

KW Greater Columbus Commercial

Industrial FOR SALE

**Industrial
(IH) Manufacturing
Building**

**1450 E WALNUT ST.
LANCASTER, OH 43130
FAIRFIELD COUNTY**



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1450 EAST WALNUT STREET



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PRESENTED BY:

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PROPERTY DESCRIPTION

1450 EAST WALNUT STREET



PROPERTY DESCRIPTION

Industrial manufacturing building located in Lancaster, OH

1135.04 (IH) INDUSTRIAL HEAVY DISTRICT. (a) Purpose. The (IH) Industrial Heavy District is intended to provide for a full range of industrial uses, including activities which may constitute substantial environmental influences or hazards by their operation and/or appearance. (b) Permitted Uses. Permitted uses in the IH District shall be those uses specified as Permitted Uses and Special Exception Uses in the IM District, except no residential use shall be allowed.

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LOCATION INFORMATION

Street Address: 1450 East Walnut Street
City, State, Zip Lancaster, OH 43130
County: Fairfield
Market: Lancaster
Cross Streets: E. Walnut St. & Fulkerson Ave. and Carpenter.



LOCATION OVERVIEW

1450 E. Walnut St. is located on the east side of Lancaster, OH in Fairfield County. The building was built in 1950 and located on the intersection of E. Walnut St. and Fulkerson Ave. This property is serviced by SR 33, SR 22, and US HWY 22 leading into Lancaster. In the immediate area, other industrial properties and retail storefronts are plentiful.



PROPERTY HIGHLIGHTS

- Industrial Manufacturing Building
- Lancaster, OH
- Serviced by SR 33, SR 22, US HWY 22
- Lease Rate: \$6 - \$6.50 per SF NNN.
- Interior Bays
- Total Sq/ft: 202,871, without drive-in
 - Area A: 30,000
 - Area B: 15,444 - Leased
 - Area C: 23,040 - Leased
 - Area D: 25,655
 - Area E: 108,732

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1450 EAST WALNUT STREET



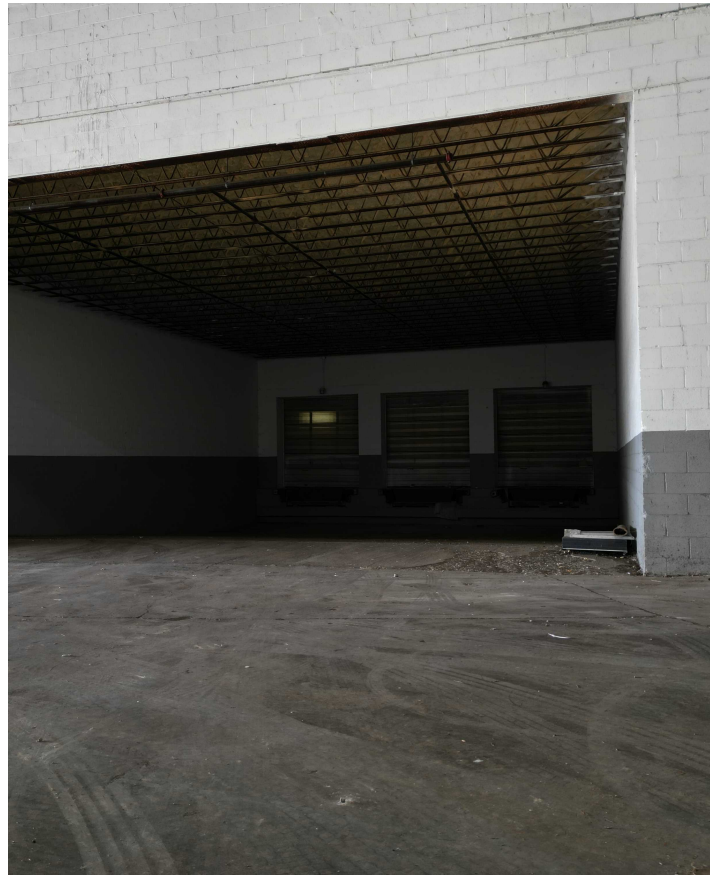
Economic Development: Fairfield County

Fairfield County is one of the fastest growing counties in Ohio and home to over 158,000 people and 3,000 businesses. Well-known cities in this county include Pickerington, Lancaster, and Canal Winchester. In addition, the county supports both urban and rural living, providing over 5,000 acres of natural parks, which includes Hocking Hills State Park.

Fairfield County is home to 56,000 households with a median age of 39.2. The median household income in Fairfield County is \$67,000, which is 6.9% higher than the state's current level. With the county rapidly growing, opportunities are increasing for locally owned businesses and large corporations to succeed.

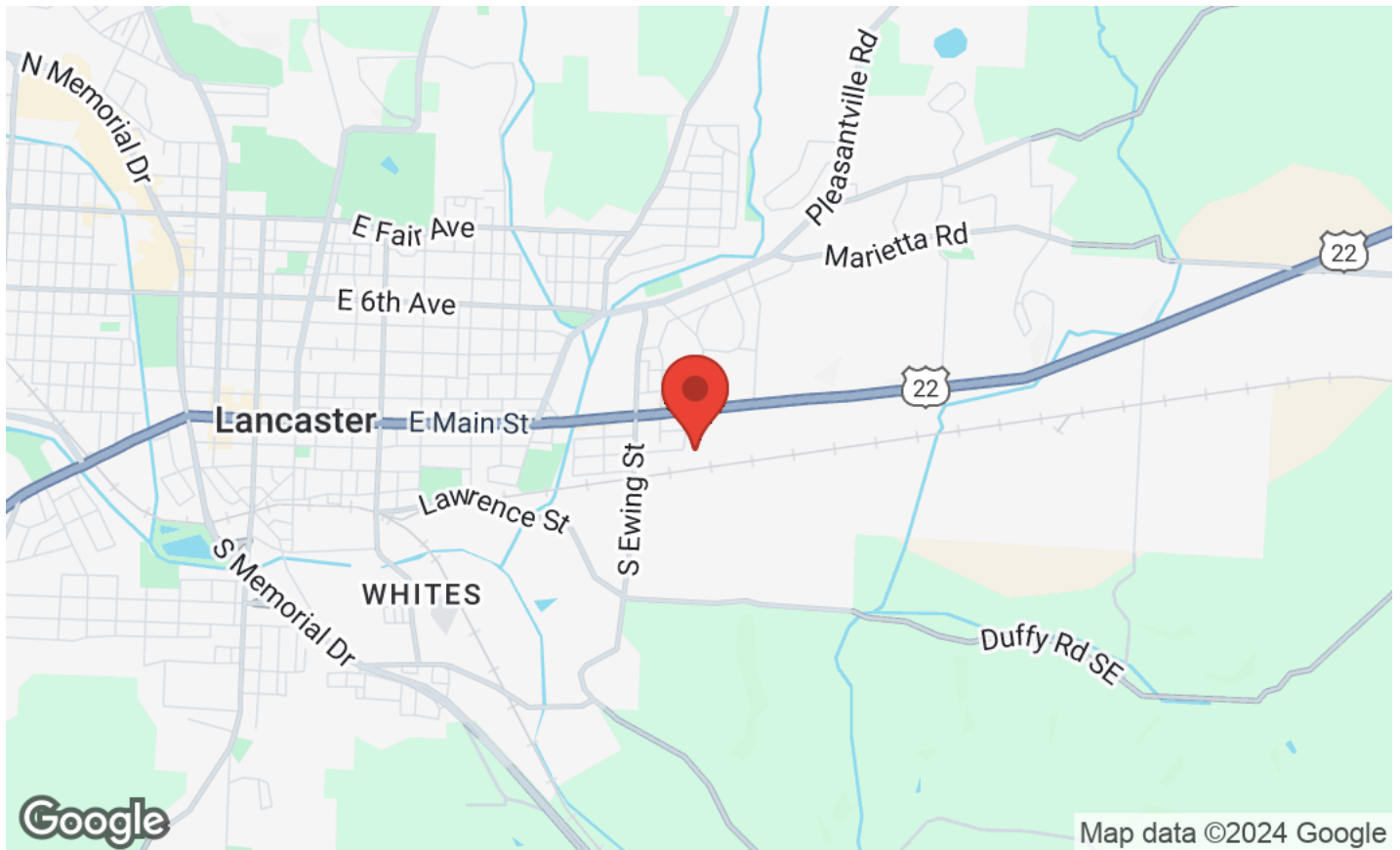
PROPERTY PHOTOS

1450 EAST WALNUT STREET



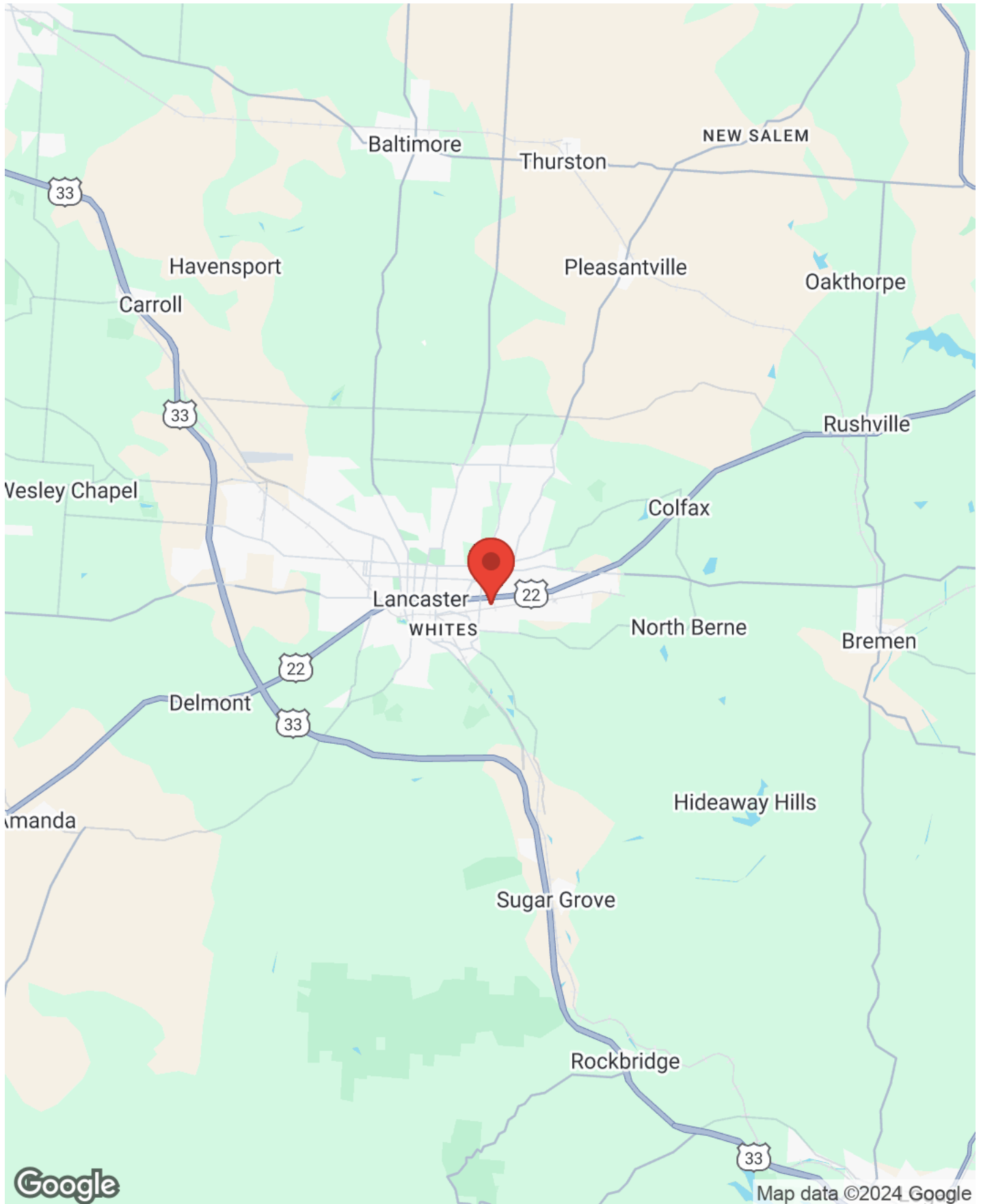
LOCATION MAPS

1450 EAST WALNUT STREET



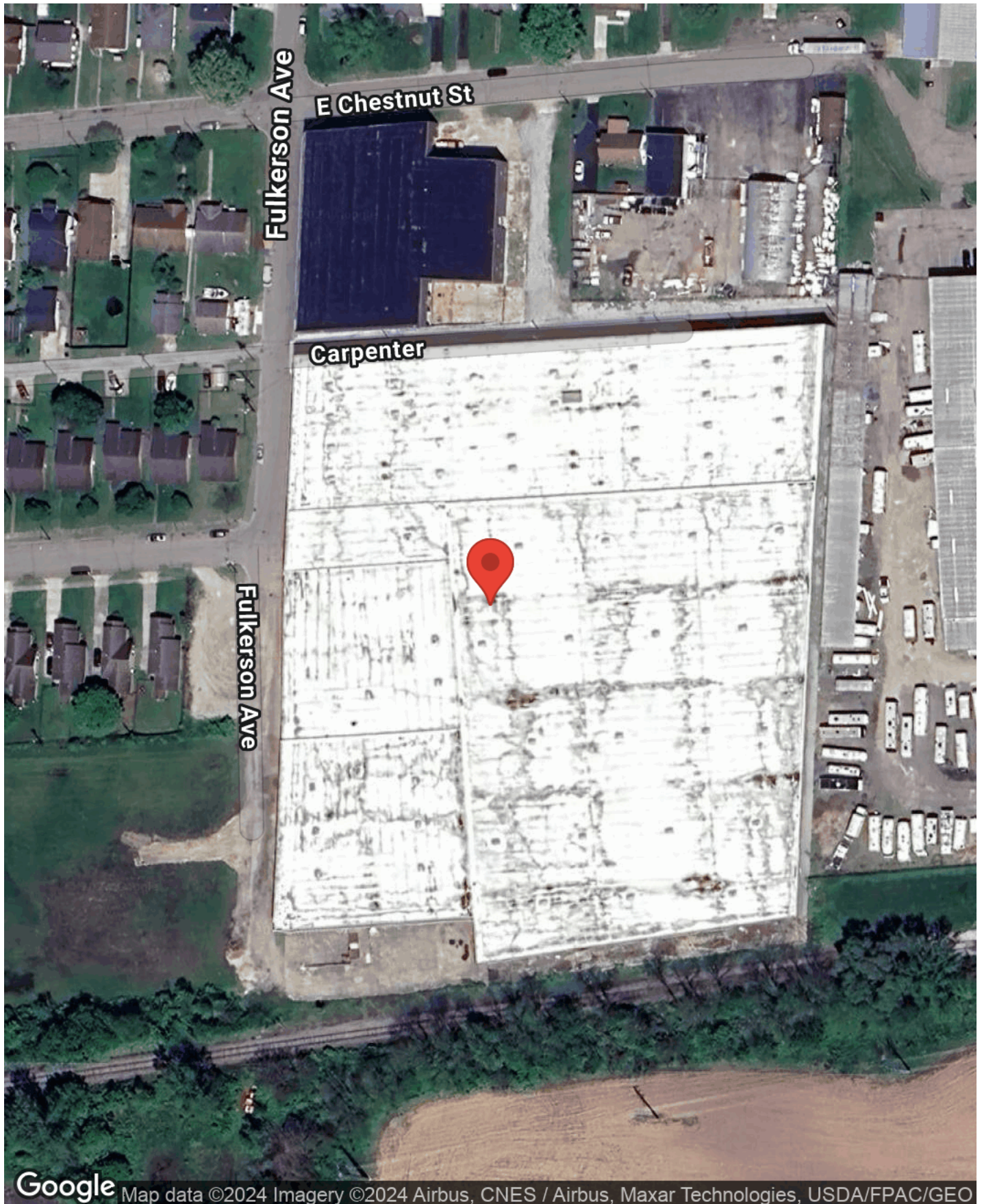
REGIONAL MAP

1450 EAST WALNUT STREET



AERIAL MAP

1450 EAST WALNUT STREET



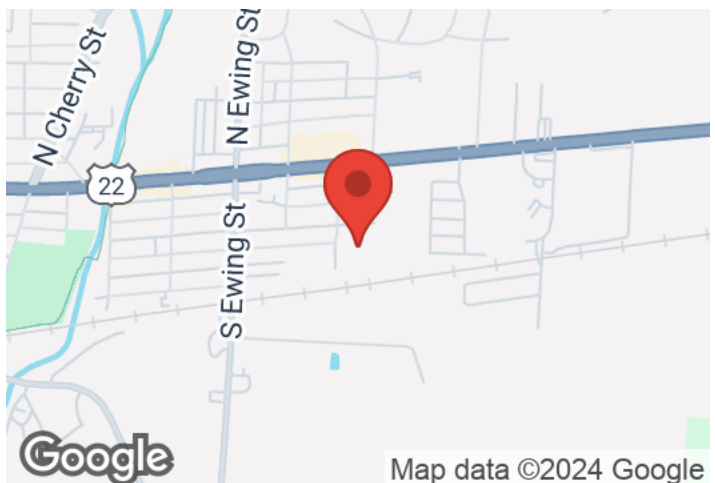
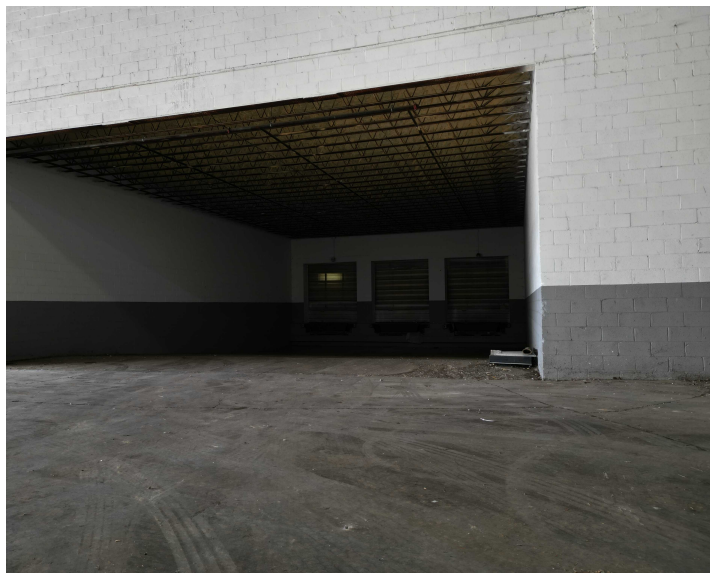
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1450 EAST WALNUT STREET



OFFERING SUMMARY

LOCATION:	Lancaster, Ohio in Fairfield County
YEAR BUILT:	1950; 2020 - 2021
BUILDING SF:	202,871
MINIMUM DIVISIBLE SF:	15,444 (Area B)
HIGHWAY ACCESS:	Immediate Access to US 33
CONSTRUCTION:	Insulated Steel and Block Concrete
DRIVE-INS	Varies Per Section
DOCKS (WITH LEVERS)	Varies Per Section
COLUMN SPACING:	Varies: 60' and 80'
BAY SIZE:	Varies Per Section
DECK HEIGHT:	48 in.
CLEAR HEIGHT:	28'
TRAILER PARKING:	50+
AUTO PARKING:	50 + Additional land for parking expansion
POWER:	480 / 277V / 3PH (AEP)
SPRINKLER:	Wet System, electric pump, 3 units
RAIL ACCESS:	Available Option, Plans in place (CSX Rail)
FLOOR	12" Concrete



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N



CONCEPTUAL DRAWING. NOT FOR CONSTRUCTION. ALL STATIONING AND DIMENSIONS ARE APPROXIMATE.

REVISIONS

OPERATIONS & ENGINEERING APPROVAL PENDING



GENESSEE & WYOMING INDUSTRIAL DEVELOPMENT



IORY - INDIANA & OHIO RAILWAY

— EXISTING TRACK
 — PROPOSED TRACK
 — FUTURE TRACK
 SCALE 1" = 200'
 NOT FOR BIDDING

Lancaster Port Authority
Lancaster, OH

DRAWN: JMM
 DESIGNED: JMM
 CHECKED: ---
 DATE: 11/11/22

LAYOUT 1

DRAWING NO.
 SP.01
 SHEET 2 OF 2

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1450 E Walnut St, Lancaster, OH 43130

CITY, STATE

Lancaster, OH

POPULATION

31,134

AVG. HHSIZE

2.44

MEDIAN HH INCOME

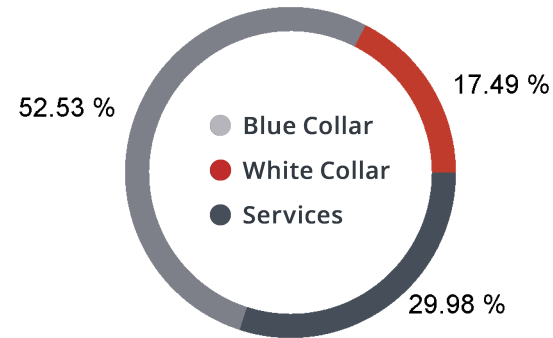
\$43,851

HOME OWNERSHIP

Renters: **5,337**

Owners: **7,302**

EMPLOYMENT

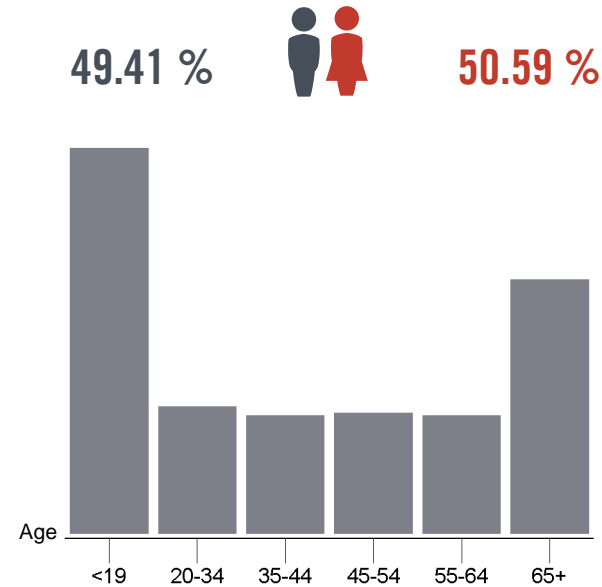


43.56 % Employed
2.48 % Unemployed

EDUCATION

High School Grad: **42.40 %**
Some College: **19.77 %**
Associates: **6.32 %**
Bachelors: **16.34 %**

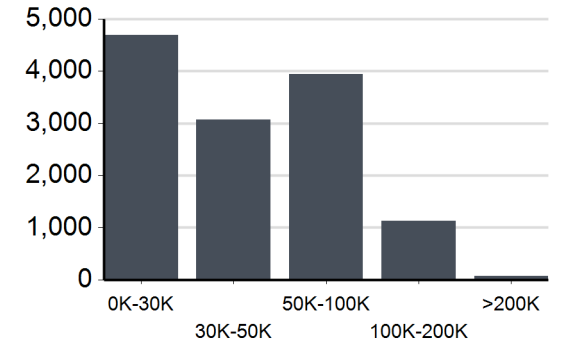
GENDER & AGE



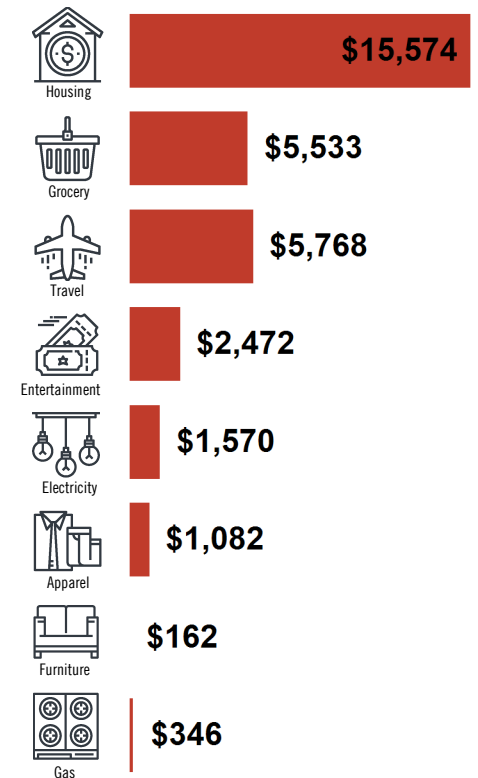
RACE & ETHNICITY

White: **98.75 %**
Asian: **0.08 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.35 %**
Hispanic: **0.19 %**
Two or More Races: **0.63 %**

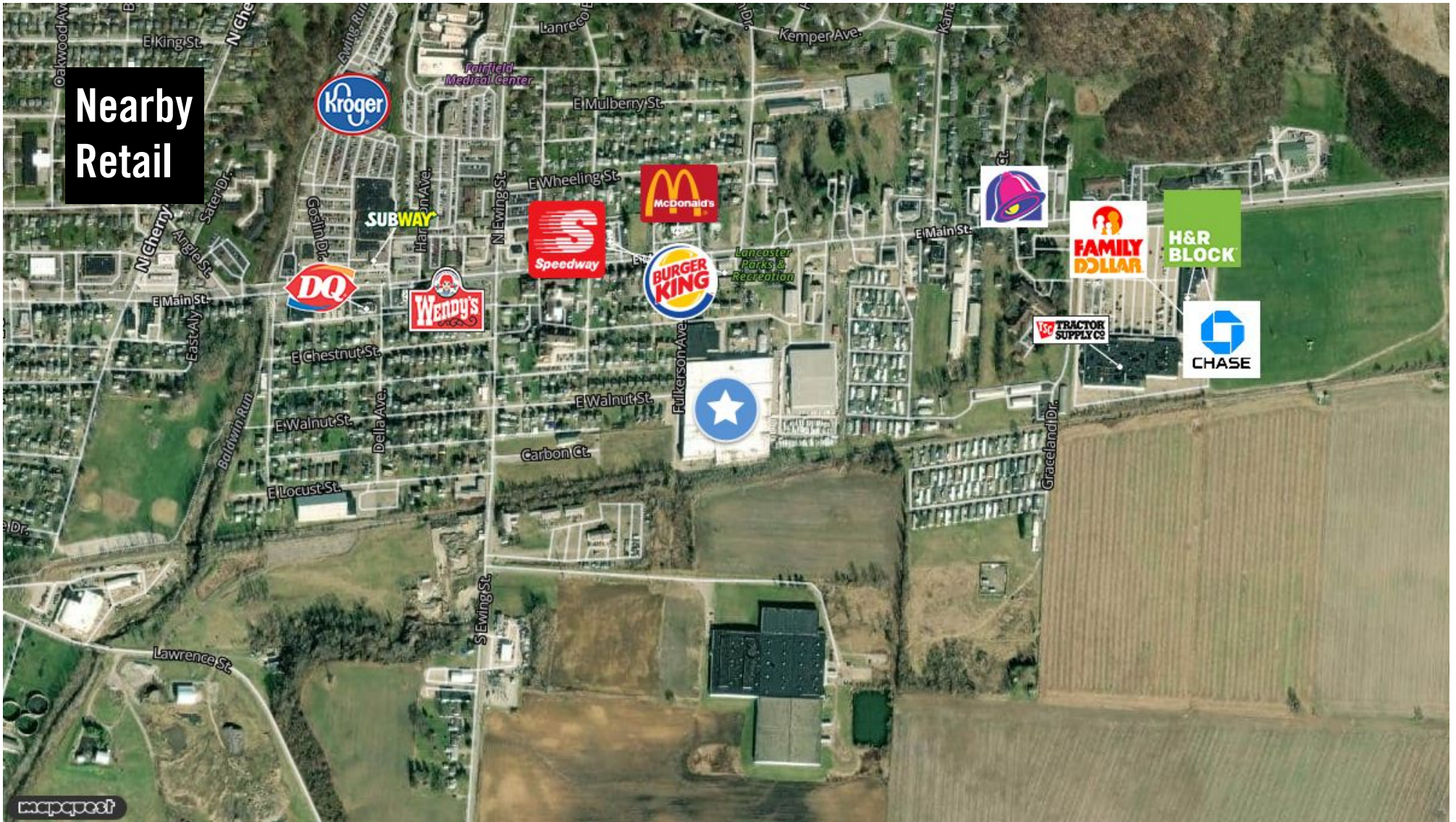
INCOME BY HOUSEHOLD



HH SPENDING



1450 E Walnut St



CONTACT KW GREATER COLUMBUS COMMERCIAL

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