

FOR LEASE

BUILD-TO-SUIT

7790 North Central Drive, Lewis Center, 43035

Build-to-Suit Office / Warehouse in Lewis Center

- Proposed 12,000 SQ FT office warehouse located in Lewis Center, OH.
- 19' clear height
- 16' drive-in doors
- shared exterior dock
- Demised suites of 4,000, 8,000, or 12,000 SQ FT.



Click Here For Video 

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Property Information

LEGAL

Legal Property Description:	Build-to-Suit Office/Warehouse
Price:	Negotiable
Parcel Number:	318-240-02-013-000
Occupancy:	0%

LAND

Land Acreage:	+/- 2.12 Acres
Current Zoning:	499 (Commercial)
Jurisdiction:	Orange Township

STRUCTURAL

Building Square Footage:	+/- 12,000 Sq Ft
Unit Square Footage:	+/- 12,000 Sq Ft
Floors Above Ground:	1
Year Built:	TBD

ADDITIONAL INFO

Drive-in Doors:	3
Lot Specifics:	Excellent Proximity to Polaris, and US-23
Parcel Benefits:	Ample Parking, and Bldg Size For Location
Fees and Associations:	N/A
Water/Sewer System:	Orange Twnbsp
Real Estate Taxes (2024):	\$26,803.48

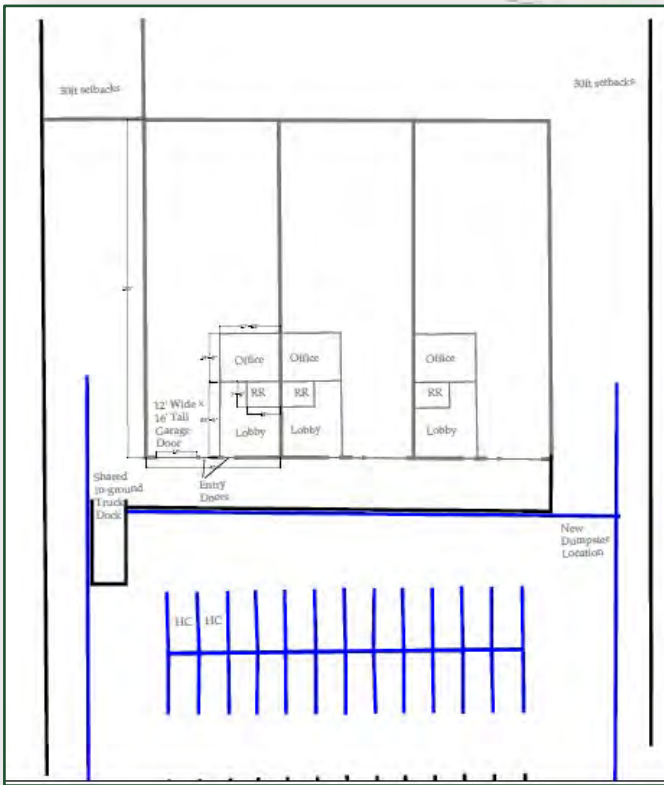
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*Line Drawings are Approximate

Layout/Floor Plan



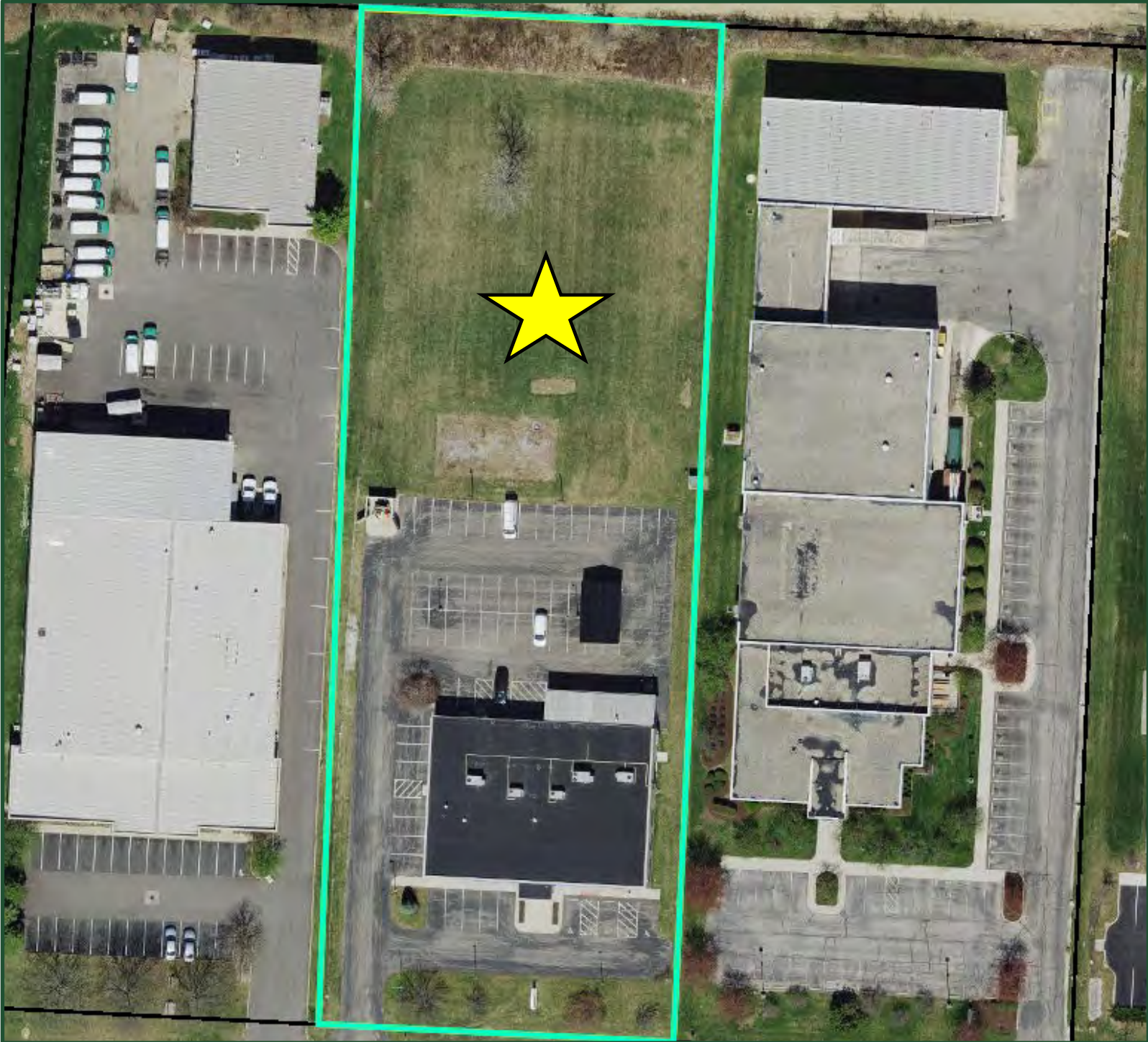
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Parcel View



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Nearby Amenities

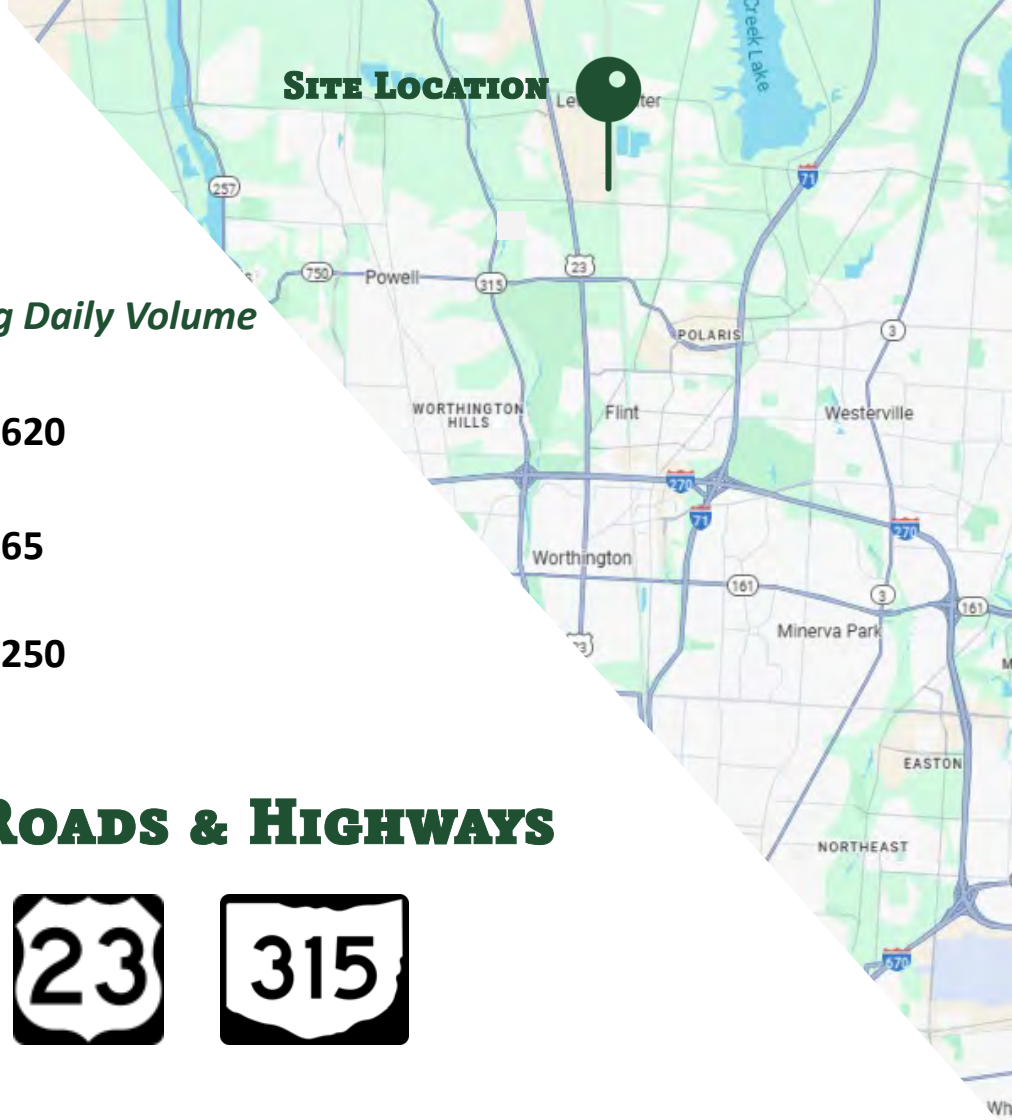


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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

SITE LOCATION



TRAFFIC COUNT

Street	Avg Daily Volume
E Orange Road	11,620
N Central Drive	8,965
Route 23 (N and S)	36,250

NEARBY MAJOR ROADS & HIGHWAYS



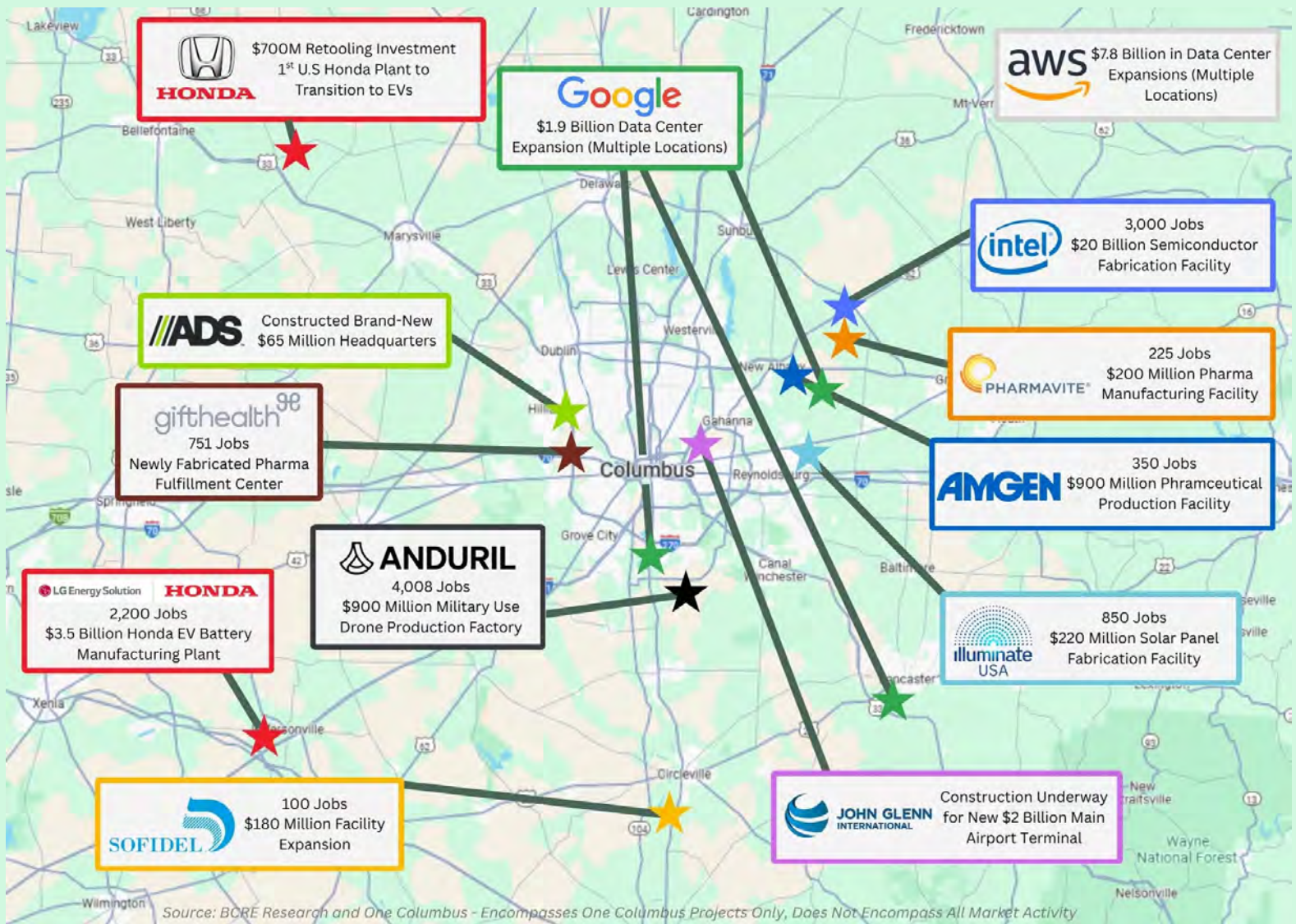
DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		2,949	29,960	71,655
Households (2024)		5,692	17,709	43,179
Avg Household Income (2024)		\$106,786	\$118,875	\$112,681

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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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