

6111 - 6117 Maxtown Rd
Westerville, OH 43082

For Lease



Office/Flex/Showroom Space Available

Lease Rate:
\$9.95 PSF - \$12.95 PSF Net

Available Space:
5,925 SF to 15,975 SF

2024 Operating Ex:
\$3.99 PSF

- Includes offices, warehouse space & showroom.
- Located in desirable Westerville with easy access to Maxtown Rd, SR-3 and I-71.
- Close to Polaris and Westar Business Centers.
- Retail and residential surround the property.
- Zoned PID - Planned Industrial and Warehouse District
- Wet Fire Sprinkler System
- 2 Dock Door: 8'X10'
- 3 Drive-in Doors
 - 1 (12'X14'); 2 (10'X14')
- 18 ft to the deck (16' - 17.5' clear height)
- 1600 amps of 240/120 3 phase power.

Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com



Alterra Real Estate
614.365.9000
www.AalterraRE.com

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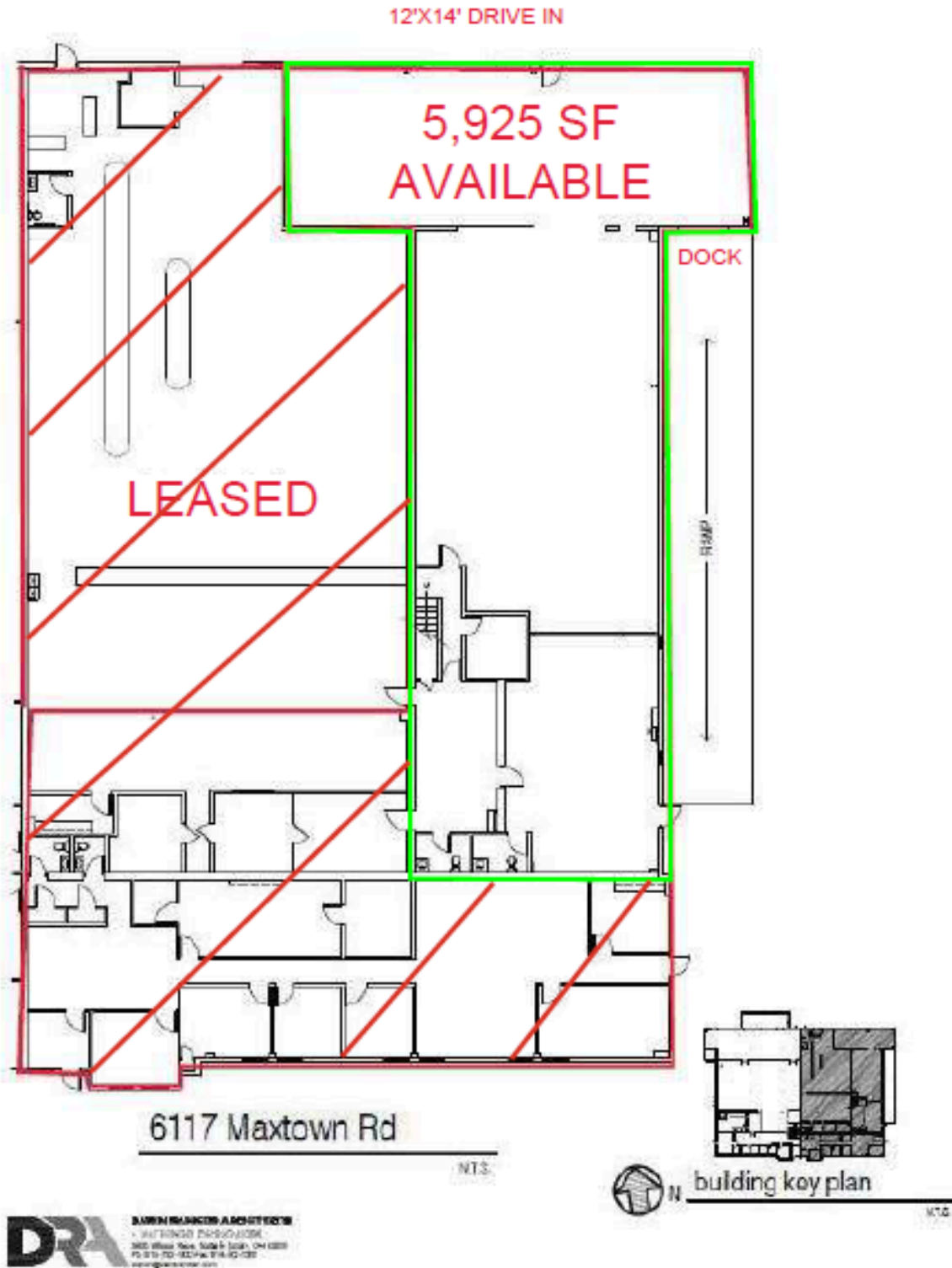


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5,925 SF AVAILABLE



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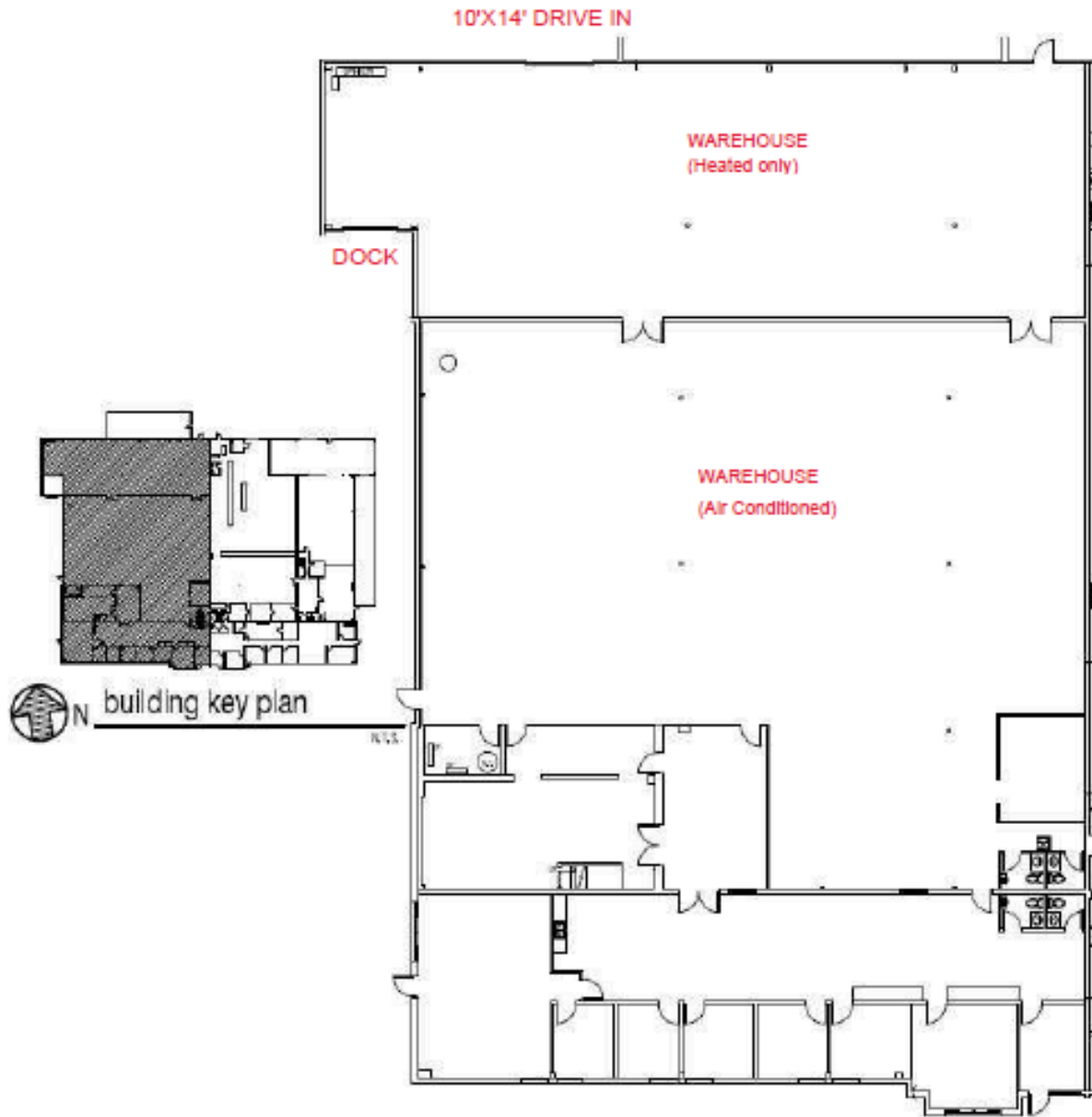


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15,975 SF AVAILABLE



6117 Maxtown Rd

IES COMMUNICATIONS

N.T.S.

DRA DARRIN RANKIN ARCHITECTS
INTERIOR DESIGNERS
2100 Wilson Road, Suite C, 43081
Westerville, OH 43081
614.479.1000 Fax 614.479.1001
drrankin@alterra.com

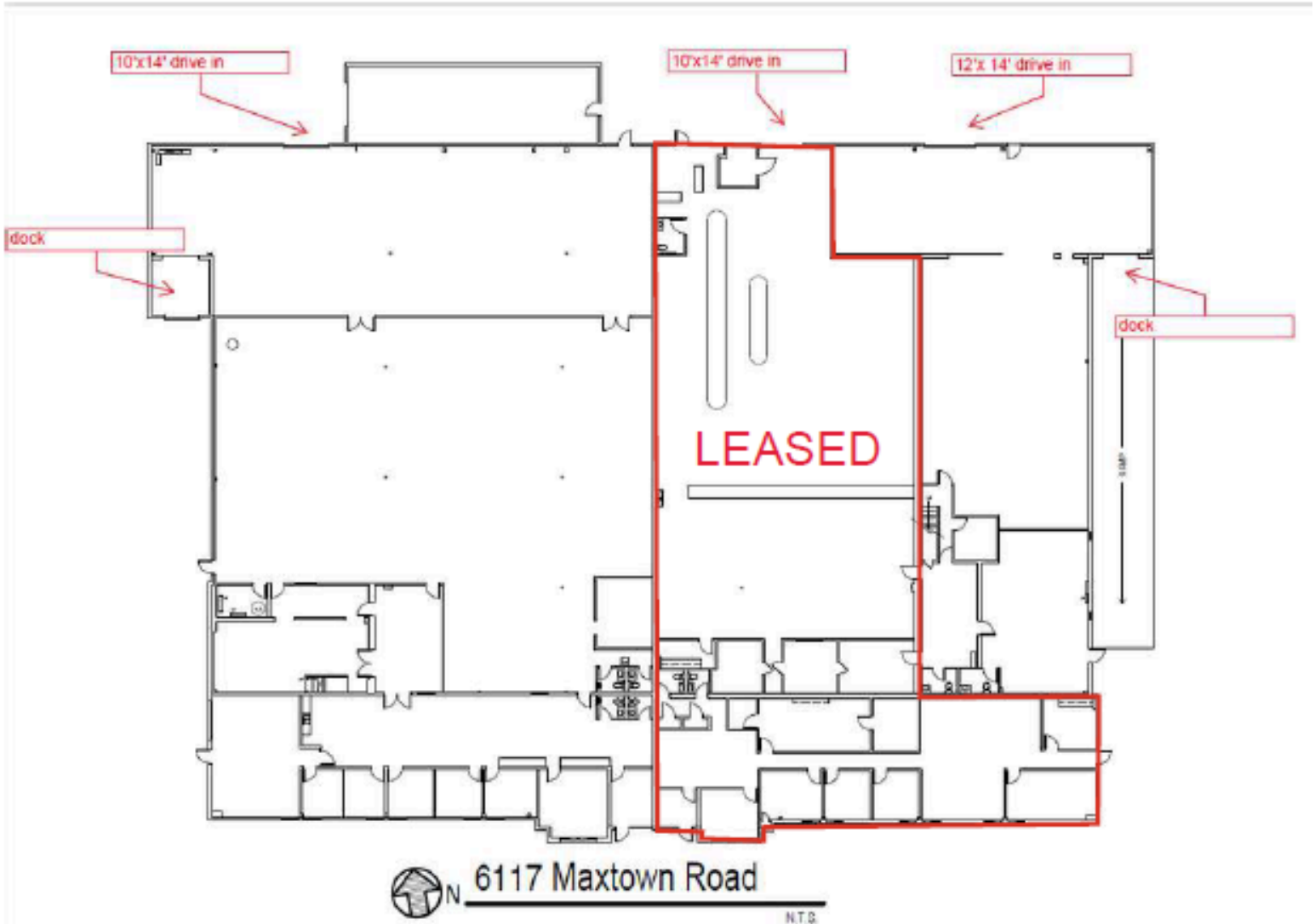
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6111-6117 Maxtown Rd, Westerville, OH 43082



CITY, STATE
Westerville, OH

POPULATION
74,474

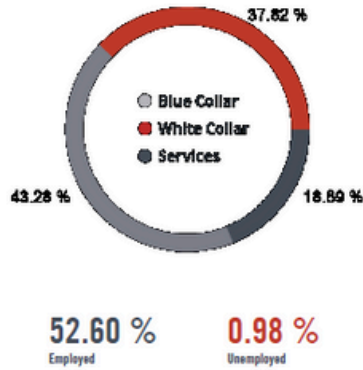
AVG. HHSIZE
2.59

MEDIAN HH INCOME
\$92,203

HOME OWNERSHIP

Renters: **4,380**
Owners: **22,767**

EMPLOYMENT

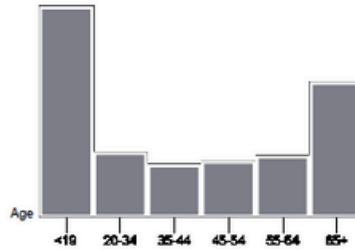


EDUCATION

High School Grad: **19.43 %**
Some College: **22.09 %**
Associates: **5.64 %**
Bachelors: **54.35 %**

GENDER & AGE

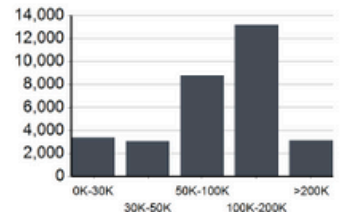
48.32 % 51.68 %



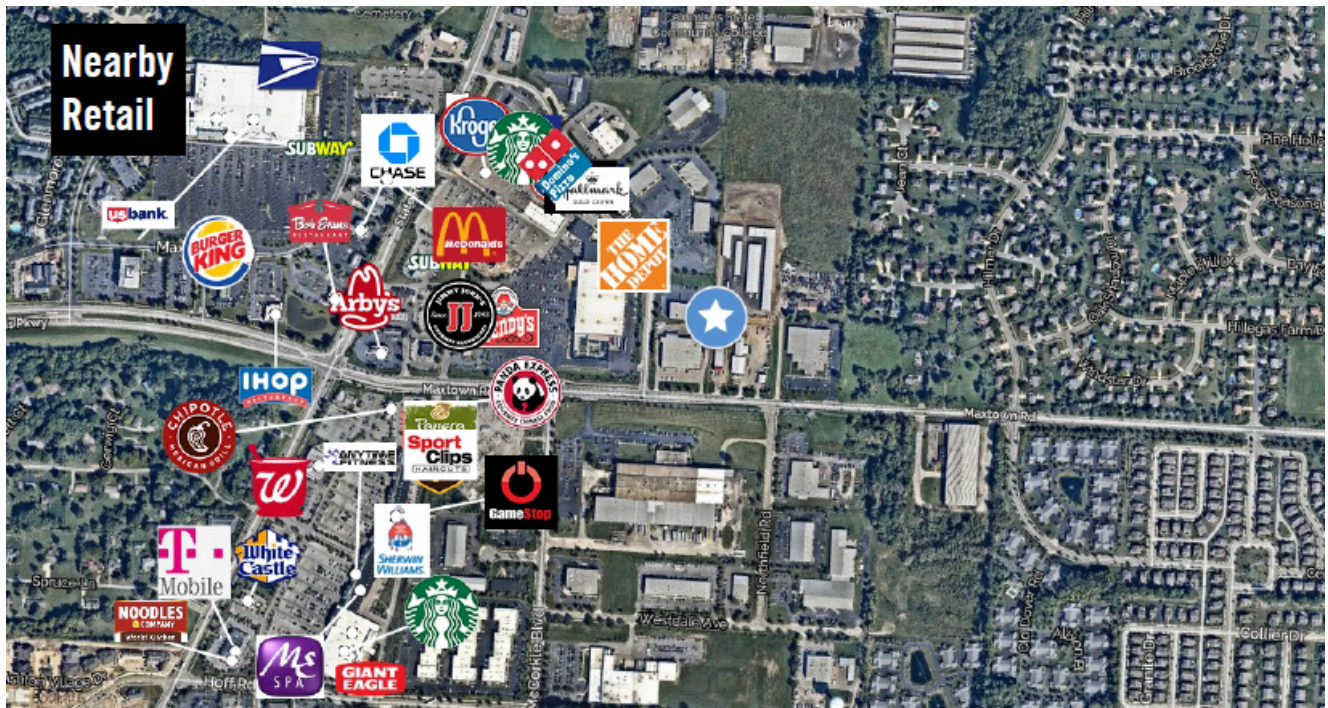
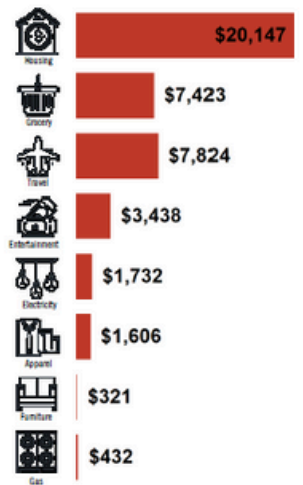
RACE & ETHNICITY

White: **89.42 %**
Asian: **3.78 %**
Native American: **0.01 %**
Pacific Islanders: **0.00 %**
African-American: **3.73 %**
Hispanic: **1.26 %**
Two or More Races: **1.80 %**

INCOME BY HOUSEHOLD



HH SPENDING



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