

475 E HIGH ST

LONDON, OH 43140

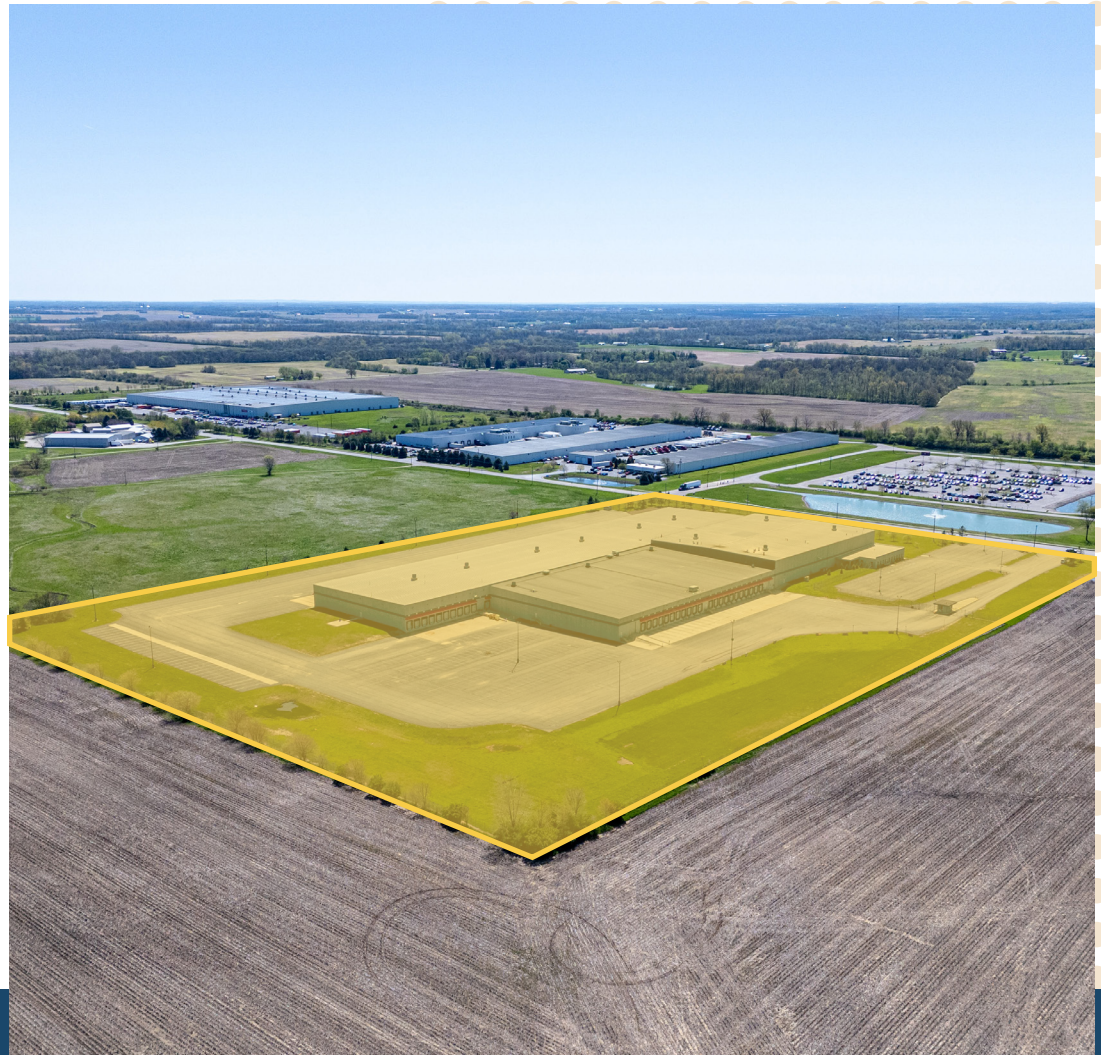
283,584 SF For Sale or Lease



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

SQ. FT.

14,404

OFFICE SQ. FT.

27.78

ACRES

25'-37'

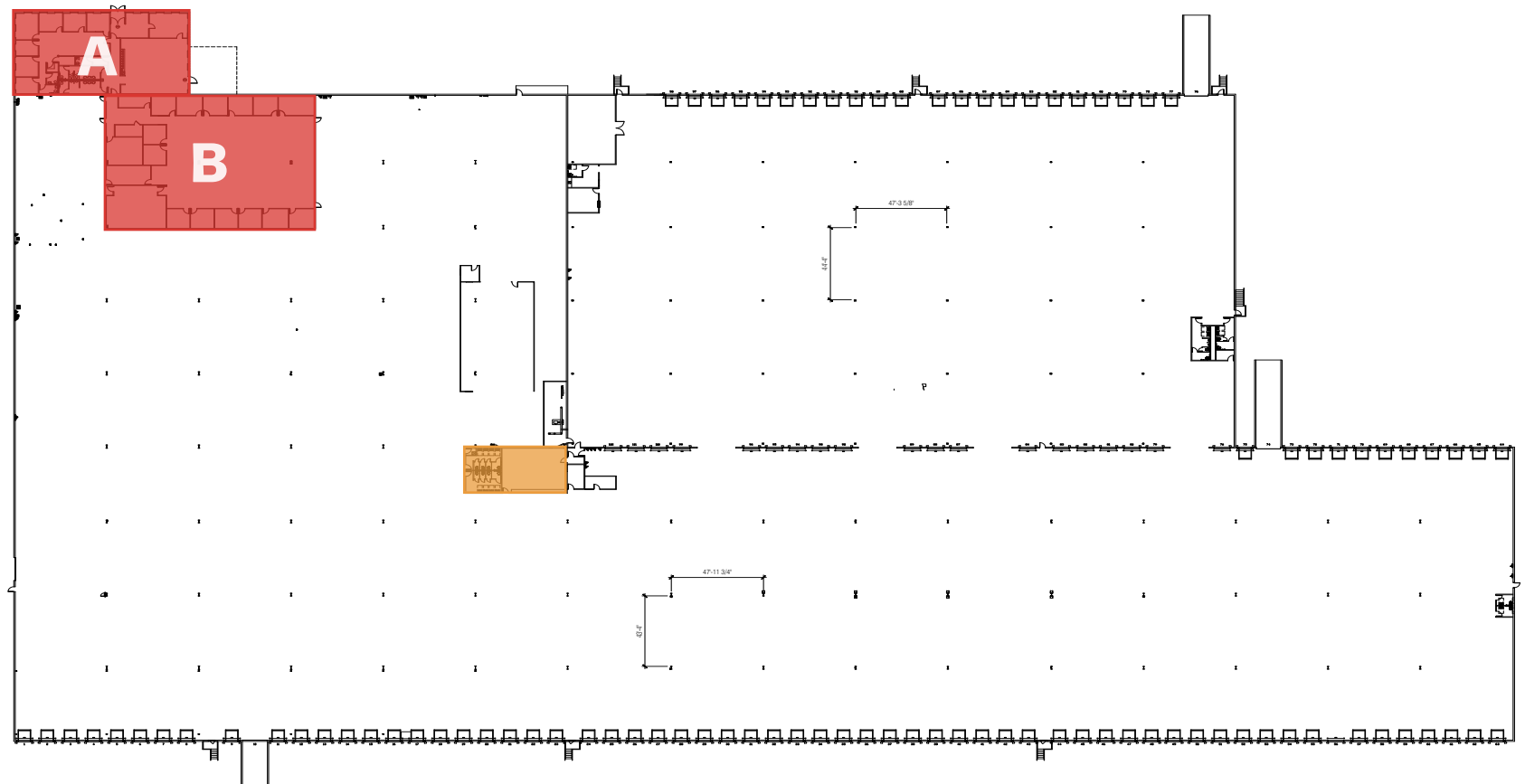
CLEAR HEIGHT

BUILDING SPECIFICATIONS

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

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

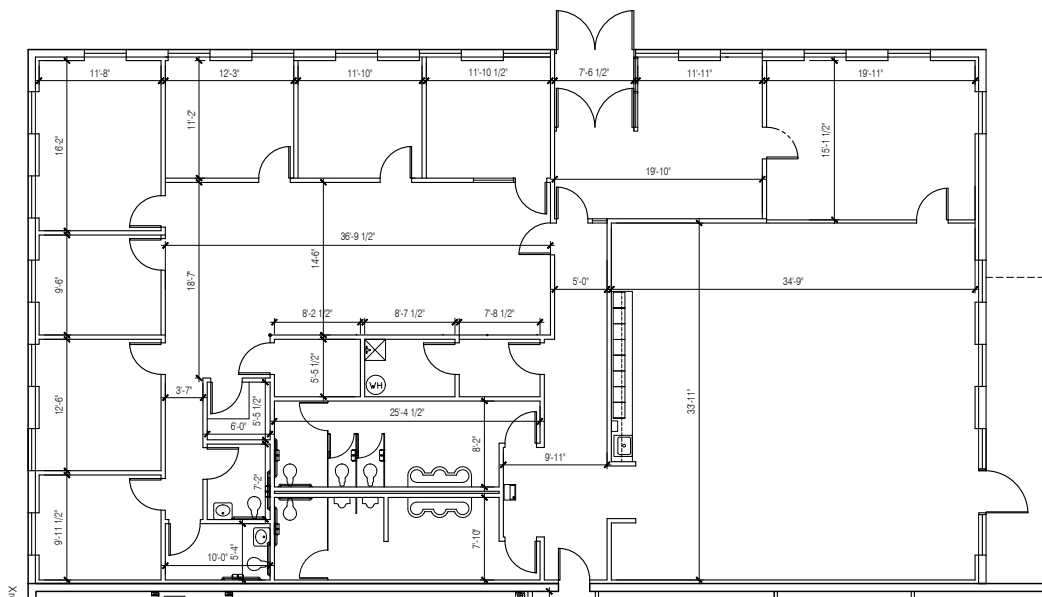
FLOOR PLAN



■ OFFICE ■ WAREHOUSE BREAKROOM

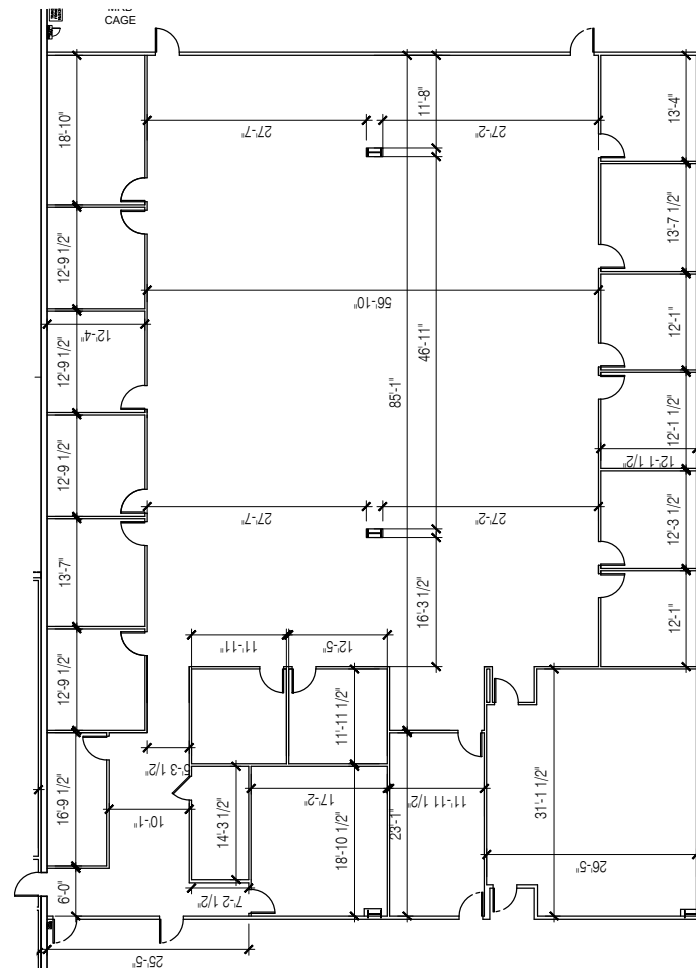


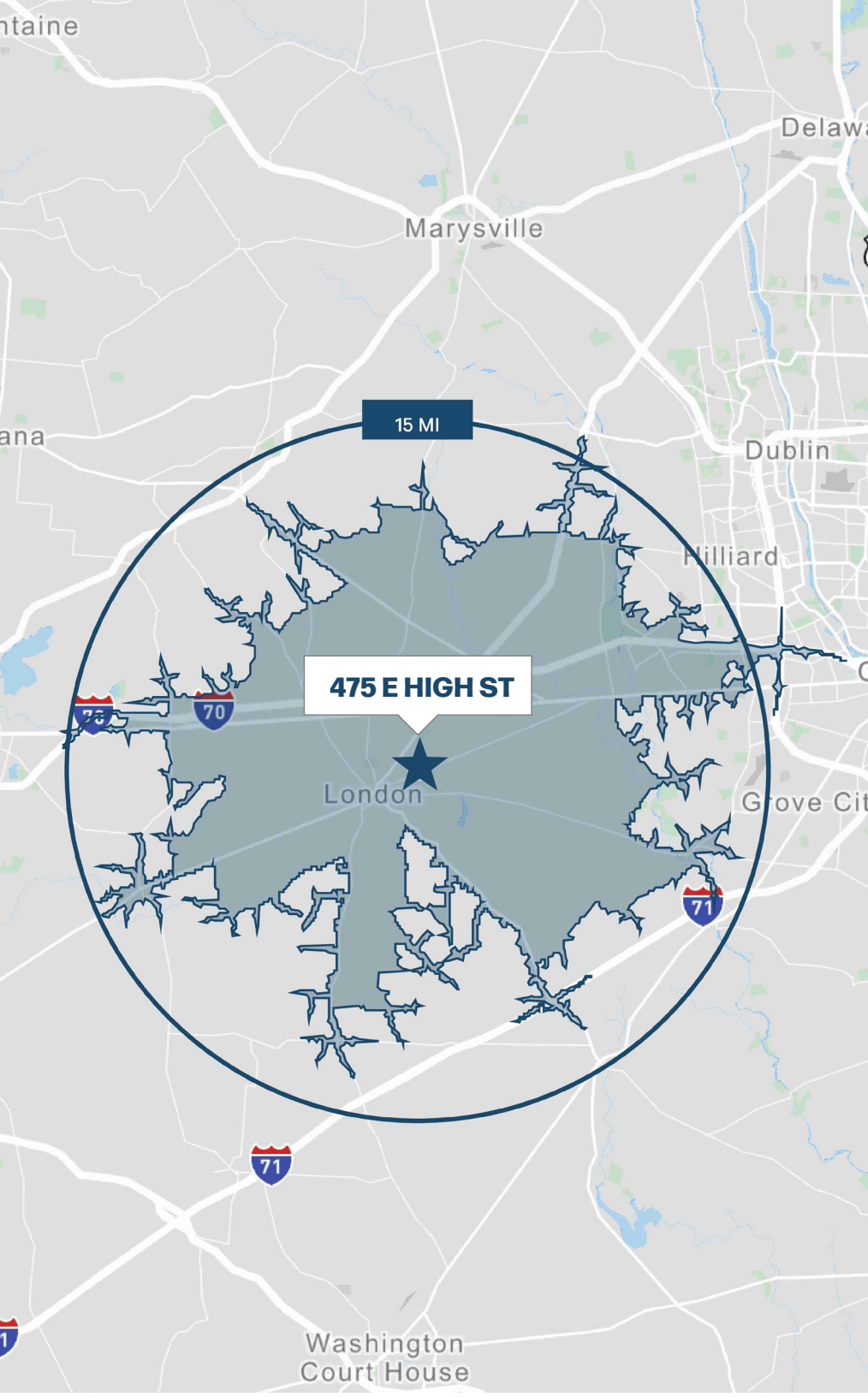
OFFICE PLAN



OFFICE A - 4,572 SF

OFFICE B - 8,916 SF





DEMOGRAPHICS & LABOR

(Within a 15 Mile Radius)



123,401

Population



2,160

Businesses



66,506

Labor Force



7,825

Manufacturing
Employees



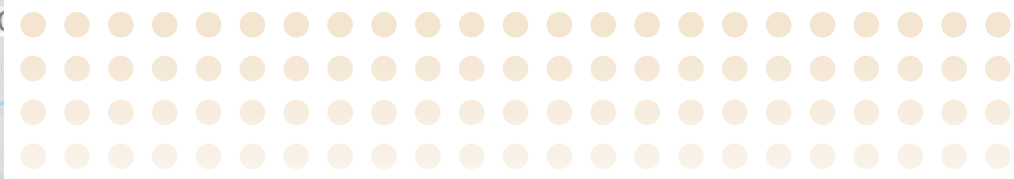
4,873

Transportation &
Warehousing
Employees



\$106,375

Average Household
Income





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CONTACTS

Philip Pelok

Executive Vice President

+1 614 906 3785

philip.pelok@cbre.com

Danielle Melendez

Client Consulting Manager

+1 309 202 3320

danielle.melendez@cbre.com

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