




Flex Warehouse Investment Sale

9044-9056 Cotter Street
Lewis Center, Ohio 43035

Offering memorandum
Multi-tenant investment sale

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Location

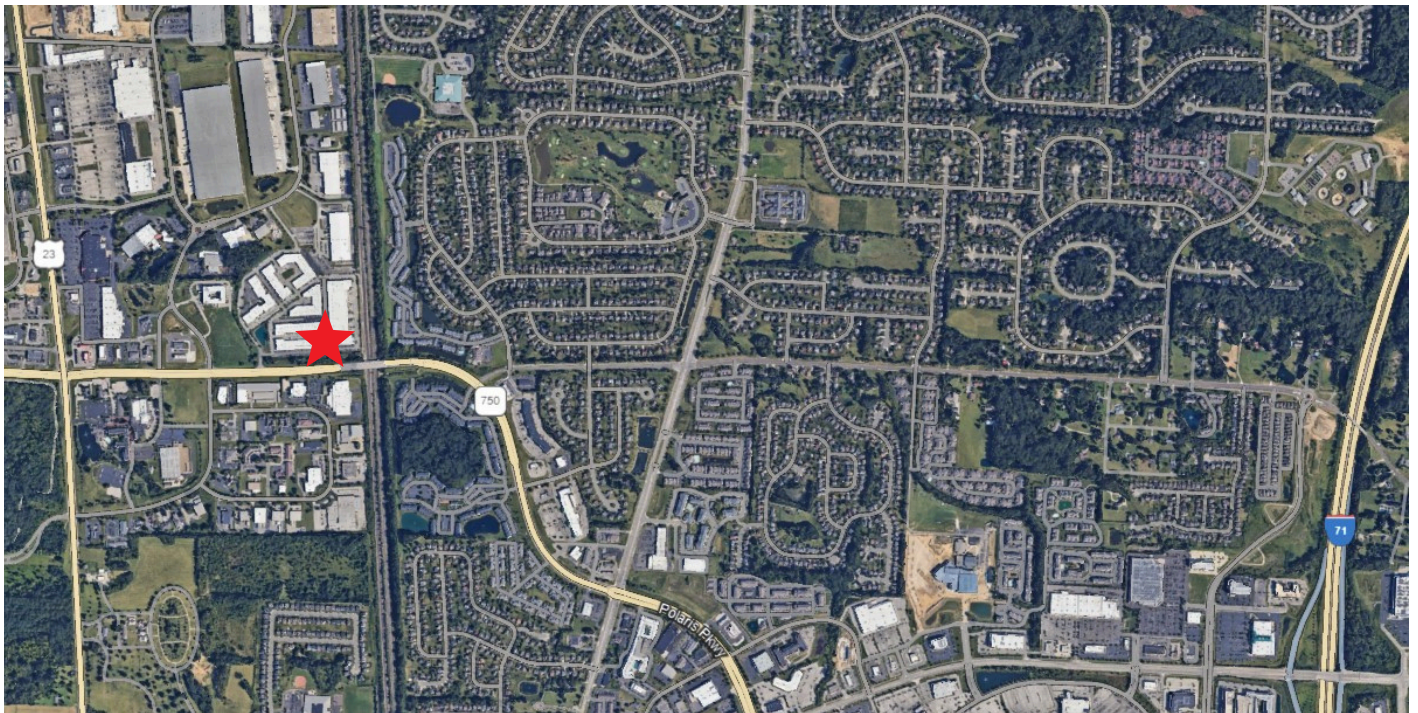
This property offers a versatile and functional space that is perfectly suited for a variety of industrial and commercial uses. The well-maintained facility provides ample space to accommodate the specific needs of businesses seeking a flexible and adaptable work environment, while being located in the amenity rich sub-market of Lewis Center Ohio.

- Property Type: Light Industrial Flex Space
- Total Building SF: 49,500 SF
- RBA SF: 15,923 SF
- Year Built: 2011
- Construction Type: Concrete Tilt Up
- Zoning: Planned Industrial District (PI) ([Orange Township Zoning Resolution](#))
- Location – Due West of I-71 in the amenity rich sub-market of Lewis Center
- Condominiumized Flex Industrial Ownership structure



Offering

- **Flexibility:** The space at 9054 Cotter Street offers a flexible layout that can be tailored to meet the unique requirements of the tenant. With customizable configurations, this property allows for maximum productivity and efficiency.
- **Size:** The property boasts a significant square footage, providing tenants with abundant space to conduct their operations. Whether it's for warehousing, light manufacturing, or office use, this flex industrial space can accommodate a wide range of business needs.
- **Ample Parking:** 9054 Cotter Street offers ample onsite parking to cater to both employees and customers. This ensures convenient access and hassle-free parking solutions for all visitors to the facility.
- **Location:** Situated in Lewis Center, Ohio, this property benefits from its strategic location. With easy access to major highways, transportation routes, and nearby amenities, businesses can enjoy the conveniences of a well-connected location that enhances supply chain capabilities and attracts a talented workforce.
- **Well-Maintained:** The property has been meticulously maintained, ensuring that it's in excellent condition for immediate occupancy. This attention to upkeep offers tenants a hassle-free experience and minimizes any potential disruptions to their operations.



Financials

Rent Roll

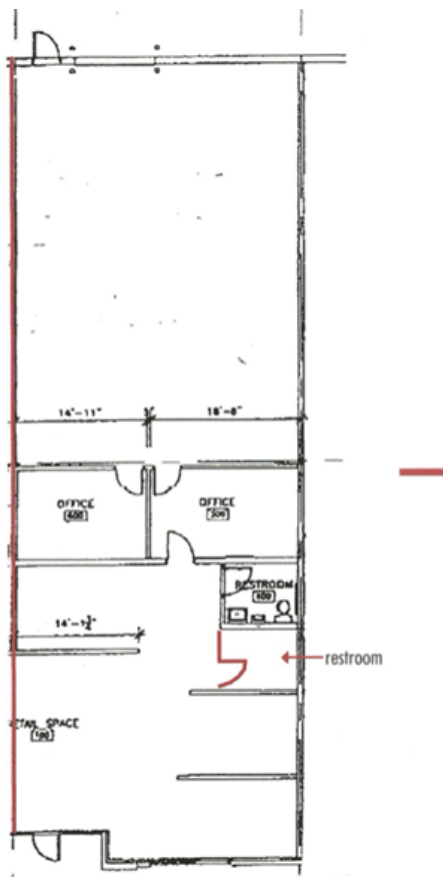
Tenant Name	Address	RBA SF	Expiration Date	In-Place Rent	Lease Type	Escalations
Schweitzer Engineering Laboratoires Inc.	9054 Cotter Street	13,063 SF	6/30/2027	\$10.15	NNN	3.50%
V - Seal Concrete Sealers	9042 Cotter Street	2,860 SF	5/31/2025	\$7.25	NNN	3.50%

Floorplan



9054 Cotter Street
Office Suite

RBA SF	13,063 SF
Approx. Office SF	11,103 SF
Approx. Warehouse SF	1,959 SF
Approx. Dimensions	87' x 118' 31' x 90'
Interior Bays	31' x 24'
Drive In Doors	3 @ 10' x 12'
Clear Height	15'
Electrical Service	400amp 208Y/120 VAC



9042 Cotter Street
Flex Suite

RBA SF	2,860 SF
Approx. Office SF	711 SF
Approx. Warehouse SF	2,134 SF
Approx. Dimensions	32' x 90'
Interior Bays	31' x 24'
Drive In Doors	1 @ 10' x 12'
Clear Height	15'
Electrical Service	200amp 208Y/120 VAC

Photos



Tenants



Schweitzer Engineering Laboratories (SEL)

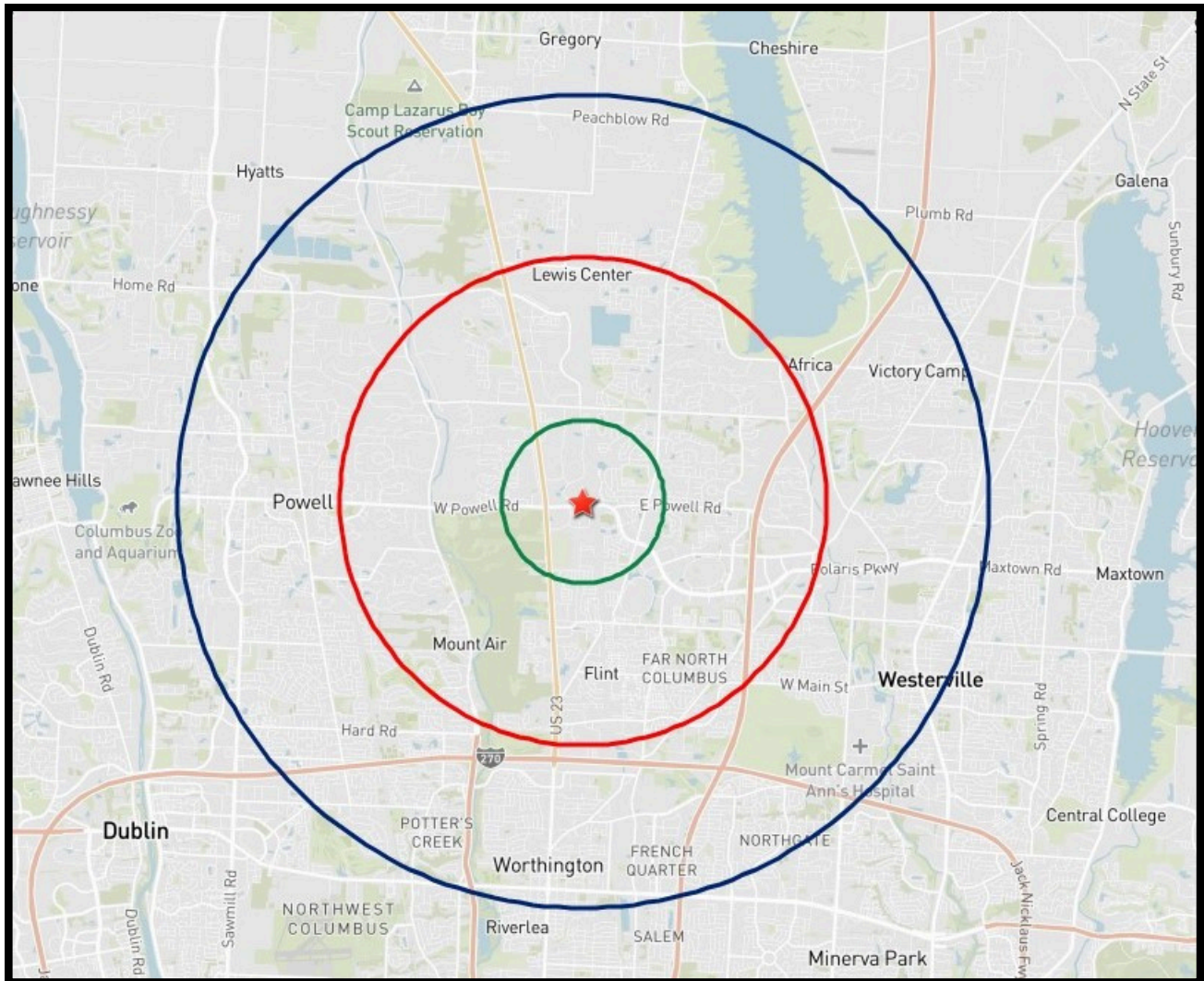
SEL specializes in creating digital products and systems that protect, control, and automate power systems around the world. A 100 percent employee-owned company headquartered in Pullman, Washington, SEL has manufactured products in the United States since 1984 and serves customers worldwide. Schweitzer Engineering Laboratories is a renowned provider of advanced protection, automation, and control systems for the electric power industry. With their dedication to innovation, quality, and customer support, SEL continues to play a crucial role in establishing more robust, efficient, and resilient power grids globally.



V-SEAL

V-Seal is a leading provider of concrete sealers and coatings, offering a range of high-quality products designed to enhance and protect concrete surfaces. With a strong reputation in the industry, V-Seal provides solutions for both residential and commercial applications, ensuring long-lasting durability and aesthetic appeal. With over 10,000 clients on every continent, except Antarctica, V-SEAL has provided sealer for such projects as Disney Land, Disney World, Universal Studios, Bush Gardens, Harvard University, Duke University, Ohio State University, The Rose Bowl, Ohio Stadium, Dallas Cowboy Stadium, Bellagio, MGM, Hard Rock, US Army, US Navy, US Air Force, US Marines, NASA, and the airports in Tampa, Atlanta, Charlotte, Dallas, Cincinnati and LaGuardia. Since 1988, V-SEAL has stood for expert technical service, quality and the dependability professionals and homeowner's trust.

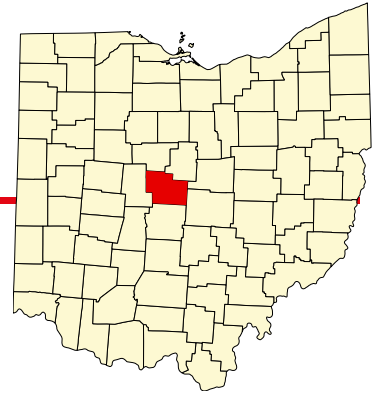
Demographics



	1 mile	3 miles	5 miles
Estimated population 2024	11,034	75,781	191,711
Median Age 2024	35.0	35.6	37.6
Total Households 2024	4,405	29,305	70,691
Median HH Income 2024	\$110,888	\$109,505	\$113,906
Daytime Employees 2024	7,504	49,305	120,711

Market

Delaware County



NOTABLE FACTS

- 54 percent of our adult residents have a bachelor’s degree. Delaware County is the only county in Ohio where more than half its adult residents have a bachelor’s degree. The U.S. average is 38 percent.
- 96 percent of our adult residents have earned a high school diploma. The U.S. average is 91 percent.
- The median household income in Delaware County is \$116,284. The U.S. average is \$76,330.
- The rate of home ownership in Delaware County is 81.4 percent. The U.S. average is 65.8 percent.
- Delaware County continues to be ranked as the “Healthiest County in Ohio” by the Robert Wood Johnson Foundation. In 2022, it was ranked the No. 10 healthiest county in the U.S. by U.S. News & World Report.
- The City of Delaware has been named one of the Best Places to Live in America twice by Money Magazine. The City came in at No. 71 in the nation in 2017 and No. 32 in 2020.

EDUCATION

- Delaware County is home to these public school districts and is the most populous county for them: Big Walnut Local Schools, Buckeye Valley Local Schools, Delaware City Schools, Delaware Area Career Center, Olentangy Local Schools.
- Delaware County has a presence in these public school districts, but is not the most populous county for them: Centerburg Local Schools, Dublin City Schools, Elgin Local Schools, Highland Local Schools, Johnstown-Monroe Local Schools, Northridge Local Schools, North Union Local Schools, and Westerville City Schools.
- The county is home to two private/parochial schools: Delaware Christian School and St. Mary School.
- The county is home to three institutions of higher education: Columbus State Community College (Delaware Campus), Methodist Theological School in Ohio, and Ohio Wesleyan University.

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JLL Team

**We can support you with expert advice
that reflects your business needs and
priorities**

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