



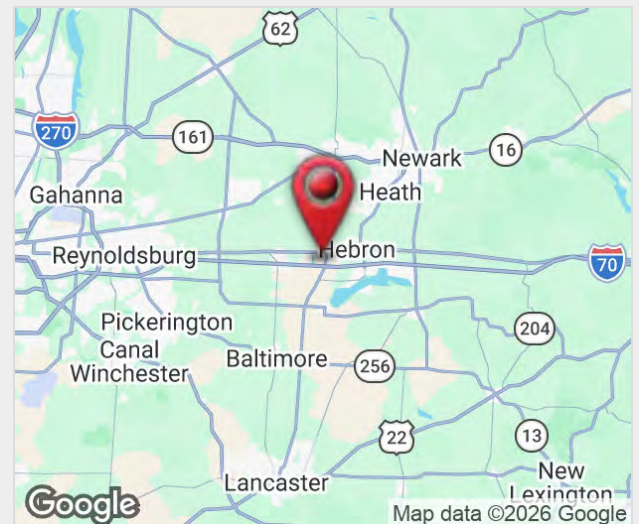
10640 State Route 37

10640 State Route 37, Hebron, Ohio 43025

Property Features

- Strategic Positioning at I-70 and OH-37 Interchange with Monument Signage
- Two Buildings Totaling ±16,935 SF on ±9 Acres
- **Building A:** ±4,835 SF Flexible Showroom/Retail Space with Warehouse and Office Space
- **Building B:** ±12,100 SF Truck Maintenance Facility with 6 Drive-Thru Bays (14' x 14' Doors) and Office Space
- **Owner Will Consider a Ground Lease for Potential Highway Related Uses**
- Ideal for Transportation, Fleet Maintenance, Logistics Operations, or Service-Oriented Businesses Seeking Maximum Highway Exposure

Lease Rate: Call For Pricing
WWW.I70TRUCKSHOP.COM



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BUILDING A FEATURES:

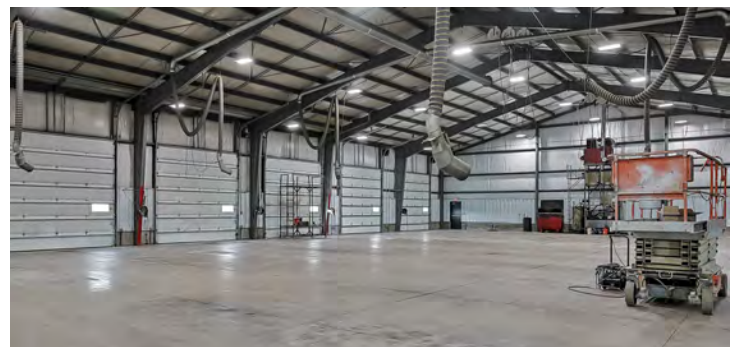
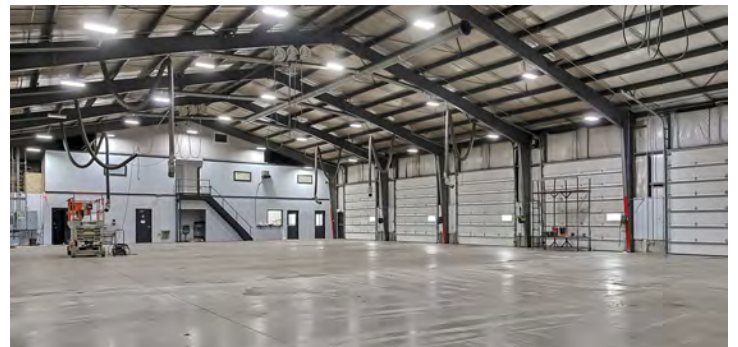
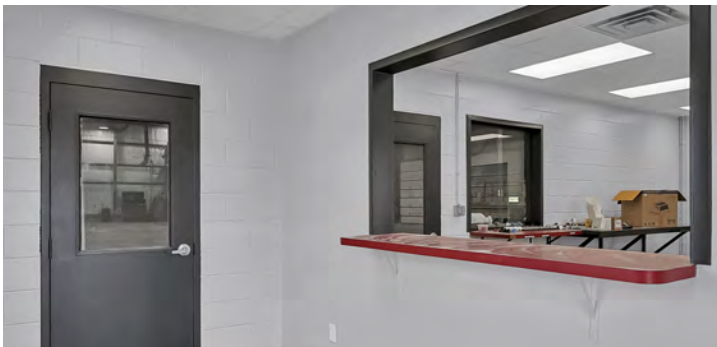
- ▶ Former Auto Parts Store/Warehouse
- ▶ ±4,835 SF Flex Warehouse/Retail Facility
- ▶ 3 Drive-In Doors: 12' x 12', 12' x 14' and 10' x 10'
- ▶ Floor Drains Throughout
- ▶ Ceiling Heights: 11' - 17'
- ▶ Parts Department
- ▶ Second Floor Office Space
- ▶ Visibility on OH-37 at I-70 with Signalized Intersection and Directly Across from High-Traffic Travel Center

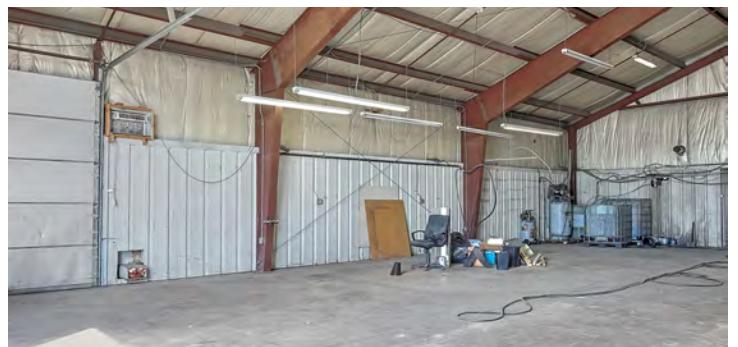
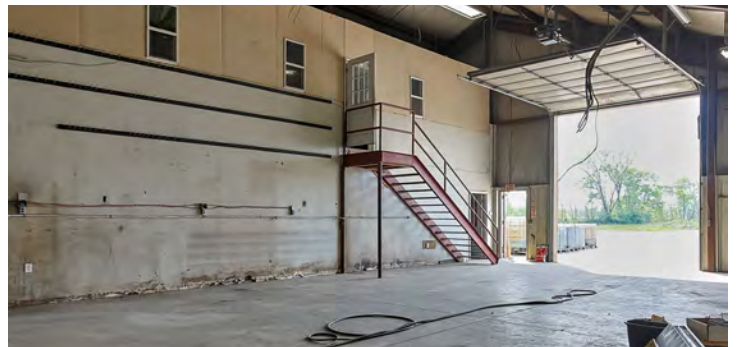
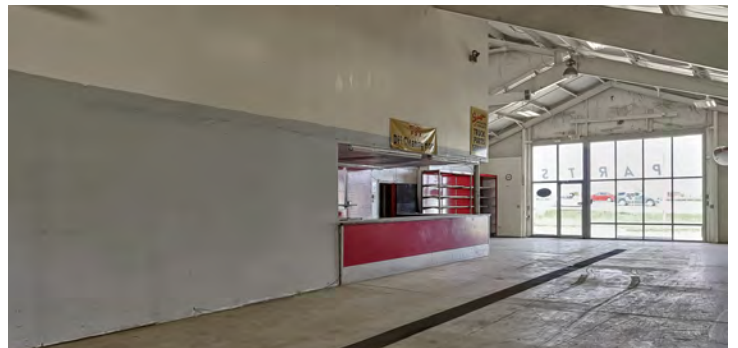
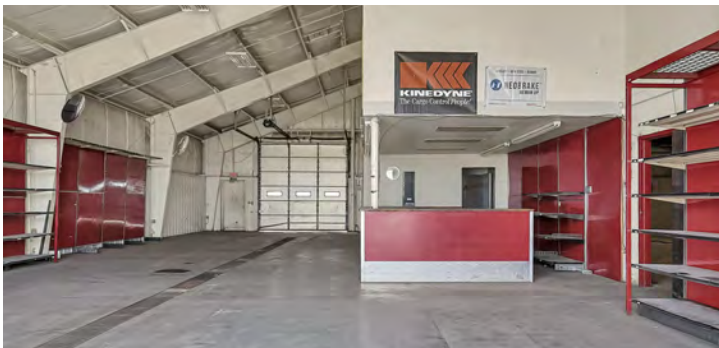
BUILDING B FEATURES:

- ▶ Newly Renovated ±12,100 SF Truck Maintenance Facility
- ▶ 6 Drive-Thru Bays (Twelve 14' x 14' Doors)
- ▶ Reception Area
- ▶ ±2,184 SF Two-Story Office Space
- ▶ Restrooms with Showers
- ▶ Air Lines Throughout
- ▶ Floor Drains
- ▶ Forced Air Heating
- ▶ Waste Oil Furnace
- ▶ LED Lighting
- ▶ Clear Heights: 17.5' at Eaves and 27.5' at Peak

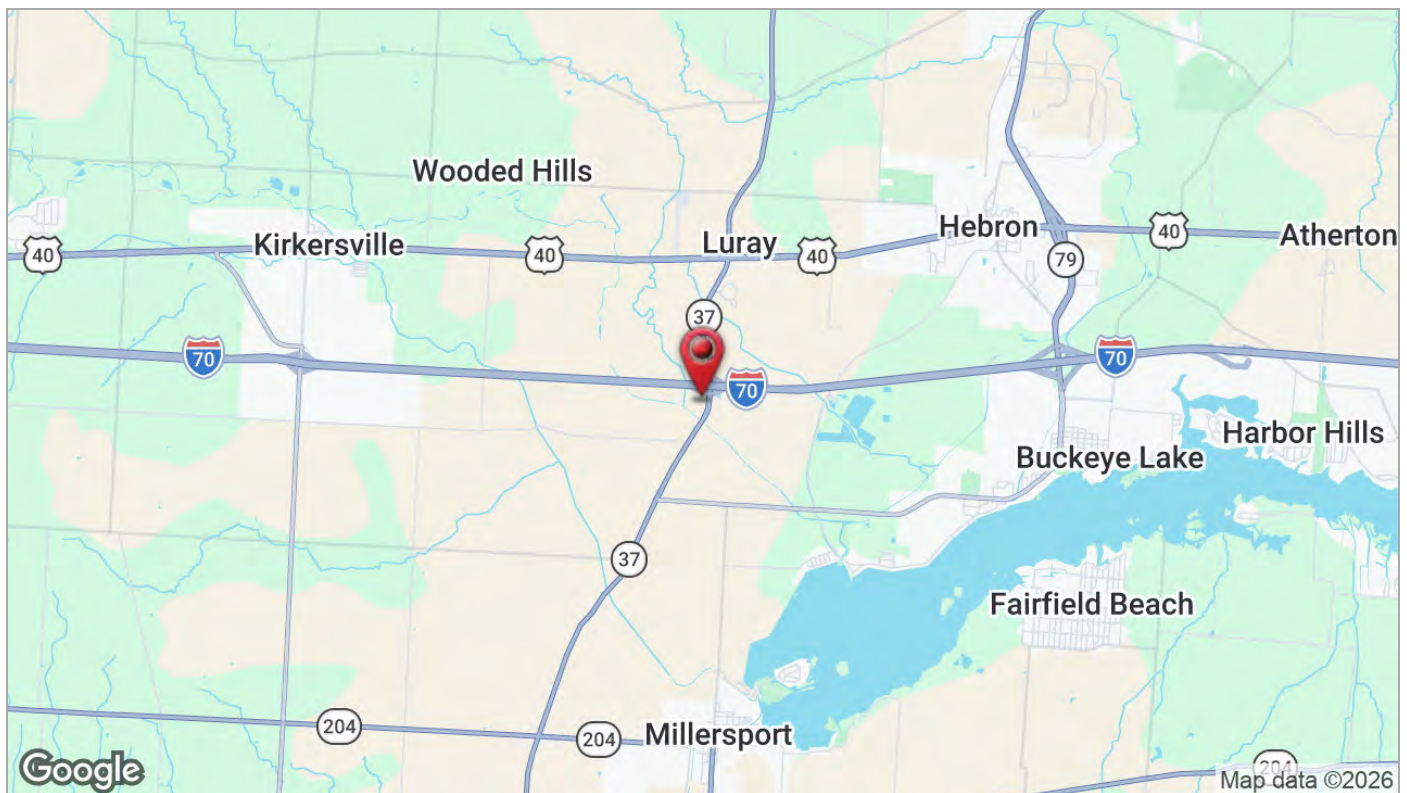
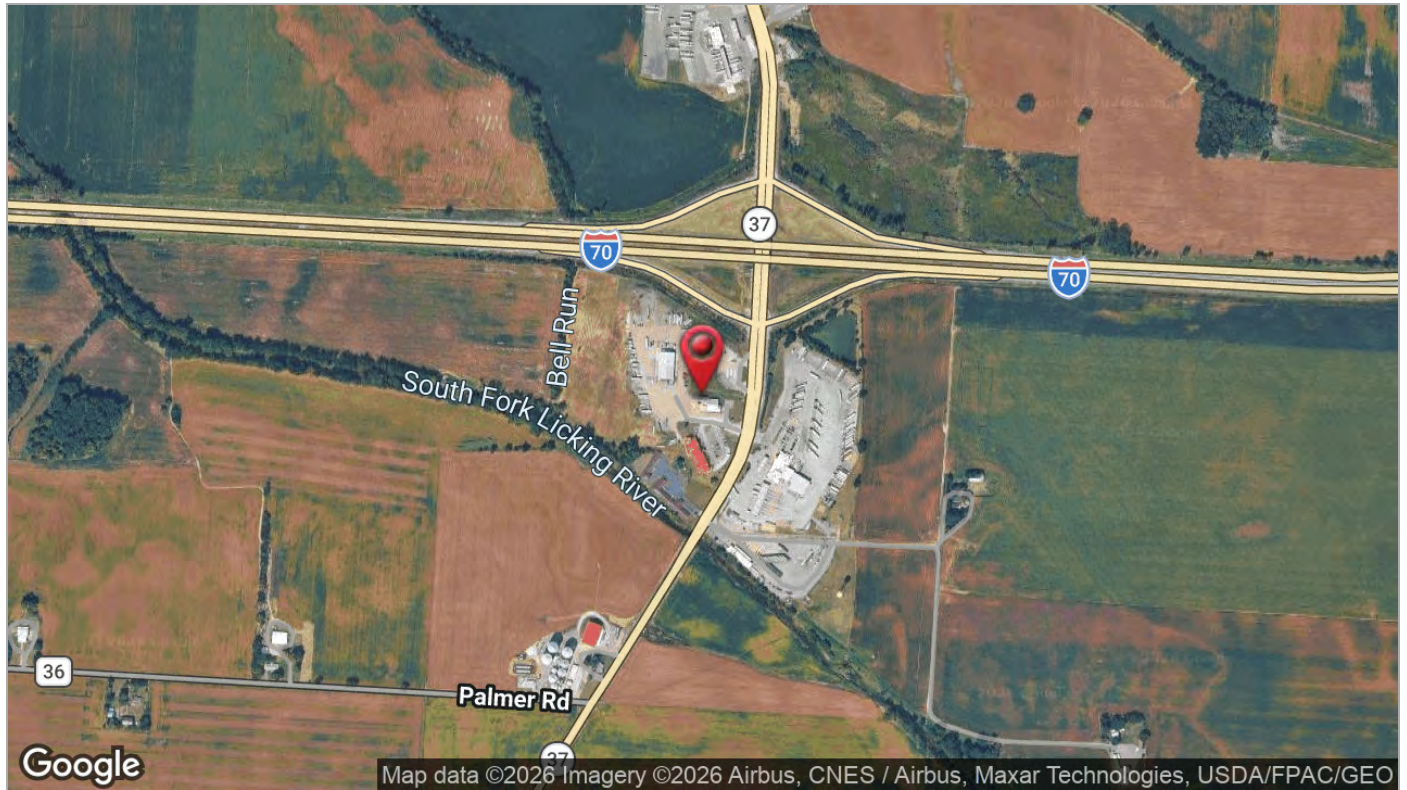


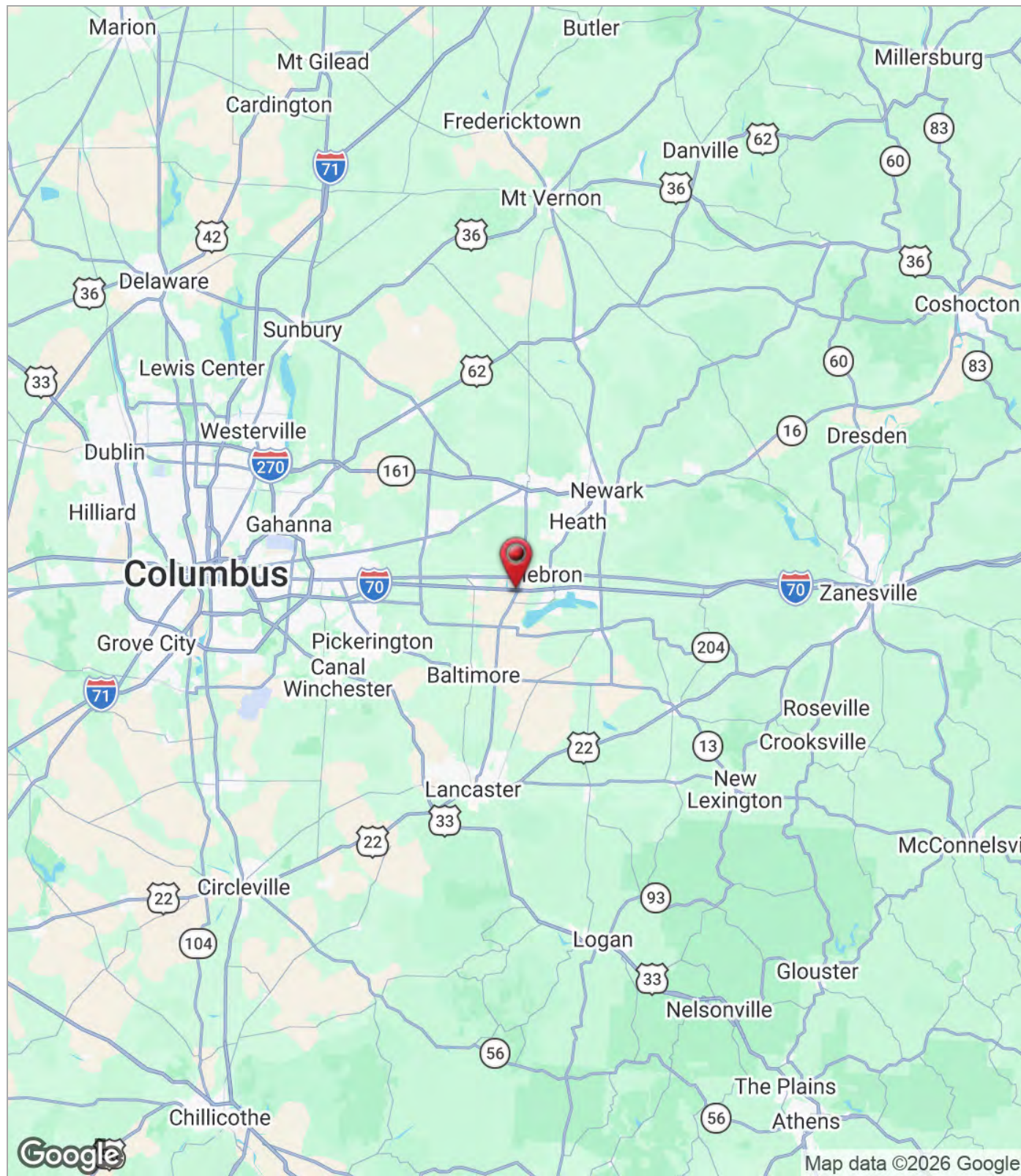


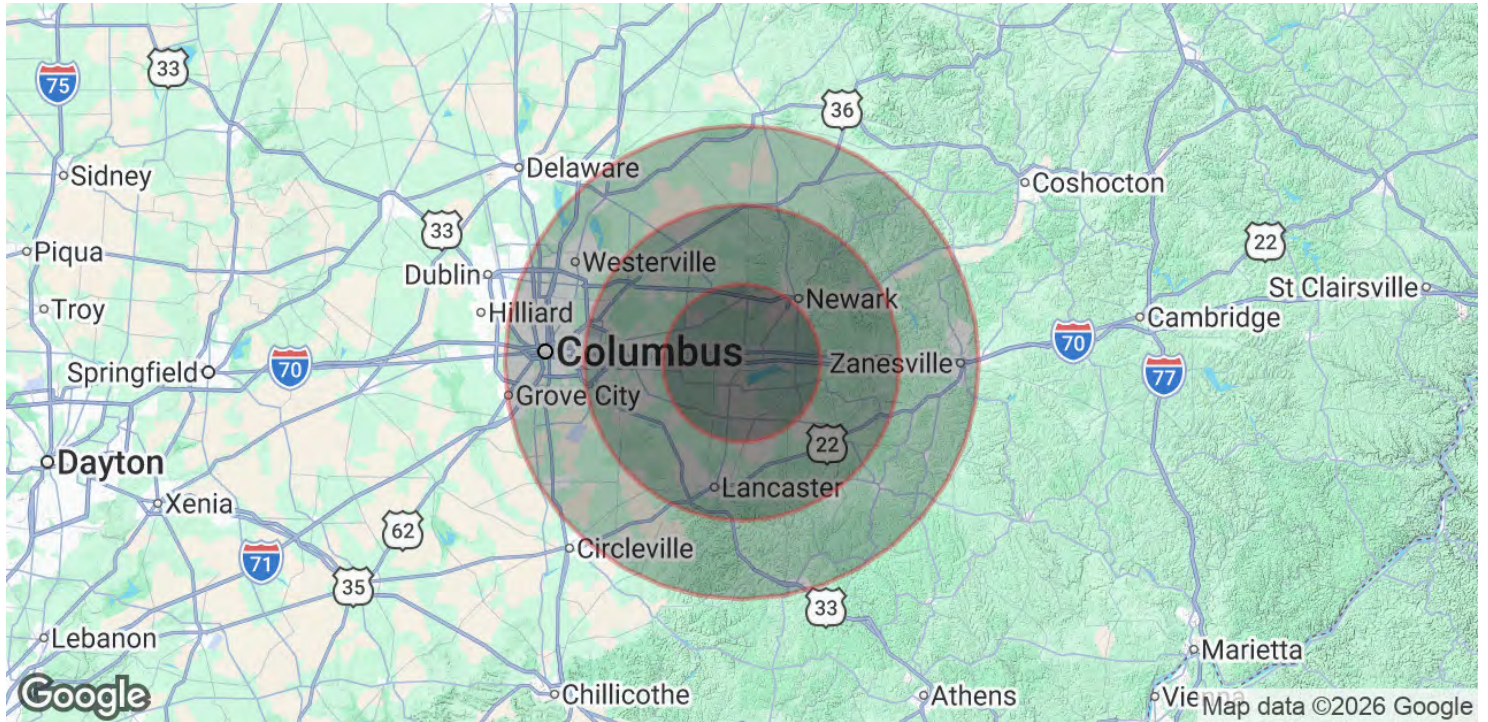












POPULATION	10 MILES	20 MILES	30 MILES
Total Population	94,952	602,074	1,789,038
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	39
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	36,360	232,333	716,454
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$114,818	\$103,747	\$102,146
Average House Value	\$336,813	\$299,669	\$316,265

2020 American Community Survey (ACS)