



405 South 22nd Street

Heath, OH 43056



Offering Summary

Lease Rate:	\$7,000.00 per month (NNN)
Building Size:	12,000 SF
Available SF:	12,000 SF
Lot Size:	1.99 Acres
Year Built:	2007
Zoning:	M-1
APN:	030-088428-00.000

Property Overview

Impressive industrial building available! Constructed in 2007, this 12,000 SF structure boasts a sturdy steel frame, metal roofing, and siding. Inside, you'll find 1,800 SF of office space featuring three offices and separate restrooms, finished with drywall and laminate flooring. Above the offices, a mezzanine area provides excellent storage options. The remainder of the building is dedicated warehouse space, offering 25' column spacing, concrete floors, 3-phase electric, a 14' drive-in door, and restrooms specifically designated for the warehouse area. This property boasts a highly convenient location, offering direct access to State Route 79, State Route 16, and State Route 13.

Location Overview

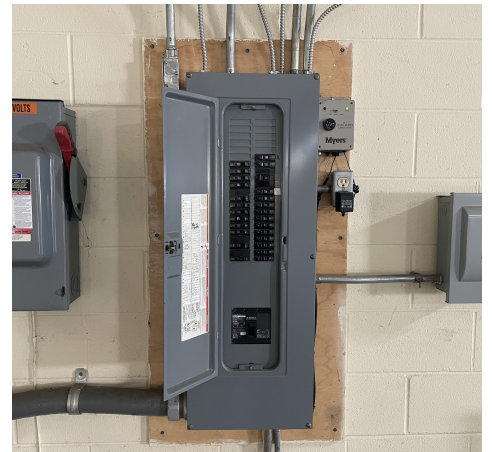
Positioned strategically along South 22nd Street to ensure ideal accessibility to State Route 79 in Heath, Ohio. State Route 79 provides convenient connections to Interstate 70 and State Route 16.





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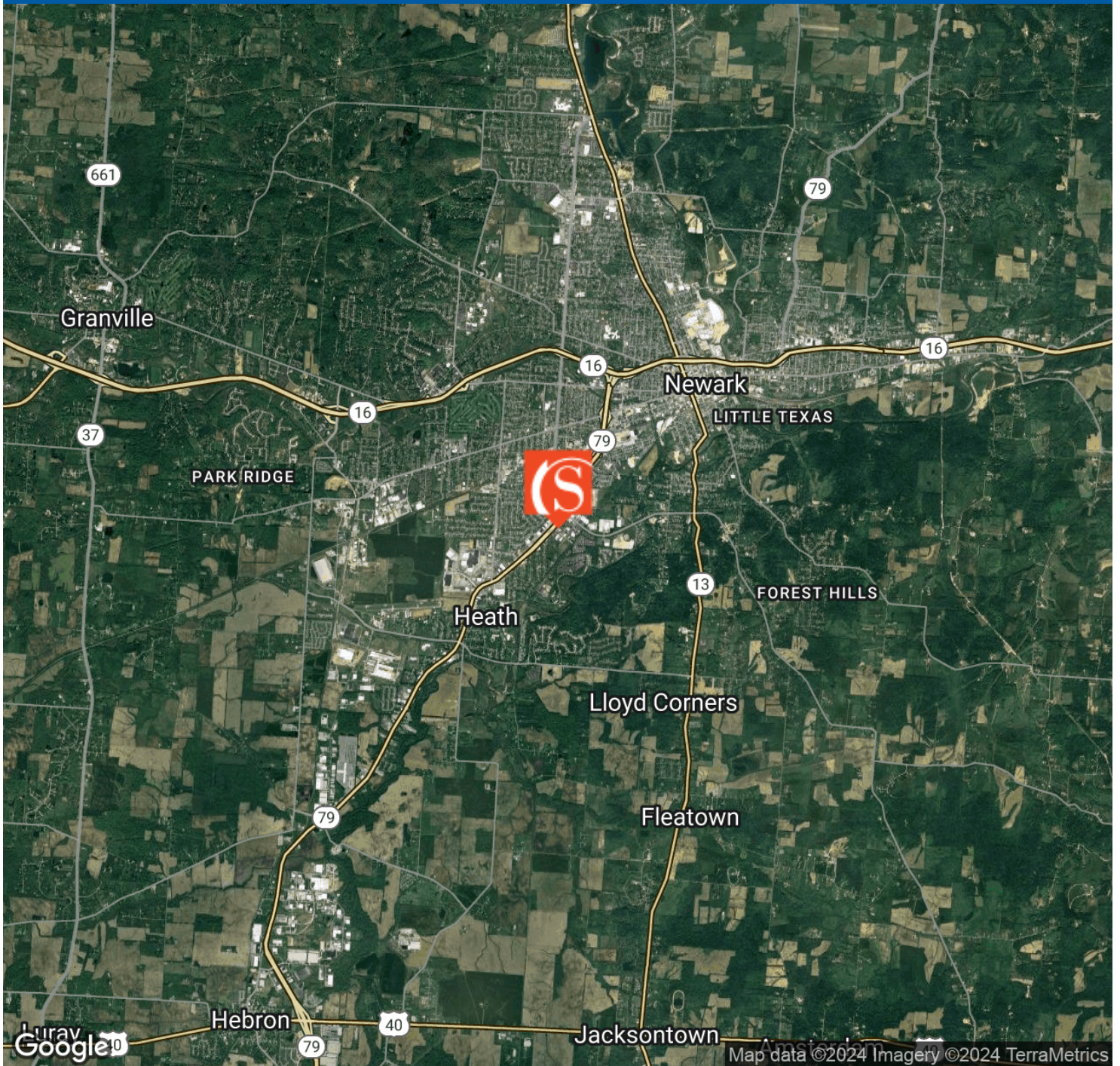
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Imagery
Google

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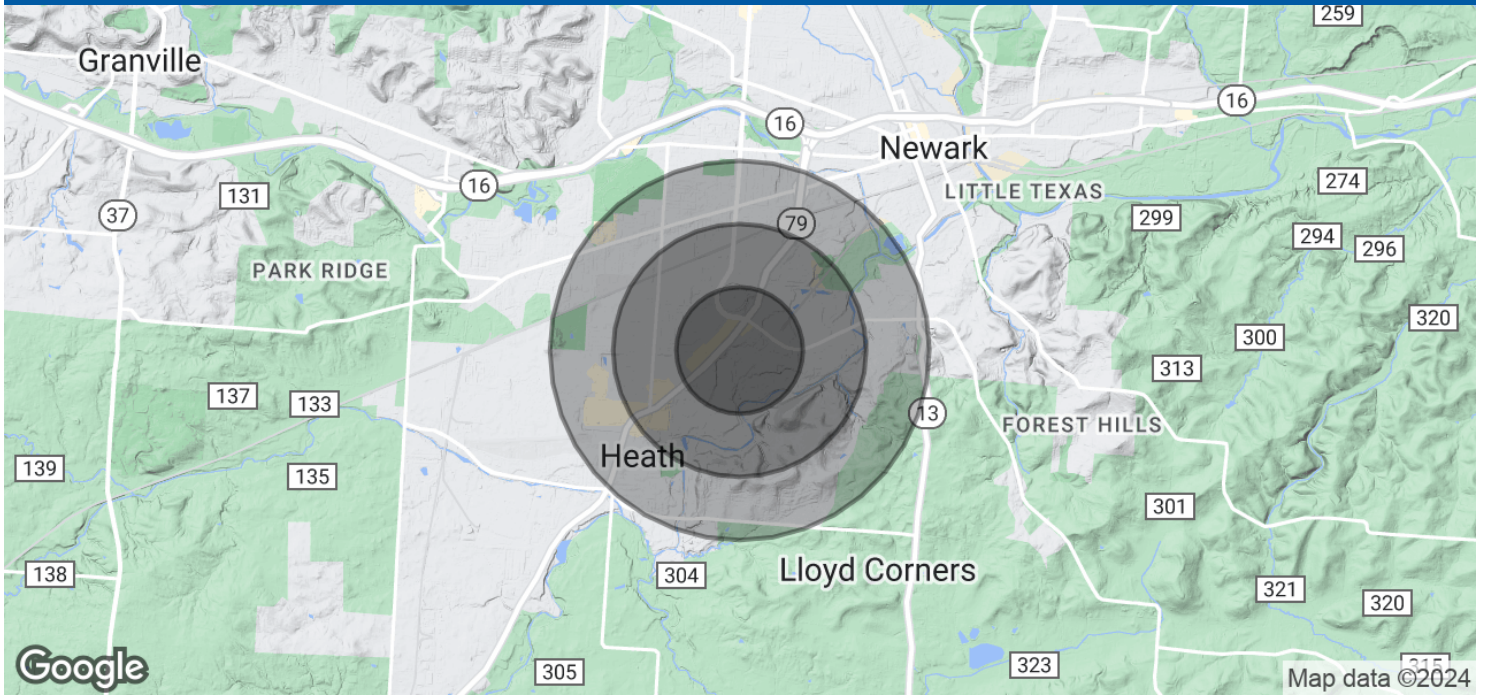
Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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Population

0.5 Miles

1 Mile

1.5 Miles

Total Population	1,651	6,476	12,636
Average Age	42.4	43.7	41.8
Average Age (Male)	38.7	41.0	40.7
Average Age (Female)	45.4	46.2	43.1

Households & Income

0.5 Miles

1 Mile

1.5 Miles

Total Households	770	3,161	5,964
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$57,191	\$49,994	\$51,925
Average House Value	\$123,559	\$114,600	\$114,307

* Demographic data derived from 2020 ACS - US Census

