenue (i.e., F. + G.)	\$115,777.00	\$1,157,770.00	\$4,953,541.00
School District Impact: Eastland-Fairfield Career & Technical Schools Board of Education	Average Annual	10-year Summary	20-year Summary
I. Existing School District Revenue from Real Property at site (pre abatement)	\$1,161.00	\$11,610.00	\$23,220.00
J. New Revenue as a Result of the Proposed Project (post abatement)	\$3,669.00	\$36,690.00	\$183,690.00
K. Total School District Revenue (i.e., F. + G.)	\$4,830.00	\$48,300.00	\$206,910.00

VIII. TAX BENEFIT

The recommended 75%/10-year Enterprise Zone property tax abatement could yield a tax savings of approximately **\$3,973,760.00** for TCG Corrina Owner II, LLC over the incentive term of ten (10) years.

Columbus-Gahanna Jefferson City School District is estimated to receive an additional **\$879,340.00** over the term of the abatement and approximately **\$4,396,681.00** over a 20-year period, as a result of the proposed project.

Eastland Fairfield Career and Technical Schools District is estimated to receive **an additional \$36,690.00** over the term of the abatement and **approximately \$183,690.00** over a 20-year period, as result of the expansion project, as a result of the aforementioned project.

The first ten years of total taxes for the Library, County, Township, Schools and City net of the abatement equals a total of approximately **\$1,324,588.00**.

100% for the next ten years is **\$5,298,351.00**, plus the **\$1,324,588.00** from the first ten years equals **a total for 20 years of approximately \$6,622,938.00**.