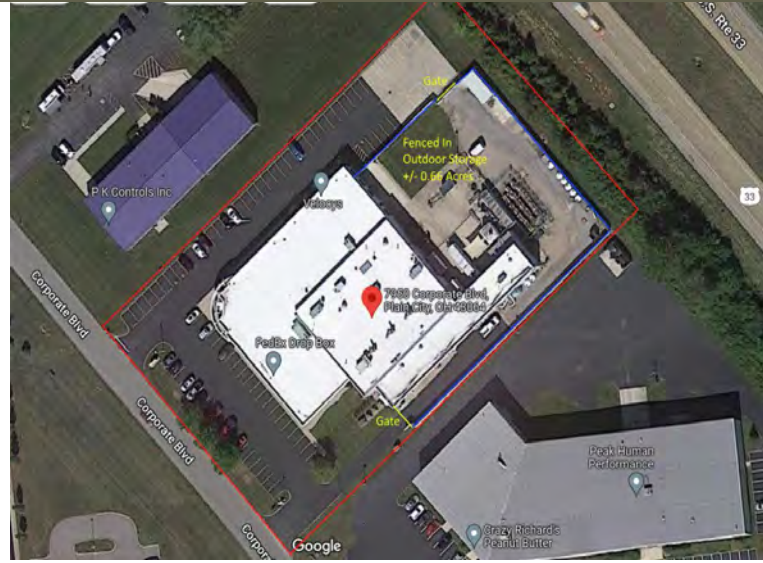


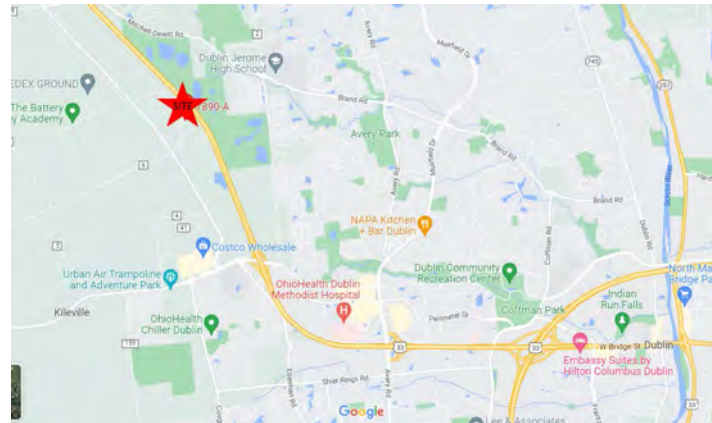
# FLEX WAREHOUSE FOR SALE / LEASE

7950 Corporate Blvd. Plain City, OH 43064

**GRABILL**  
& COMPANY  
REAL ESTATE SERVICES



- **Asking Price:** \$4,489,999 (\$165 PSF)
- **Lease Rate:** \$10.99 PSF NNN
- **Op. Expense:** +/- \$2.50 PSF
- **Date Available:** Currently Vacant
- **Tenant Improvement Allowance:** TBD
- **Building:** 27,212+ SF (Office Area +/- 15,198 SF)
- **Area Sizes:** Warehouse Area: +/- 12,014 SF, Office Area: +/- 15,198 SF  
Highbay Out Building Size: +/- 1,625 SF
- **Site Size:** 2.77 acres, (Fenced Outdoor Storage area +/- 0.66 Acres)
- **Docks:** No docks (Potentially able to add)
- **Drive-Ins:** 1 - 18' x 14' doors (Potentially able to add)
- **Year Built:** 2002 (conventional steel construction)
- **Clear Height:** +/- 15'-6" Warehouse, 11' Office
- **Parking:** +/- 88 parking spots
- **Roof:** White membrane roof
- **Column Spacing:** 30' x 50' Warehouse, Office clearspan (*less* ) 1 column
- **Electrical Service:** 150 Kva 400 amp 120/208 3- Phase
- **Term:** 7 year preferred



## PROPERTY OVERVIEW

R&D Flex Warehouse for lease in the Industrial Parkway corridor in Jerome Township. Union County, Ohio. This Property is located in the Foreign Trade Zone.

## PROPERTY HIGHLIGHTS

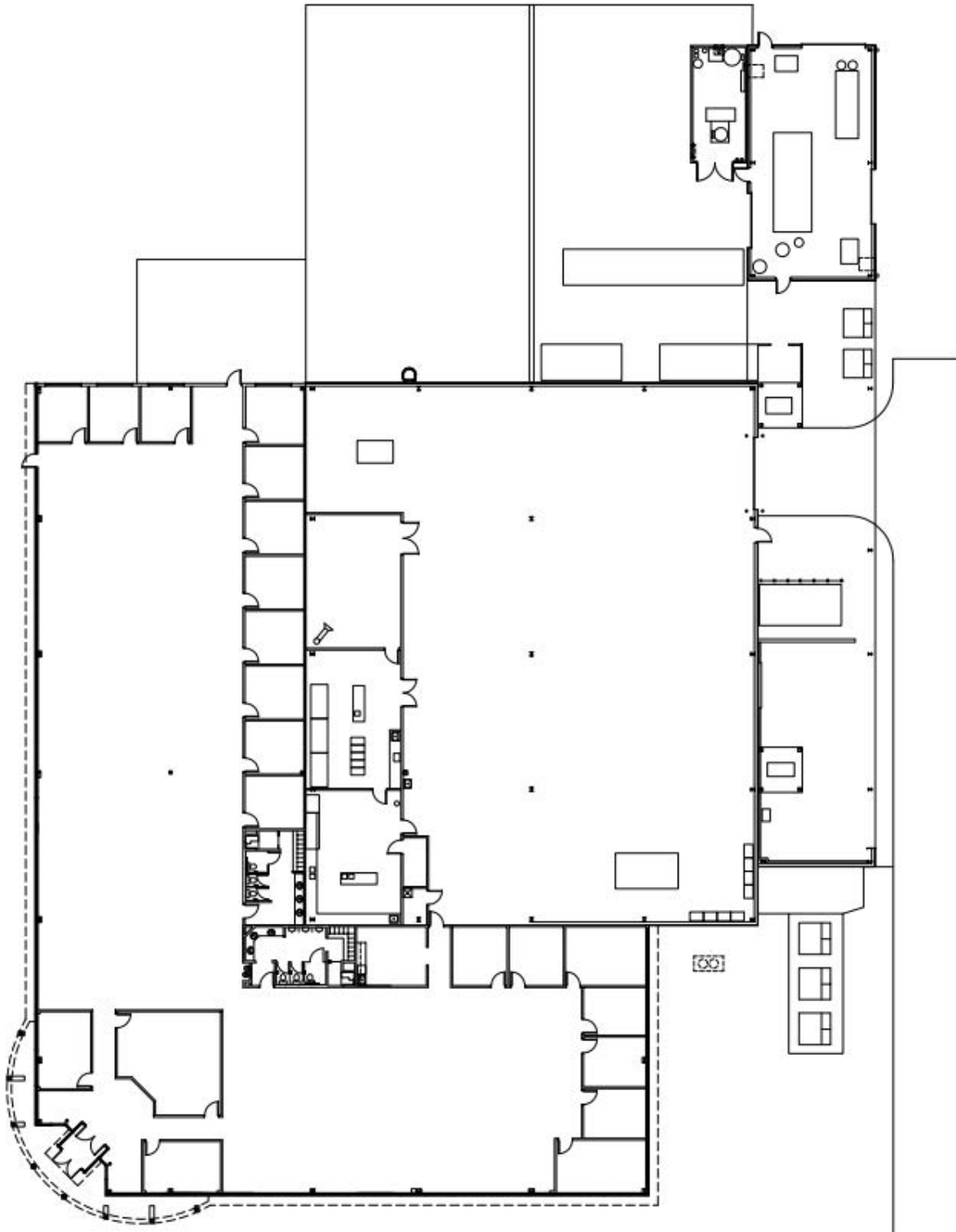
- Airconditioned Warehouse space
- +/- 0.66 Acres of Fenced/Screened Outdoor storage on concrete surface.
- Great Access and has visibility from Rt. 33
- Class A Office space with adjoining warehouse space.
- +/- 88 Parking Spots
- Monument Signage

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# Floor Plan

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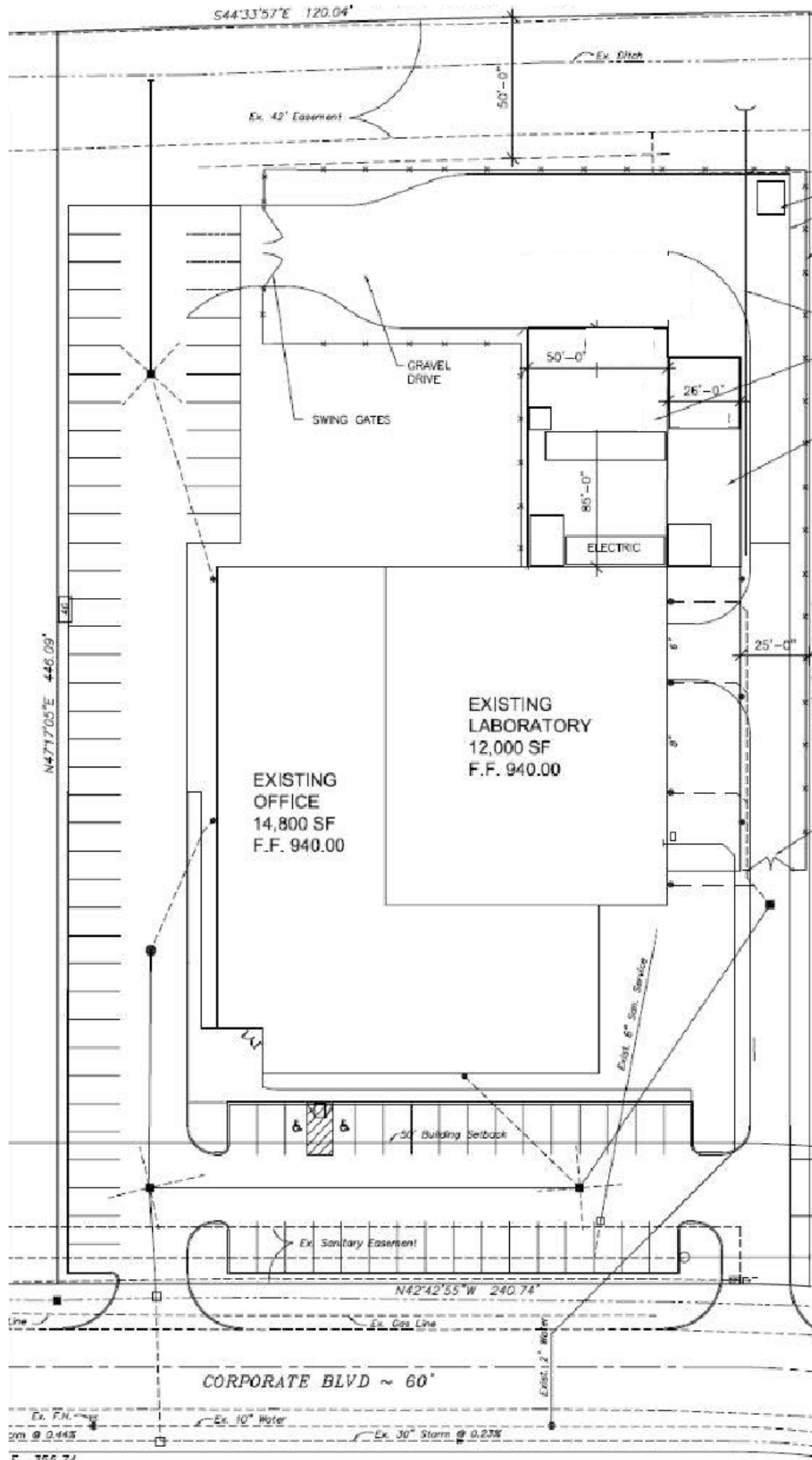
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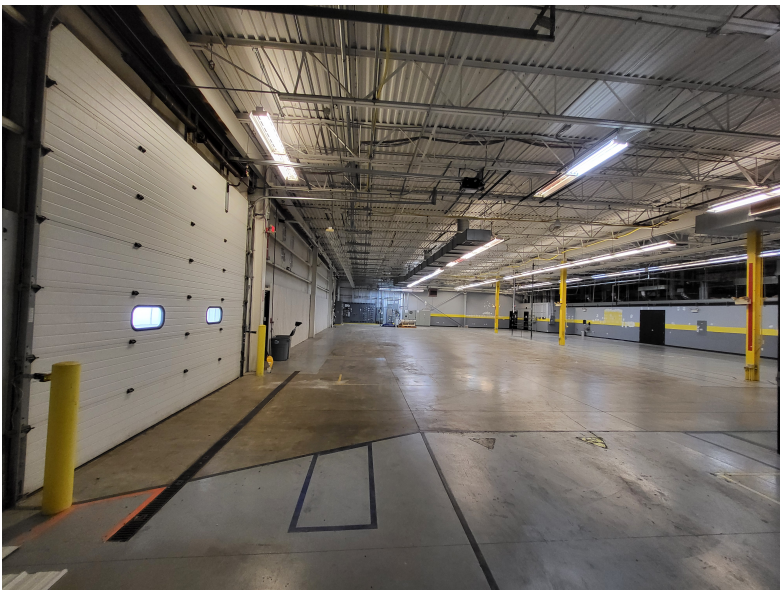
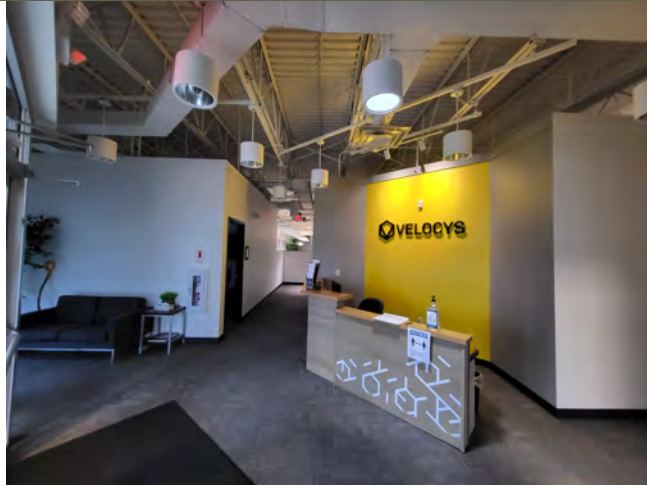
# Site Plan

7950 Corporate Blvd. Plain City, OH 43064



# Interior Photos

7950 Corporate Blvd. Plain City, OH 43064



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# Interior Photos

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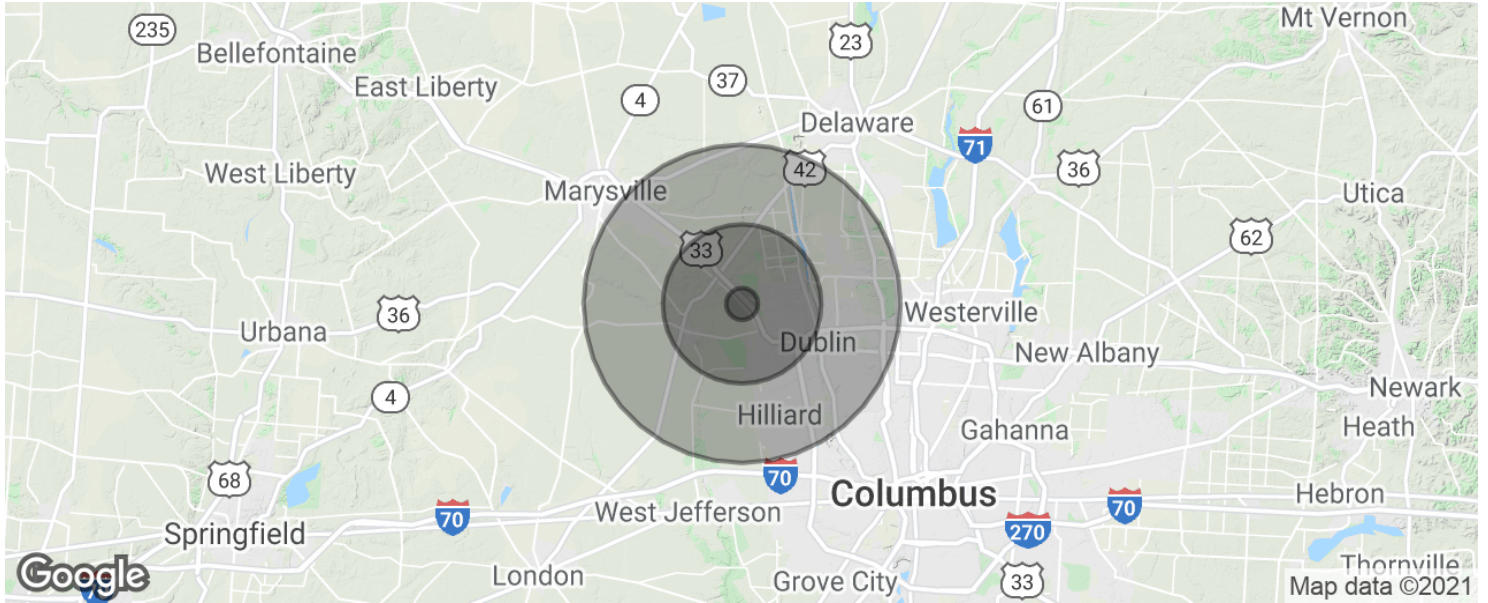
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# WAREHOUSE FOR LEASE

7950 Corporate Blvd. Plain City, OH 43064

**GRABILL**  
& COMPANY  
REAL ESTATE SERVICES



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	540	44,837	239,499
Median age	36.7	36.7	35.5
Median age (Male)	36.0	36.2	34.8
Median age (Female)	39.2	37.1	36.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	180	16,288	92,286
# of persons per HH	3.0	2.8	2.6
Average HH income	\$116,733	\$125,767	\$100,689
Average house value	\$394,871	\$352,336	\$289,735

\* Demographic data derived from 2010 US Census

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