

**475 E HIGH ST**

LONDON, OH 43140

**283,584 SF For Lease and Sale**



**CBRE**

# PROPERTY OVERVIEW

475 E High St is a 283,584 square foot facility situated on 27.78 acres and is ideally designed for distribution and manufacturing operations. The warehouse features 25-37' clear heights, 95 dock doors, 3 drive-in doors, and 3,000 amps of power, making this facility a suitable location for a wide range of industrial users. The property was built in 2001, expanded in 2013, and includes 14,404 square feet of office space. The site is fully fenced and paved, with a secure guard shack. There is opportunity for either expansion or outdoor storage.



## PROPERTY HIGHLIGHTS

**283,584**

SO. FT.

**14,404**

OFFICE SO. FT.

**27.78**

ACRES

**25'-37'**

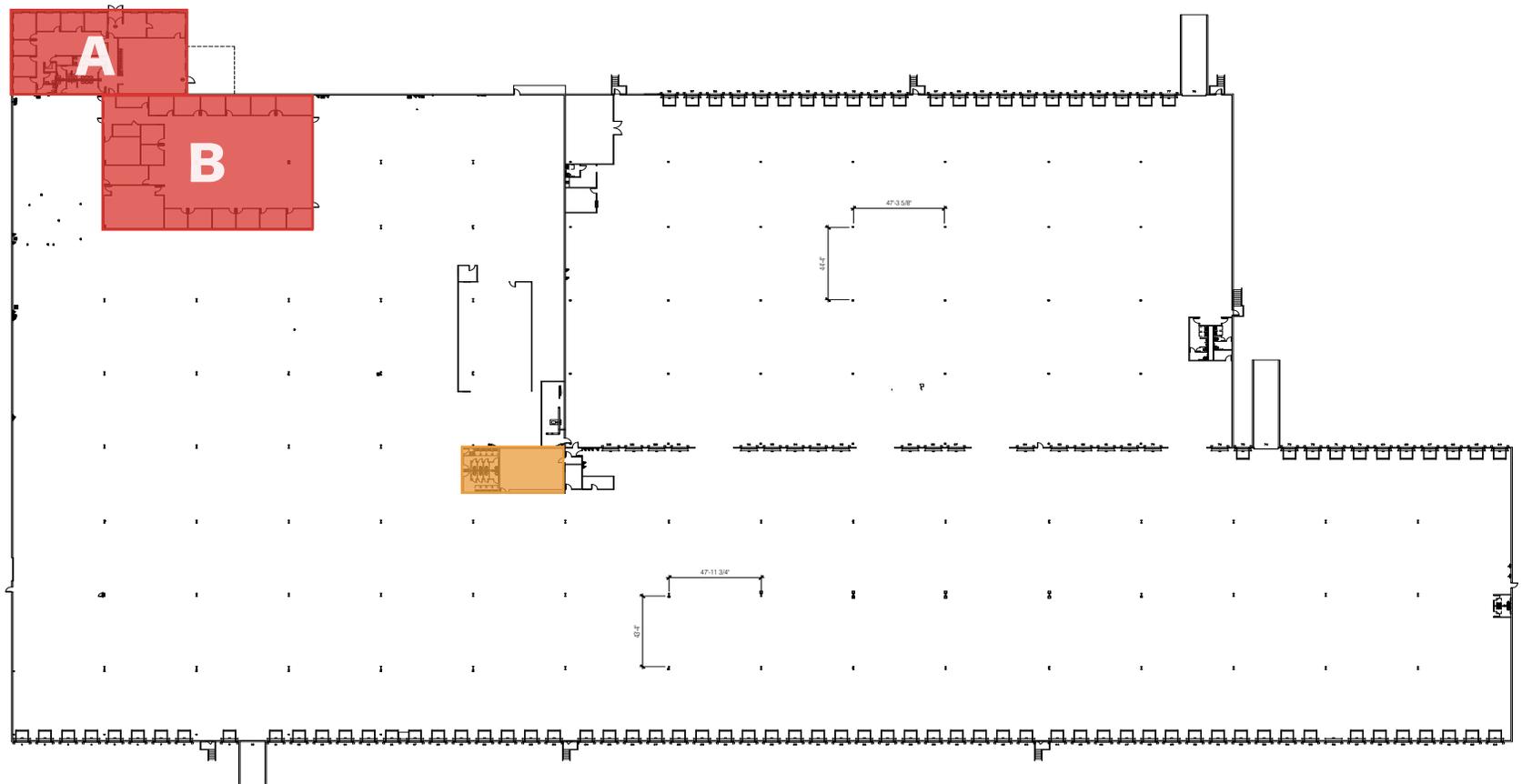
CLEAR HEIGHT

# BUILDING SPECIFICATIONS

<b>Building Size</b>	±283,584 SF
<b>Available SF</b>	±283,584 SF
<b>Site Size</b>	±27.78 acres with room to expand or potential outside storage
<b>Office SF</b>	Office A: 4,572 SF   Office B: 8,916 SF Warehouse Breakroom: 916 SF
<b>Dock Door</b>	94 (8'x10') with levelers 1 (8'x10') without levelers
<b>Drive-In Door</b>	2 (8'x14') ramped 1 (8'x10') grade-level
<b>Parking Spaces</b>	382 auto parking 32 trailer stalls with dolly pads
<b>Clear Height</b>	25'-37'
<b>Column Spacing</b>	43'4" x 47'11" 44'4" x 47'3"
<b>Roof</b>	Standing seam metal - 2001 EPDM - 2013 (waranty through 10/33)

<b>Year Built</b>	2001/2013
<b>HVAC</b>	Portions of warehouse are hanging gas fired units and radiant Electric - Ohio Edison Gas - Columbia Gas
<b>Utilities</b>	Water/Sewer - City of London/Mid-Ohio Card access on all doors
<b>Building Security</b>	Fully fenced truck court with guard shack
<b>Sprinkler</b>	Wet
<b>Lighting</b>	LED
<b>Electrical Services</b>	3,000 AMP Main
<b>Zoning</b>	LM - City of London
<b>Net Lease Rate</b>	Negotiable
<b>OpEx</b>	\$0.98/SF (2024)

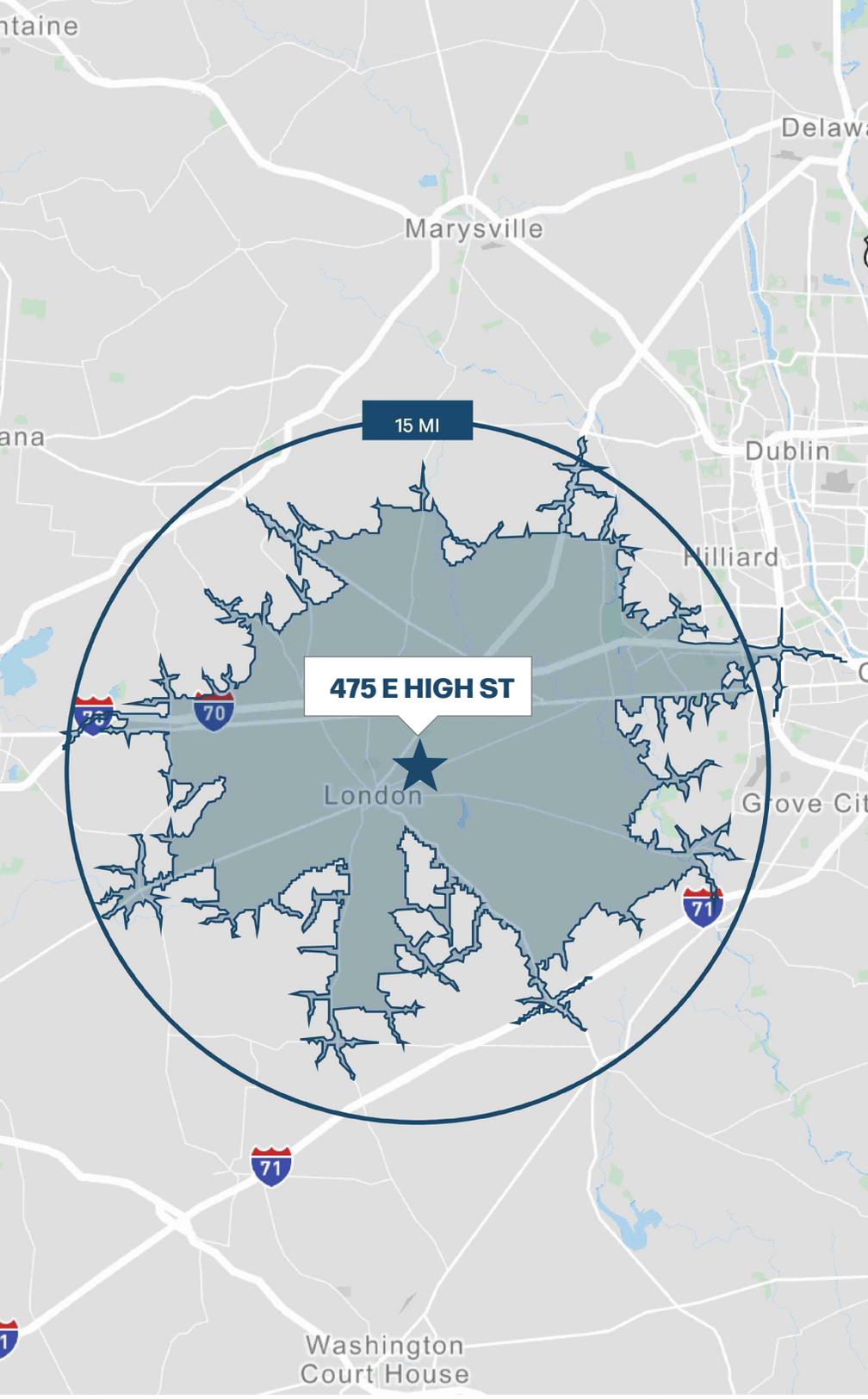
# FLOOR PLAN



■ OFFICE      ■ WAREHOUSE BREAKROOM







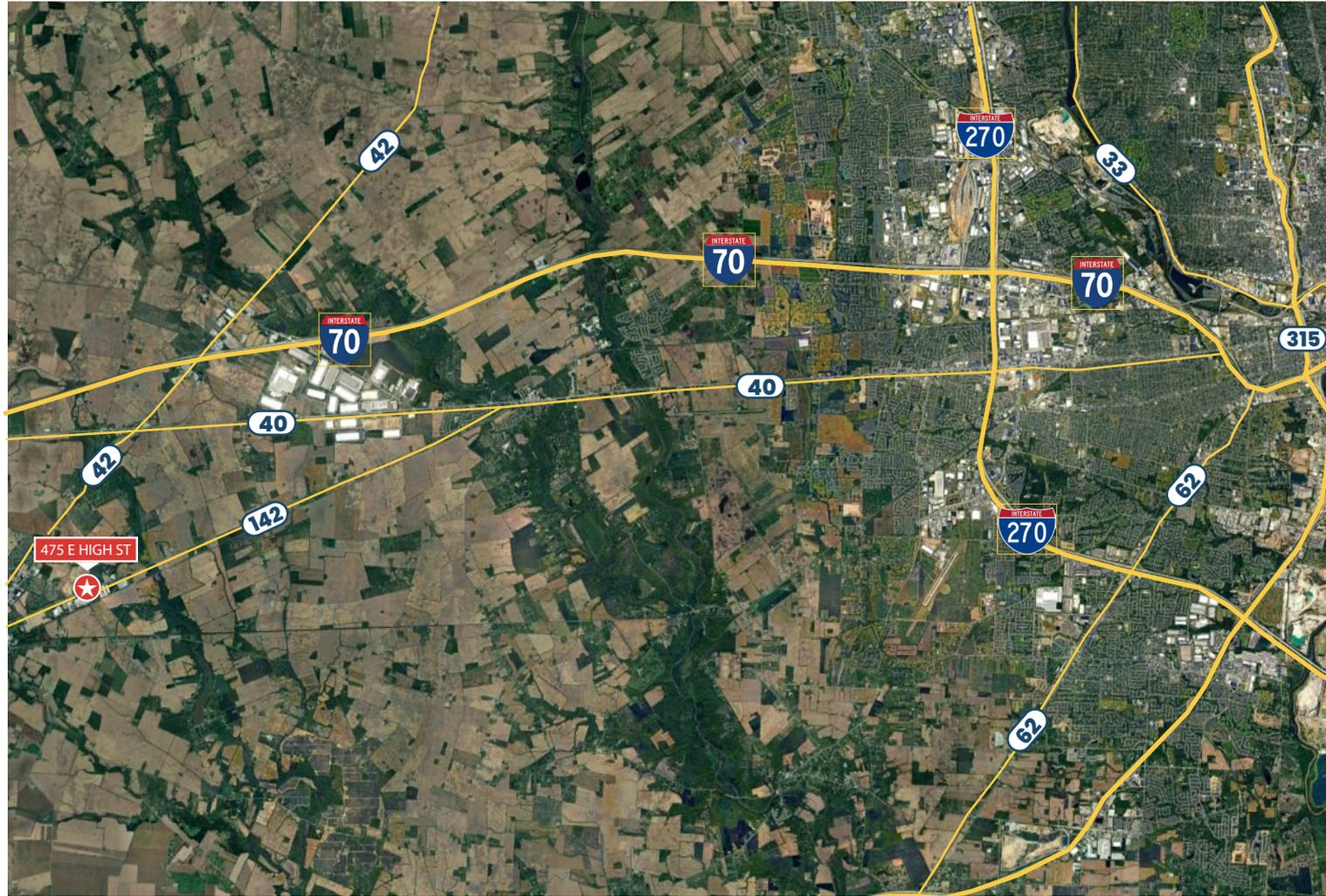
# DEMOGRAPHICS & LABOR

(Within a 15 Mile Radius)

-  **123,401**  
Population
-  **2,160**  
Businesses
-  **66,506**  
Labor Force
-  **7,825**  
Manufacturing Employees
-  **4,873**  
Transportation & Warehousing Employees
-  **\$106,375**  
Average Household Income



# IDEALLY SITUATED



## Key Access to Columbus & Beyond

475 E High St's position along key transportation routes provides efficient access to regional and national markets, supporting smooth distribution operations. The surrounding industrial activity and continued economic development make this site especially well-suited for businesses seeking a central, growth-oriented location within a stable and competitive industrial market

~2.5

MILES TO I-70

~1.0

MILES TO R-42

~0.2

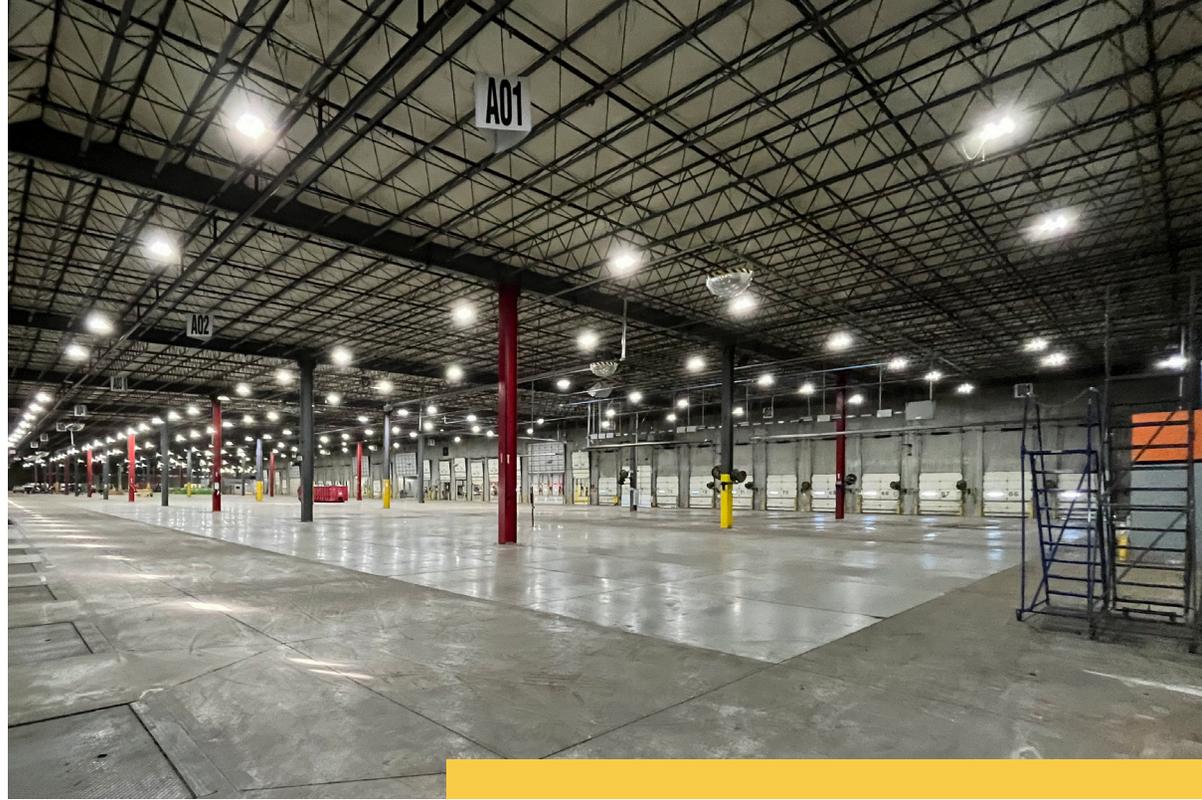
MILES TO R-142

~6.0

MILES TO SR-40

~20.0

MILES TO I-270



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## CONTACTS

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