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# Spacious Industrial Warehouse for Lease Near Downtown Delaware

435 PARK AVENUE  
DELAWARE, OHIO



NEWMARK



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FOR LEASE

# 435 Park Avenue

DELAWARE, OHIO

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## 470,412 SF

SPACE AVAILABLE

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## 150,000 SF

MINIMUM DIVISIBLE

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## 23.15 AC

SITE SIZE

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## \$0.50 PSF

ESTIMATED OPERATING EXPENSES





435 PARK AVENUE





435 PARK AVENUE





435 PARK AVENUE





# Building Specifications

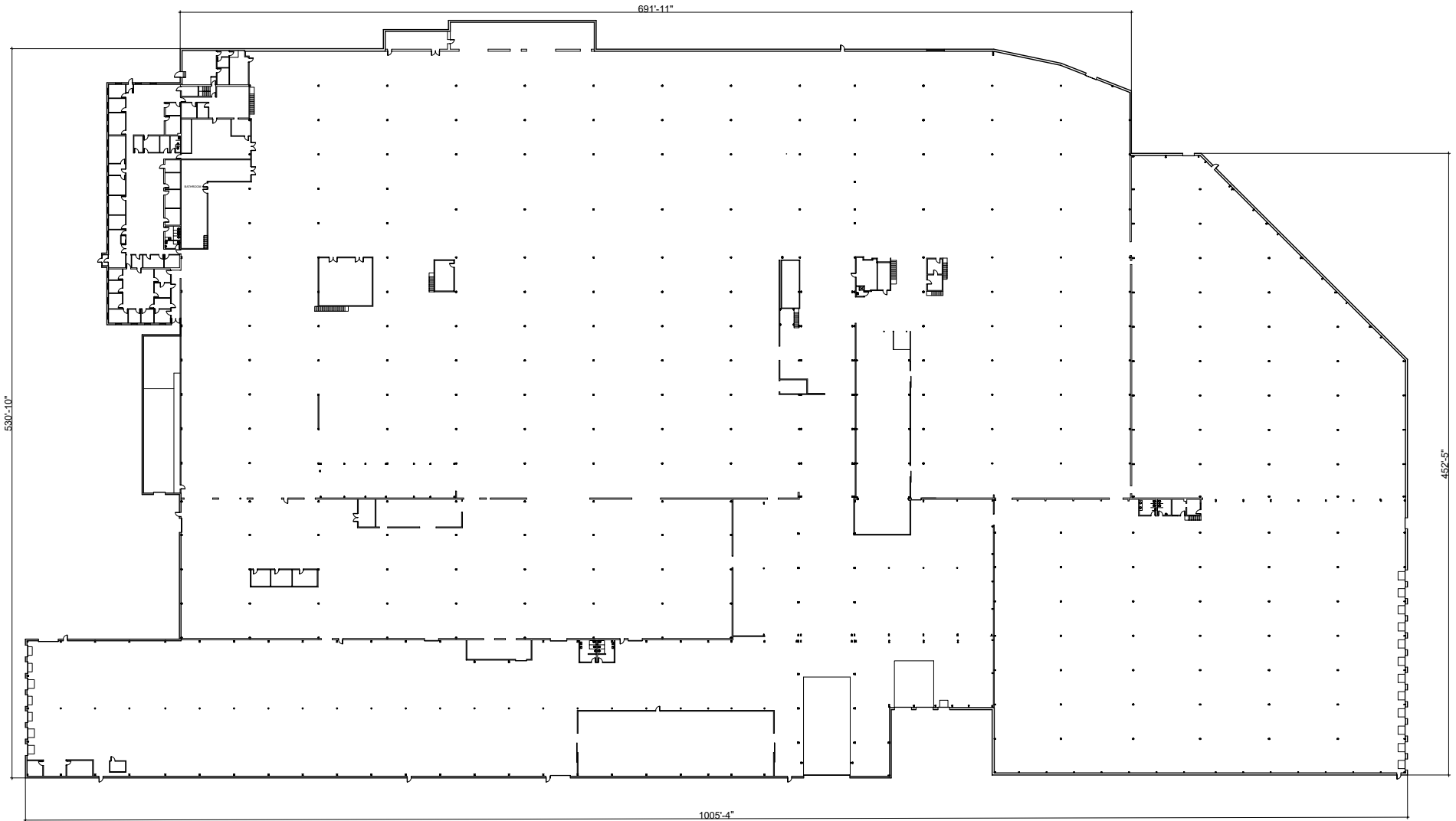
|                     |   |
|---------------------|---|
| Total Building Size | 470,412 SF                              |
| Warehouse Space     | 453,219 SF                              |
| Office Space        | 17,193 SF                               |
| Dock Doors          | 27                                      |
| Drive-in Doors      | 5                                       |
| Clear Height        | 14' – 30'                               |
| Column Width/Depth  | 25' – 50'                               |
| Walls               | Masonry & Steel                         |
| Floors              | 6" Reinforced Concrete                  |
| Year Built          | 1958                                    |
| Lighting            | Fluorescent/LED                         |
| Parking             | 100+ Surface Spaces, 30 Trailer Spaces  |
| Power               | 3-Phase 1600 Amp                        |
| Zoning              | M2: General Manufacturing District      |
| Rail Access         | Rail Potential (CSX)                    |
| Parcel ID           | 519-344-17-001-000 & 519-344-17-001-001 |



435 PARK AVENUE



# Floor Plan





# Overall Site





435 PARK AVENUE

DOWNTOWN DELAWARE

OHIO WESLEYAN

36



SITE

23

INTERNATIONAL PAPER

PPG

MIDWEST  
ACOUST-A-FIBER

DELAWARE  
NEX

ACI INDUSTRIES

DELO SCREW  
PRODUCTS

FEDERAL  
HEATH SIGN  
COMPANY

ADVANCE  
AUTO PARTS

SAVARE SPECIALTY  
ADHESIVES

QUALITY  
CARRIERS

LUVATA OHIO

VERTIV

SAM DONG  
OHIO

JEGS

DELAWARE MUNICIPAL AIRPORT

BLUE BIRD  
SERVICE PARTS

ATTINDAS

FASTENAL

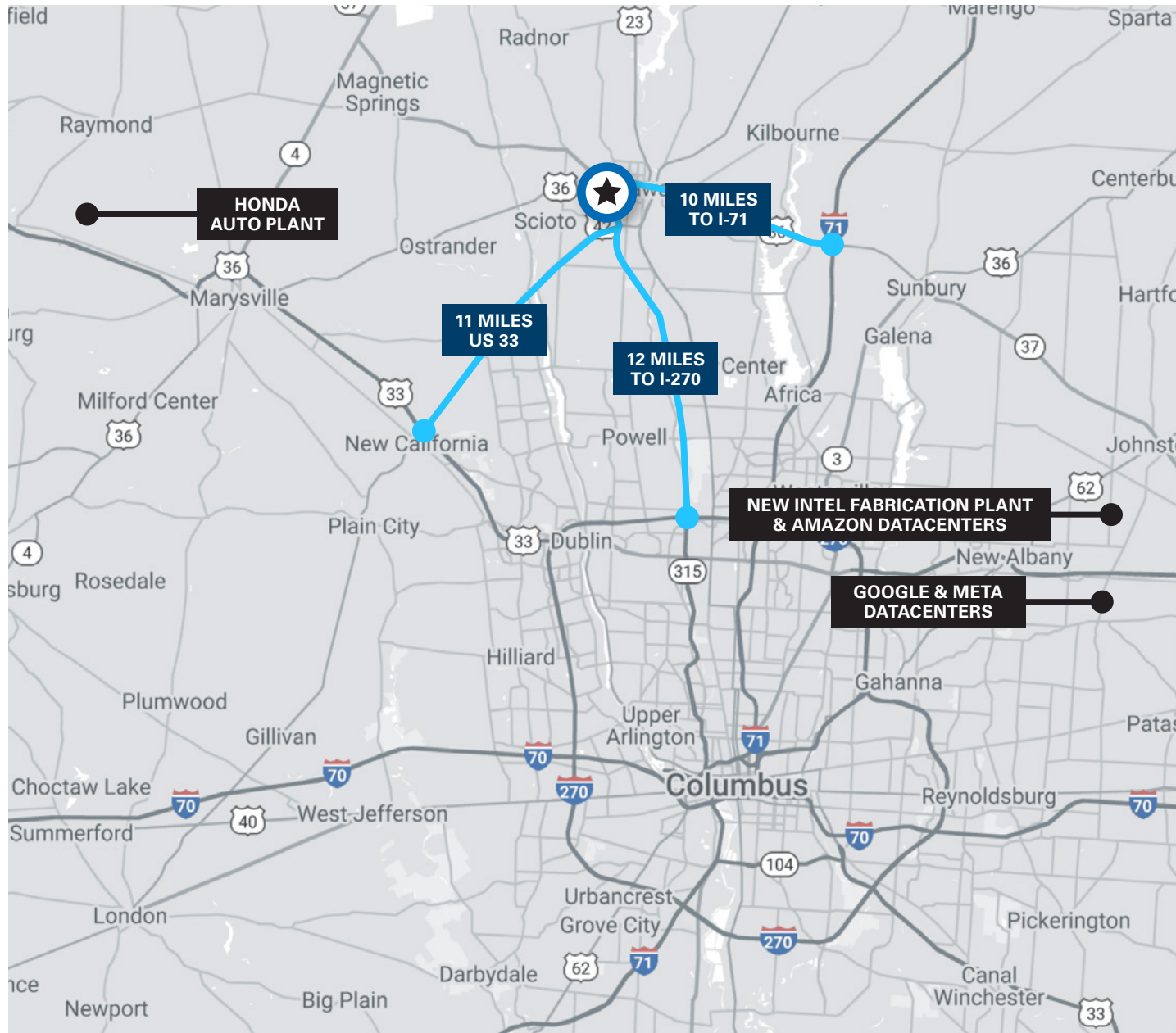
CAMS, INC.

INNO-PAK

42



## 435 PARK AVENUE



Central Ohio is an essential logistical hub reaching up to 60% of US population within a 12 hour drive.

### About Delaware, Ohio

- One of the fastest growing counties in all of Ohio
- Ranked #1 county in Ohio per capita income
- Considered a 'go to destination' with affordable housing options and low tax rates
- The only county in Ohio where more than half its adult residents have a bachelor's degree
- The City of Delaware has been named one of the Best Places to Live in America twice by Money Magazine
- Named the "Healthiest County in Ohio" by the Robert Wood Johnson Foundation



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**NEWMARK**