

LEASE

NORWICH INDUSTRIAL WAREHOUSE

102 N SUNDALE RD. NORWICH, OH 43767



PROPERTY HIGHLIGHTS

- 148,000 SF available for lease
- Outdoor storage available
- Scalable size capability
- Monitored & zoned fire system with central station reporting & security system
- Backup natural gas generator



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OFFERING SUMMARY

LEASE RATE: \$6 SF/YEAR (NNN)

NUMBER OF UNITS: 4

AVAILABLE SF: 24,000 - 148,000

LOT SIZE: 21.961 ACRES

LOCATION

The property is located on Sundale Rd., just two miles off I-70 via East Pike (US40), minutes from Cambridge, I-77, and 60 minutes from Columbus. Embedded in a community offering a quiet operational setting with a broader network of manufacturing, transport, and consumer-market reach. Other nearby cities include Parkersburg (73 miles), Pittsburgh (120 mile), Cleveland (135 miles), and Cincinnati (170 miles).



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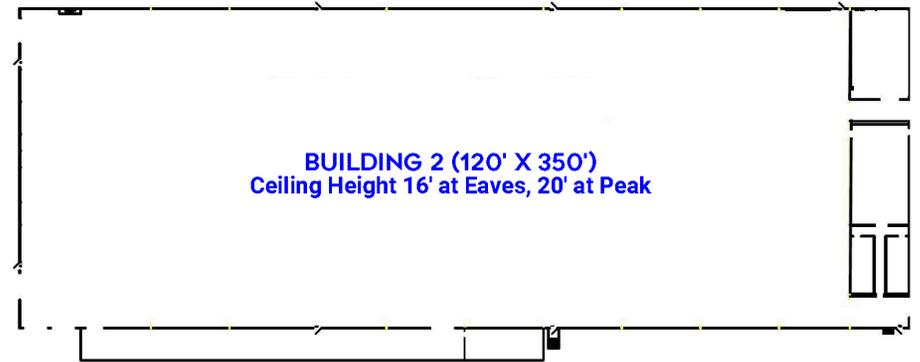
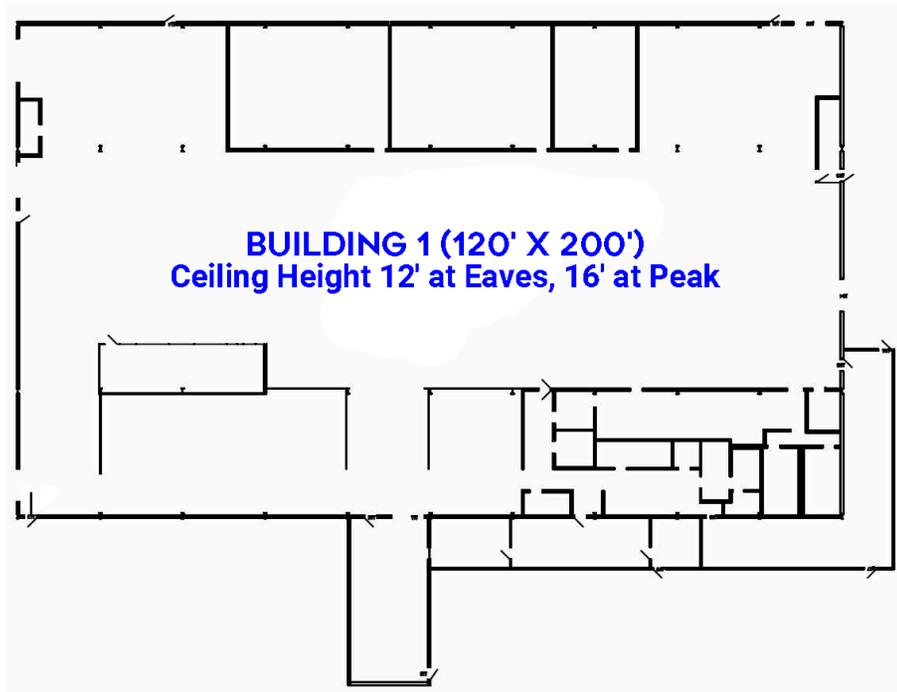


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AVAILABLE SPACES

BUILDING	SIZE (SF)	DESCRIPTION
Building 1	24,000 SF	<ul style="list-style-type: none">• 24,000 SF 120' x 200' (Built in 1972)• One: 1,600 AMP Service One: 1,200 AMP Service• Ceiling height: 12' side wall, 16' peak.• 1 drive-in door
Building 2	42,000 SF	<ul style="list-style-type: none">• 42,000 SF 120' x 350' (Built in 1993)• One: 1,200 AMP Service• Ceiling height: 16' side wall, 20' peak• 2 drive-ins, 3 dock doors• 12 space cross-dock

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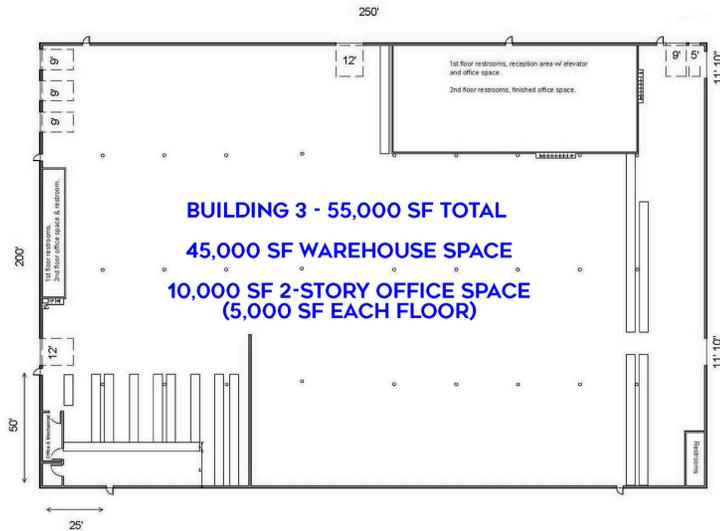
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BUILDING

SIZE (SF)

DESCRIPTION

Building 3

50,000 SF

- 40,000 SF warehouse + 10,000 SF Office 200'x250' (Built in 1996)
- Office: 10,000 SF of newly built-out elevator served office space (5,000 SF on each floor). Each floor has a nice open reception area, offices, conference room, restrooms, and break room.
- One: 1200 AMP Service
- Ceiling height: 24' side wall, 32' peak
- 4 docks and 2 drive-in doors.
- 6" concrete floors and high-efficiency gas-fired heaters.

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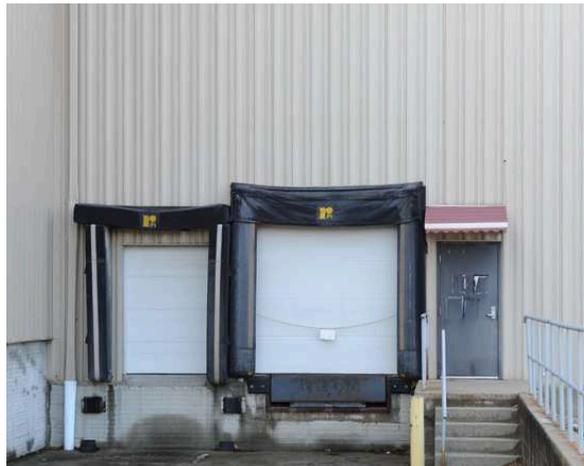
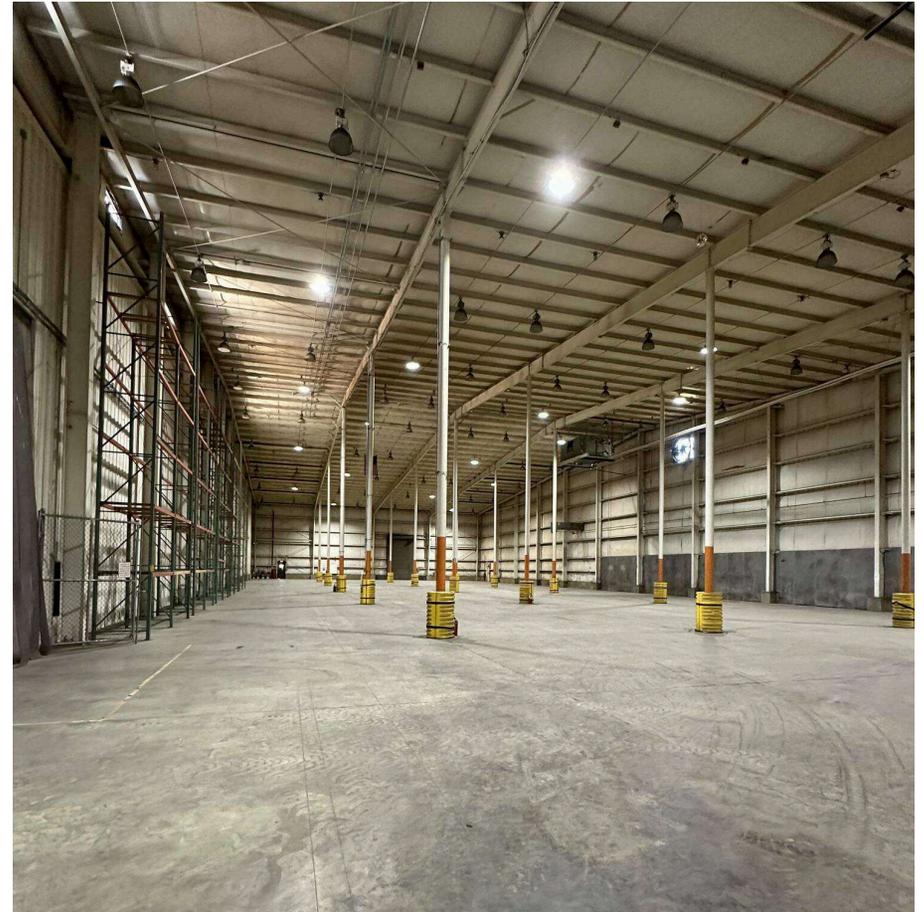
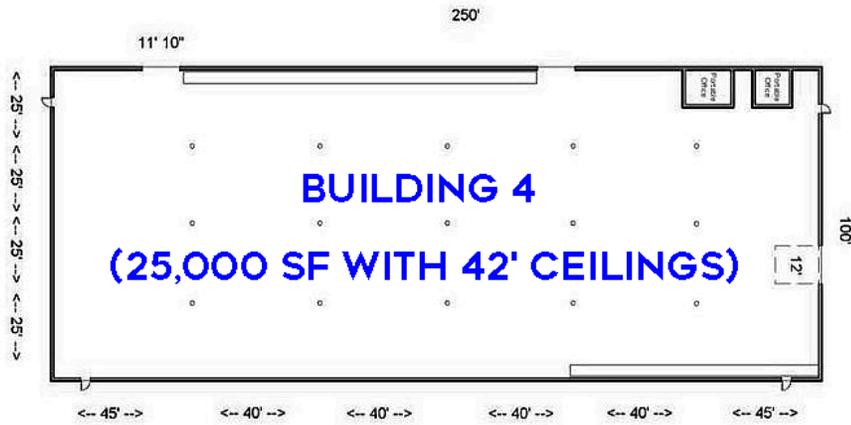
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BUILDING

SIZE (SF)

DESCRIPTION

Building 4

25,000 SF

- 25,000 SF 100'x250' (Built in 1998)
- One: 400 AMP service
- Ceiling height: 32' side wall, 42' peak
- 1 large overhead door.

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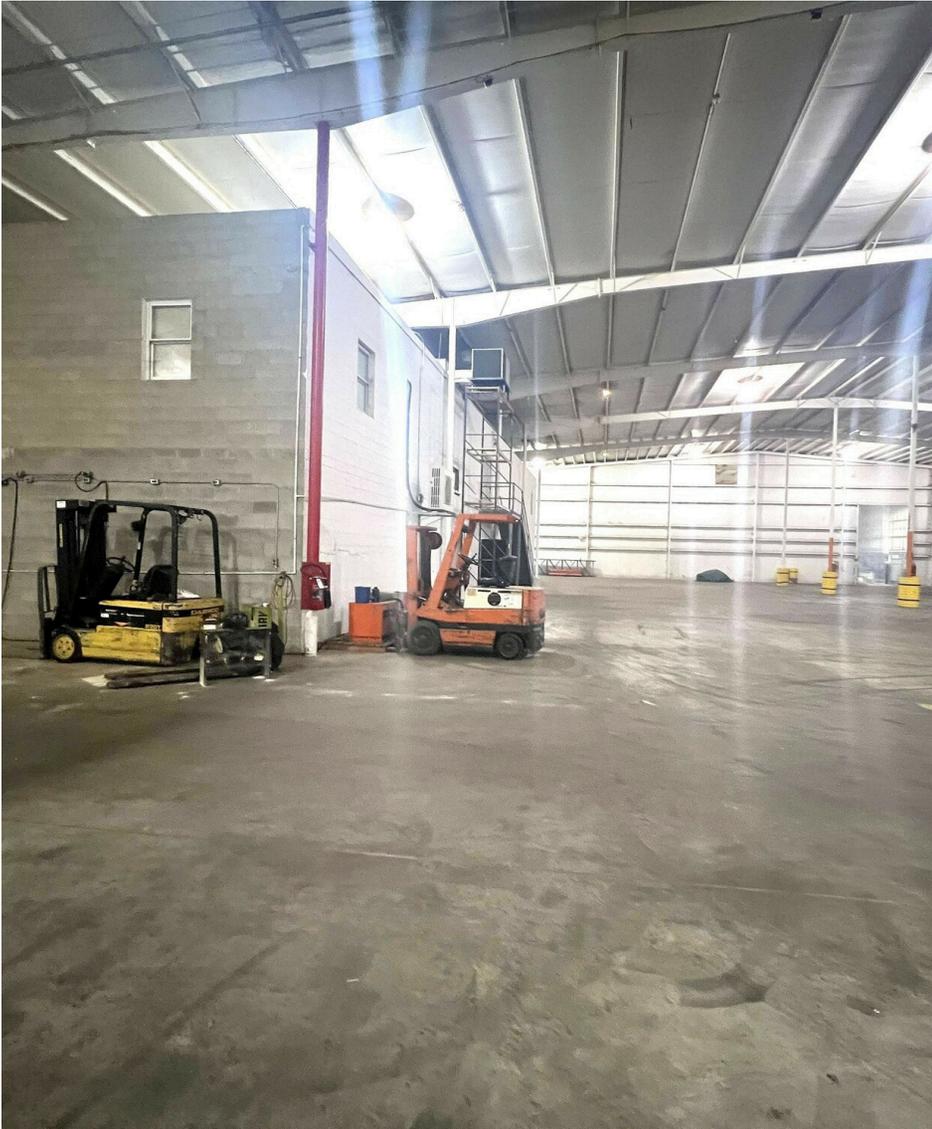
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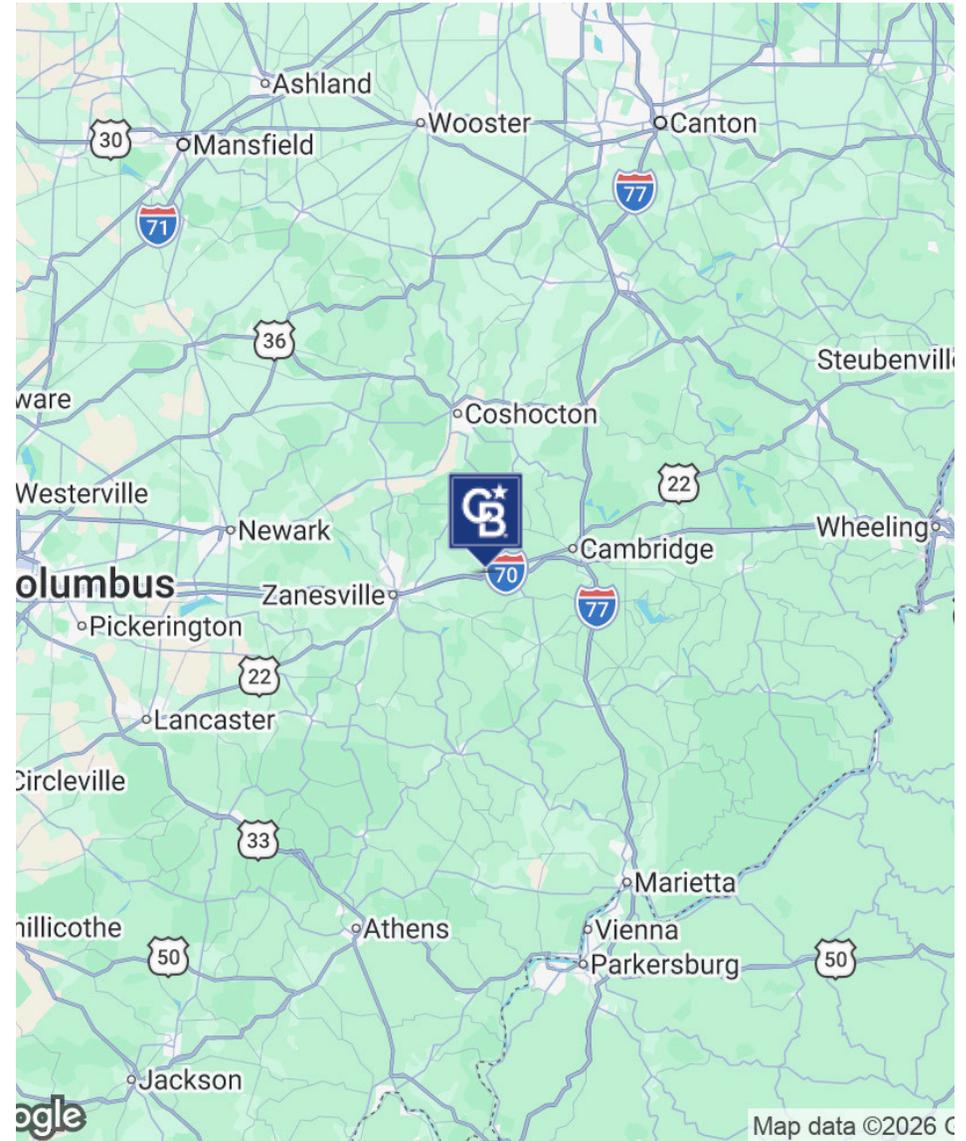
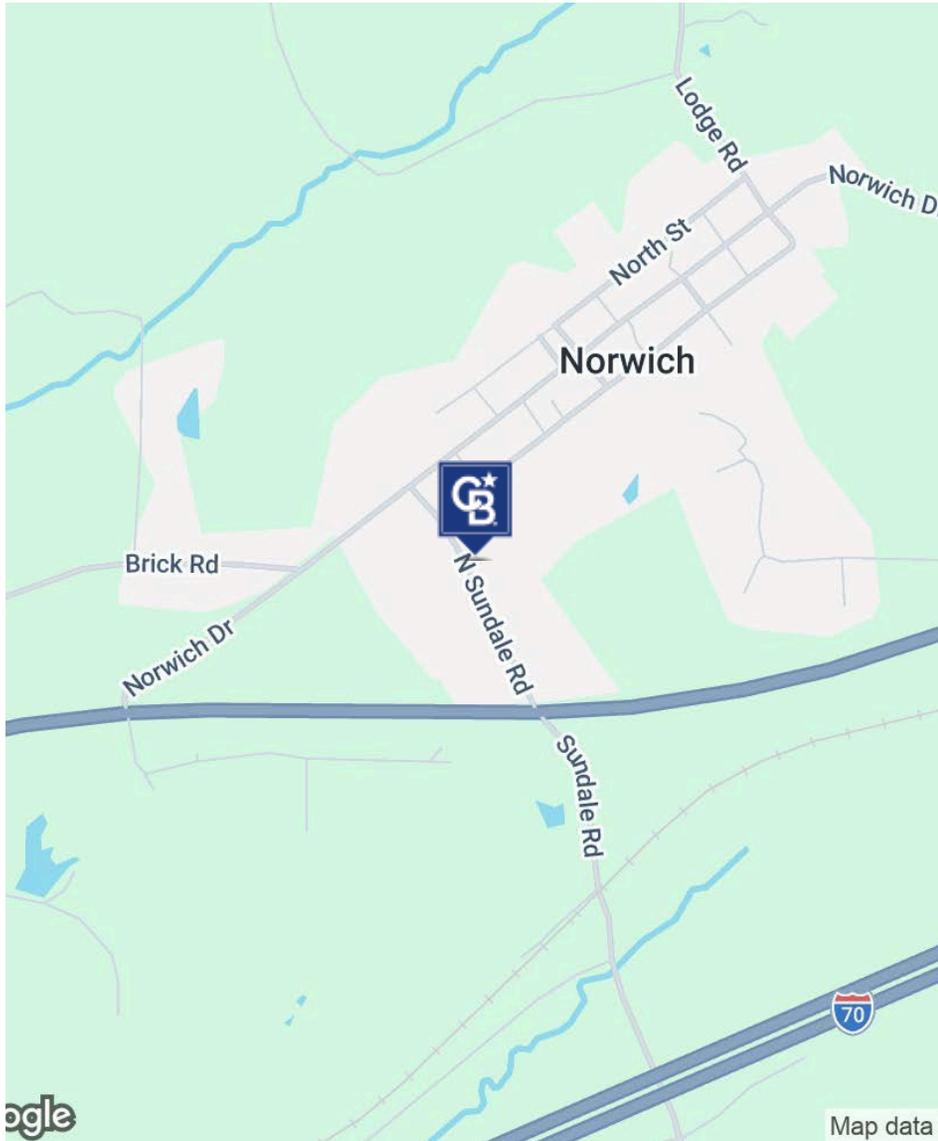


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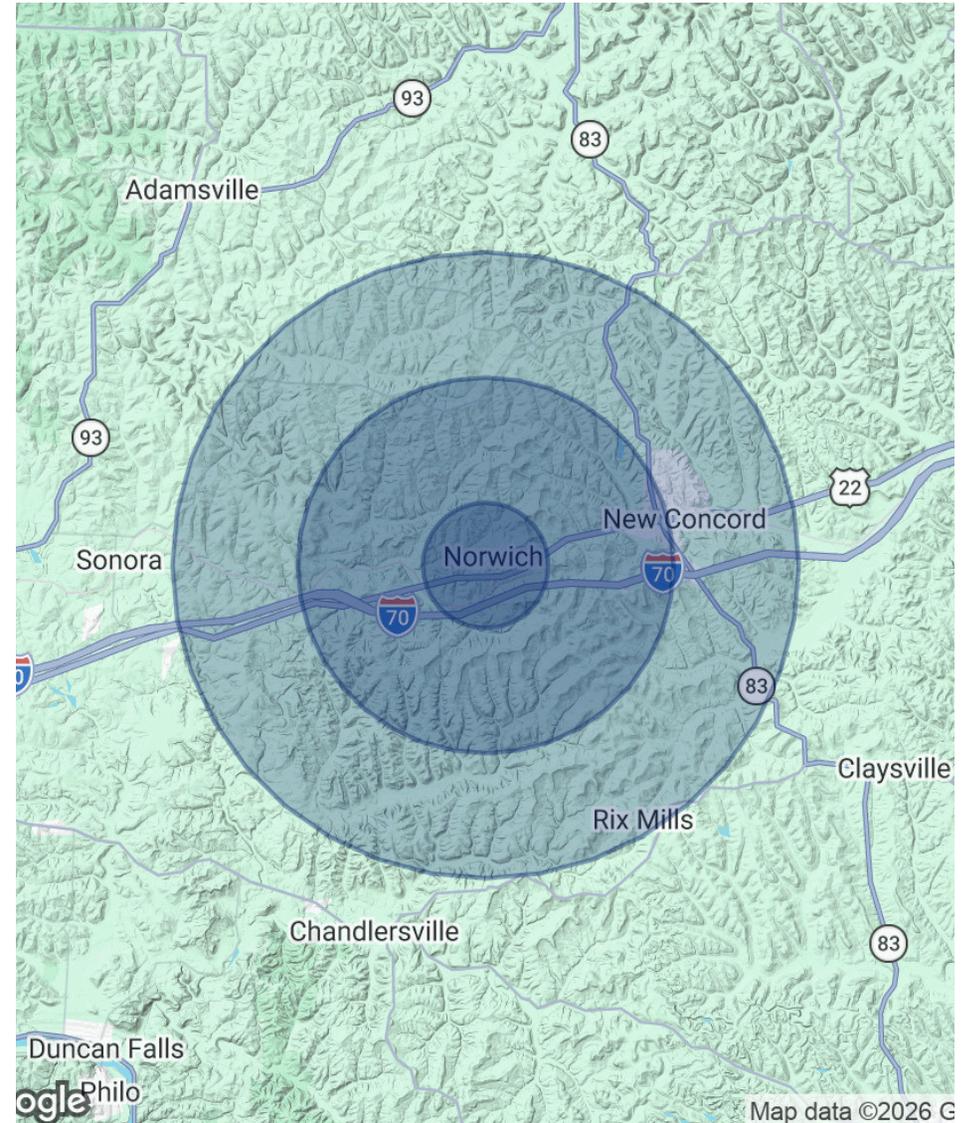
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	647	2,234	6,809
Average Age	42	41	39
Average Age (Male)	41	41	39
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	250	870	2,375
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$80,062	\$79,615	\$85,382
Average House Value	\$221,779	\$233,669	\$244,938

Demographics data derived from AlphaMap

TRAFFIC COUNTS	DIRECTION	YEAR	COUNTS
Main St. in Norwich	2-way	2024	365
I-70 east of US-22/40, east of Zanesville	2-way	2025	37,365
Main St, US-22/40, west of Garfield in New Concord	2-way	2025	7,033



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