

225 BUSINESS CENTER DRIVE

BLACKLICK, OH 43004



Property Lines Are Estimates

M-2 MANUFACTURING LAND ON 2.76 ACRES FOR SALE

225 Business Center Drive presents a prime development opportunity in the heart of Blacklick's East Broad Business Center. This ± 2.76 -acre wooded lot offers the flexibility and infrastructure ideal for light industrial, outdoor storage, business park, truck terminal or self storage use. The site's flat topography and accessible layout make it well-suited for a variety of build-to-suit or owner-occupant development scenarios.

Prime Location & Accessibility

- Minutes from I-270 and John Glenn Columbus International Airport
- Positioned on Brice Rd with Close Proximity to Key Logistical Routes
- Established Utility Connections

NAIOhio Equities

Simon Kroos
614-629-5265
skroos@ohioequities.com

PROPERTY SUMMARY



Address 225 Business Center Drive
Blacklick, OH 43004

Sale Price \$925,000
Price/Acre \$355,144.93/AC

Parcel 010-299441

Acreage ±2.76 Acres

**Access/
Location** 2 Miles to I-270

Lot Depth 375'
Lot Frontage 413'

Zoning M-2

County Franklin

PROPERTY AERIAL



CURRENT DEMOGRAPHICS



83,104 RESIDENTS



36.7 MEDIAN AGE



\$115,321 AVERAGE
HOUSEHOLD INCOME



\$291,071 MEDIAN HOME
VALUE (OWNER-OCCUPIED)



\$1,107 MEDIAN
RENT



2,834 TOTAL BUSINESSES
28,750 TOTAL EMPLOYEES

Based on 3 mile radius.

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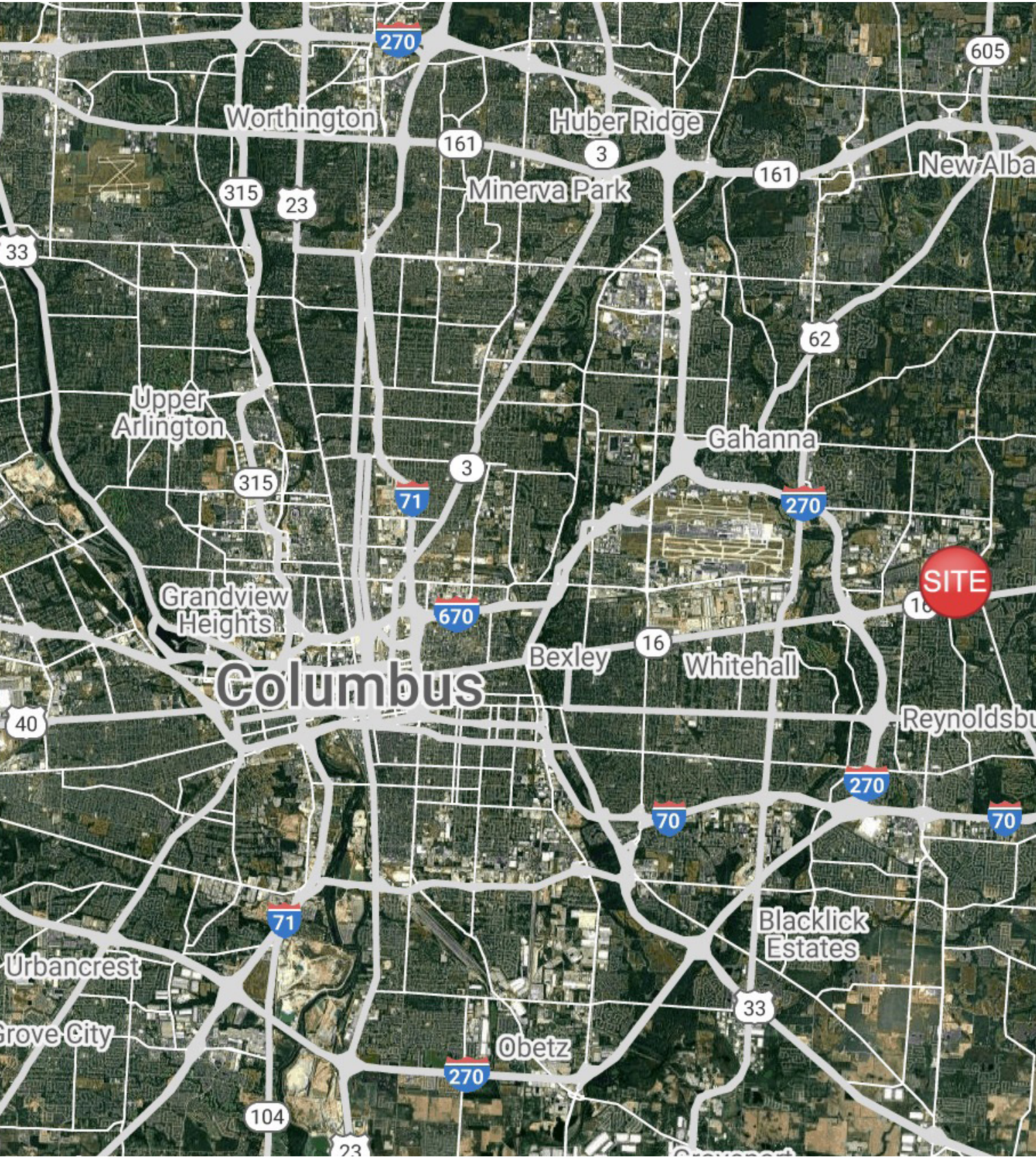
ZONING

M-2, Manufacturing District. The purpose of an manufacturing zoning classification is designed to allow relatively light manufacturing, processing, storage, and distribution.

PERMITTED USES		
Warehouse Storage	Treatment of Goods	Automobile, Truck & Trailer Assembly
Building Material Sales or Storage	Trucks	Cosmetics & Toiletries
Lumber Yard	Freight House	Ice
Clothing	Bus Garage	Storage
Cotton	Repair Shop	Insecticides
Rubber	Railroad Yards	Laboratories
Dry Goods	Stables	Perfumes & Soap
Feed	Wagon Sheds	Pharmaceutical Products
Food	Automobile Assembly	Plumbing Supplies
Fuel	Blacksmithing	Wood & Paper Products
Furniture	Boat Manufacture	Leather Goods
Hardware	Heating & Cooling Supplies	Monument Shop
Machine Shops	Metal Products	Plastic Products
Machinery	Tool & Die Shops	Monopole Telecommunications Antennas
Paint Materials	Welding	Show Printing
Shop Supplies	Box & Crate Fabrication	Research & Development Laboratories
Volatile Oils	Pulp Goods	Dry Cleaning
Petroleum Products	Food & Beverage Products	Commercial Radio Transmitting

[Zoning Code Link](#)

LOCATION MAP



CORPORATE NEIGHBORS



CONTACT INFORMATION



Simon Kroos

Senior Associate



614-629-5265



614-935-9625



skroos@ohioequities.com

