

LEASE



OFFICE/FLEX

1201 S OHIO STREET



1201 S OHIO ST, MARTINSVILLE, IN 46151

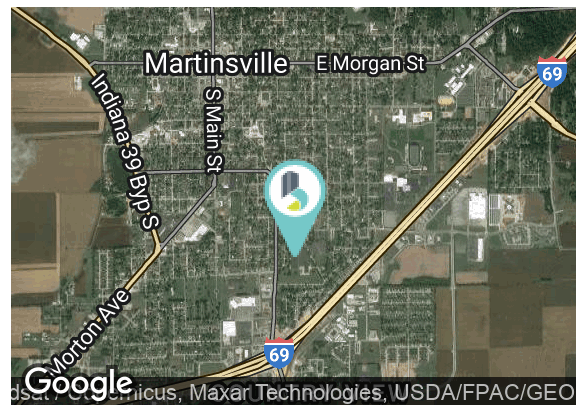
LOCATION OVERVIEW

This I-2 zoned building available for lease in Martinsville offers an excellent opportunity for office and storage needs. Featuring two office suites and one versatile flex space equipped with standard overhead doors, it caters to a variety of business requirements and operational flexibility. Situated within 0.5 miles of the recently constructed I-69 ramp, with convenient access to major transportation routes. This property offers a turnkey solution for businesses seeking a strategic location, zoning flexibility, and functional space for offices and storage, all in one package.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,517	5,675	7,772
Total Population	5,680	13,418	18,953
Average HH Income	\$50,794	\$57,817	\$66,994

LEASE RATE	\$10.00 SF/YR (FULL SERVICE)
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Available SF:	5,699 - 18,700 SF
Building Size:	225,000 SF



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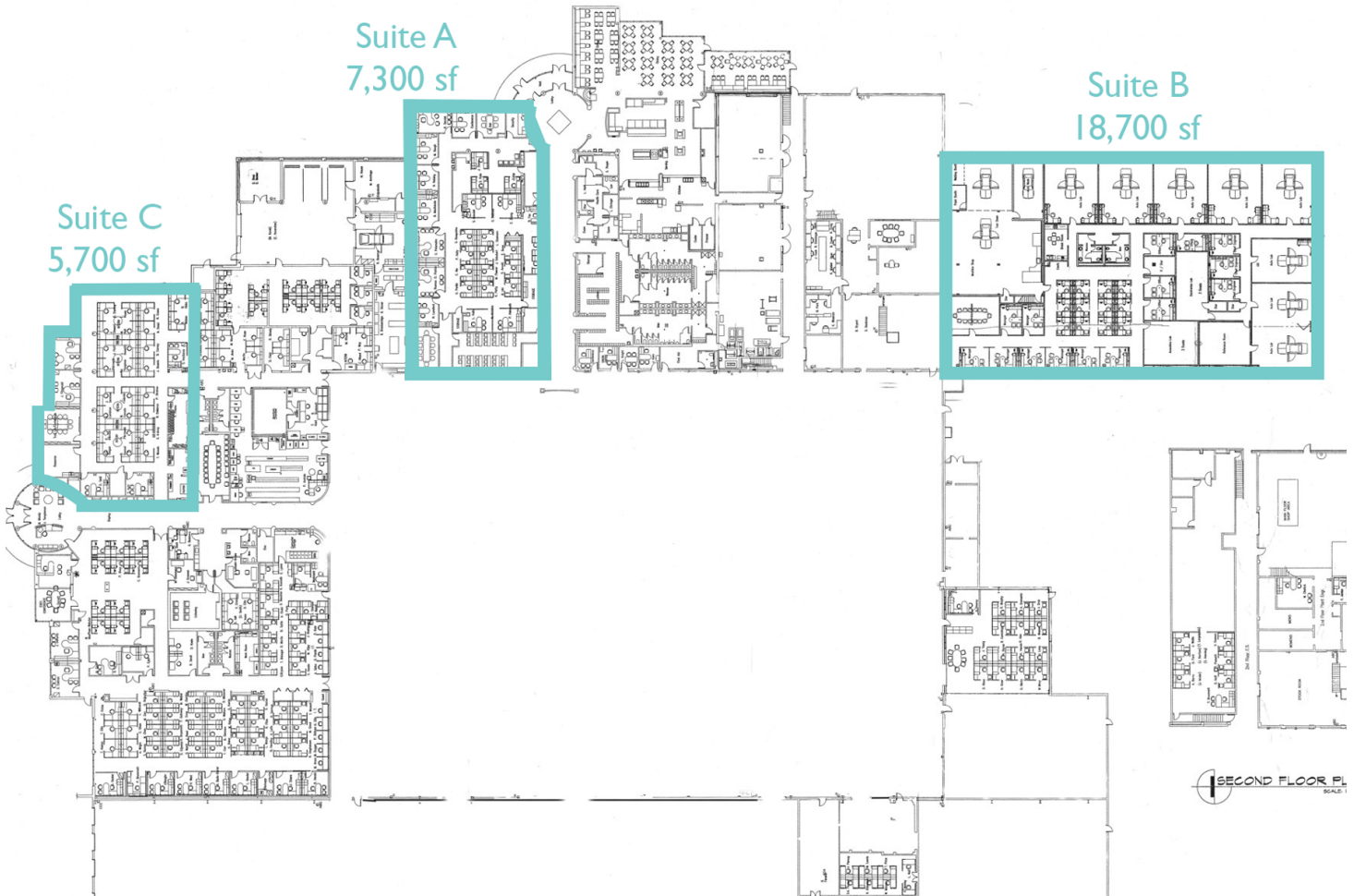


FLOOR PLANS & AVAILABILITY

1201 S OHIO ST, MARTINSVILLE, IN 46151

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INDUSTRIAL



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	USE
Suite A	7,300 SF	Full Service	\$10.00 SF/yr	Office
Suite B	18,700 SF	Full Service	\$10.00 SF/yr	Office
Suite C	5,699 SF	Full Service	\$10.00 SF/yr	Flex

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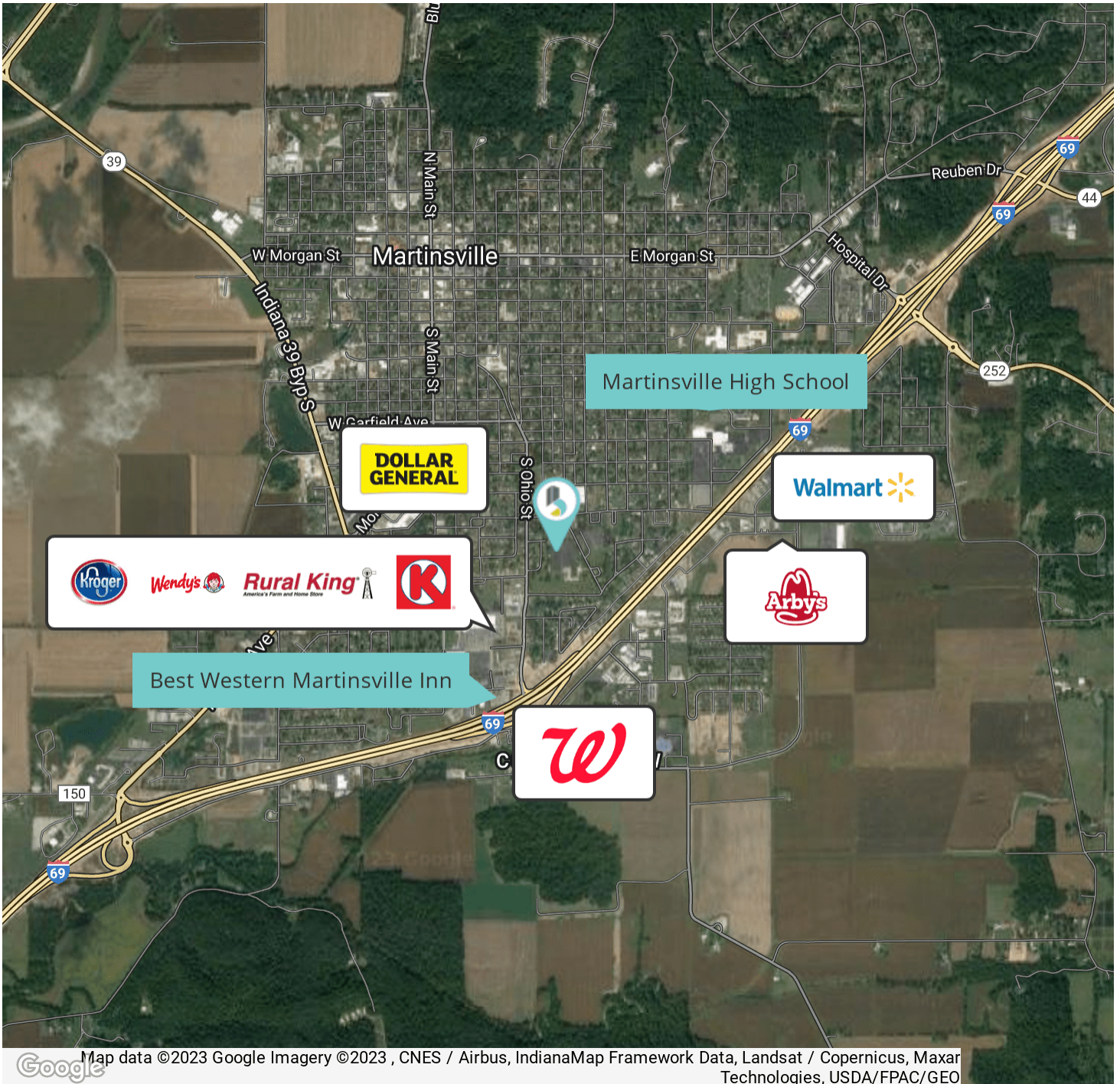
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