

16,000 SF AVAILABLE

FLEX SPACE FOR LEASE

655 DEARBORN PARK LANE, WORTHINGTON, OHIO 43085



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

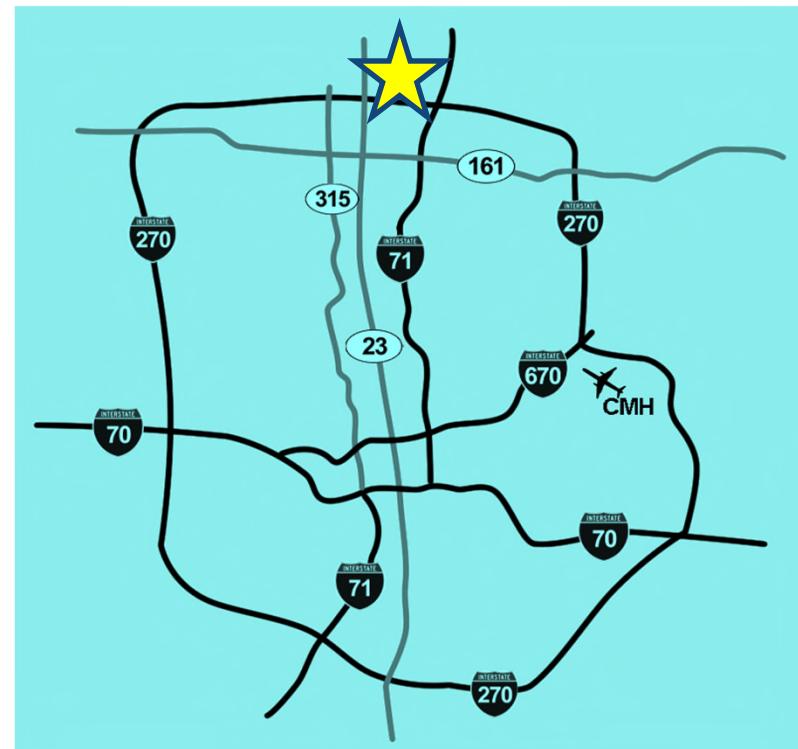
PROPERTY HIGHLIGHTS

- +/- 16,000 SF available
 - +/- 6,000 SF office
 - +/- 10,000 SF warehouse/storage
- One dock door
- Tenant signage available
- Great access to I-270 and U.S. Route 23 (six minute drivetime)
- Asking \$12.00 psf NNN

16,000 SF AVAILABLE

FLEX SPACE FOR LEASE

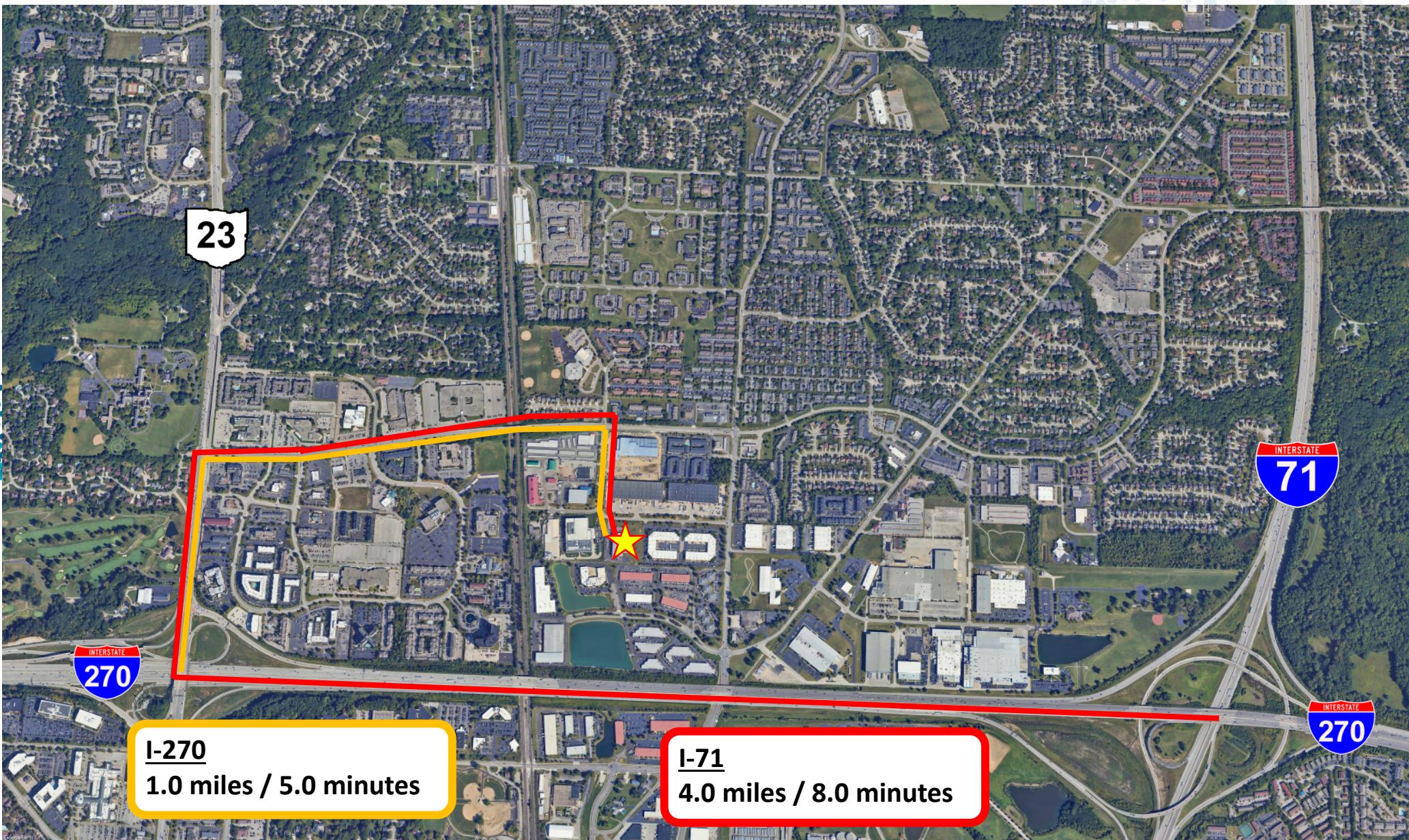
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SPECIFICATIONS

Total building area:	42,000 SF
Tenant space:	15,892 SF
Building dimensions:	210' deep
Estimated operating expenses:	\$4.35 psf
Ceiling clear height:	25'
Column spacing:	40'
Dock high door:	One
Power:	480 volt 3-phase
Floor:	Concrete slab on grade
Parking:	97 spaces

ACCESS



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AERIAL LOOKING SOUTH



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MONUMENT SIGNAGE

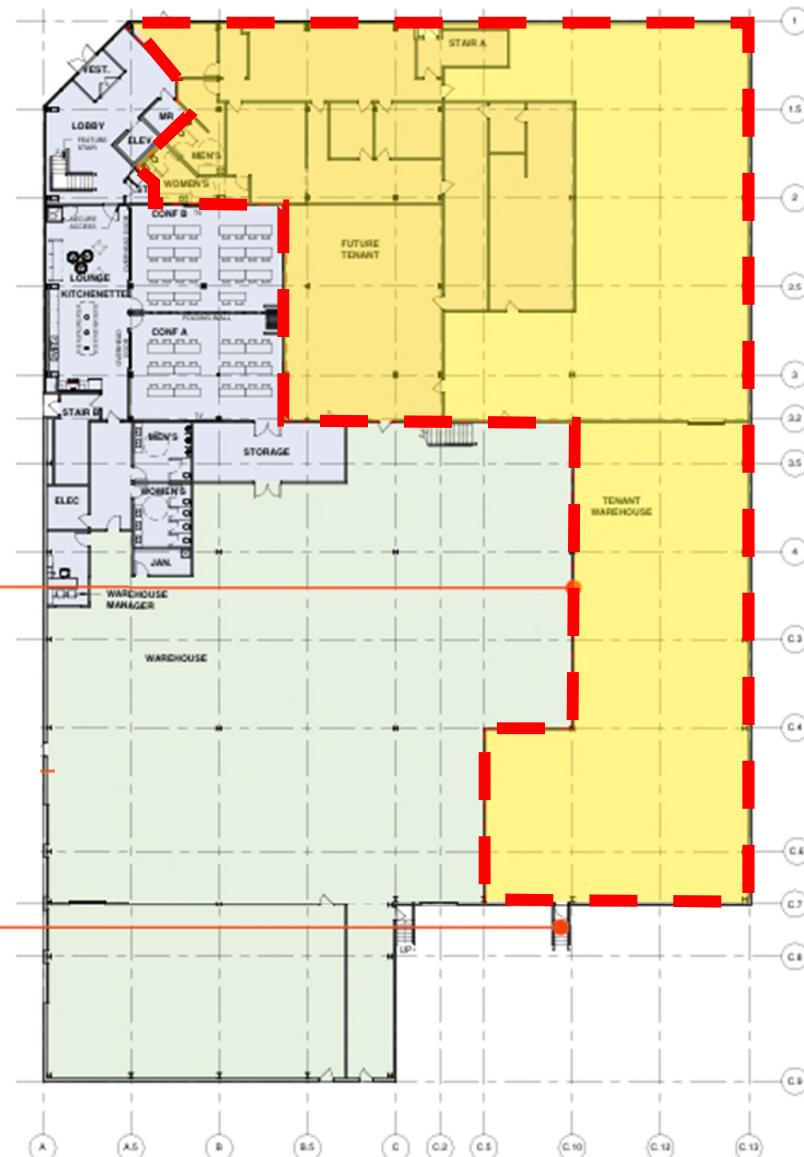


SPACE PLAN



NEW WAREHOUSE
DEMISING WALL

NEW EXTERIOR WAREHOUSE
DOOR AND STAIR FOR TENANT



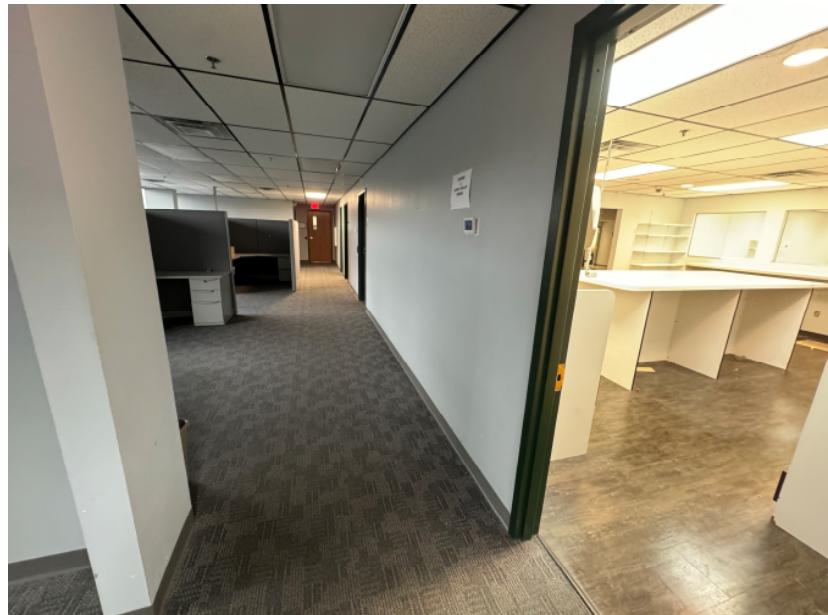
	TENANT OFFICE 5,974 SF
	TENANT WAREHOUSE 9,918 SF

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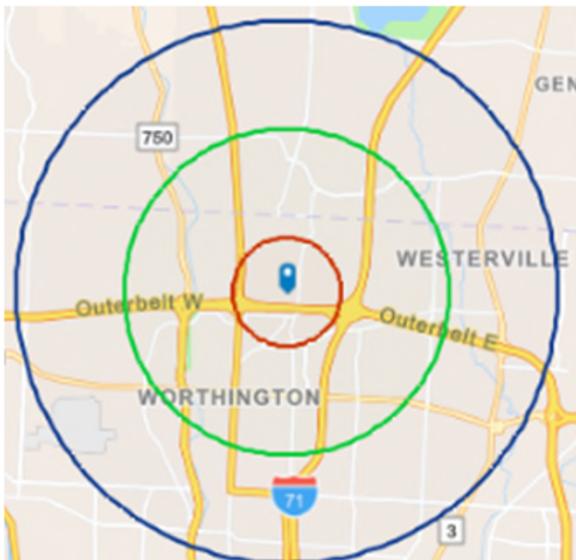
PHOTOS



PHOTOS



1-MILE RADIUS DEMOS



KEY FACTS

12,518
Population



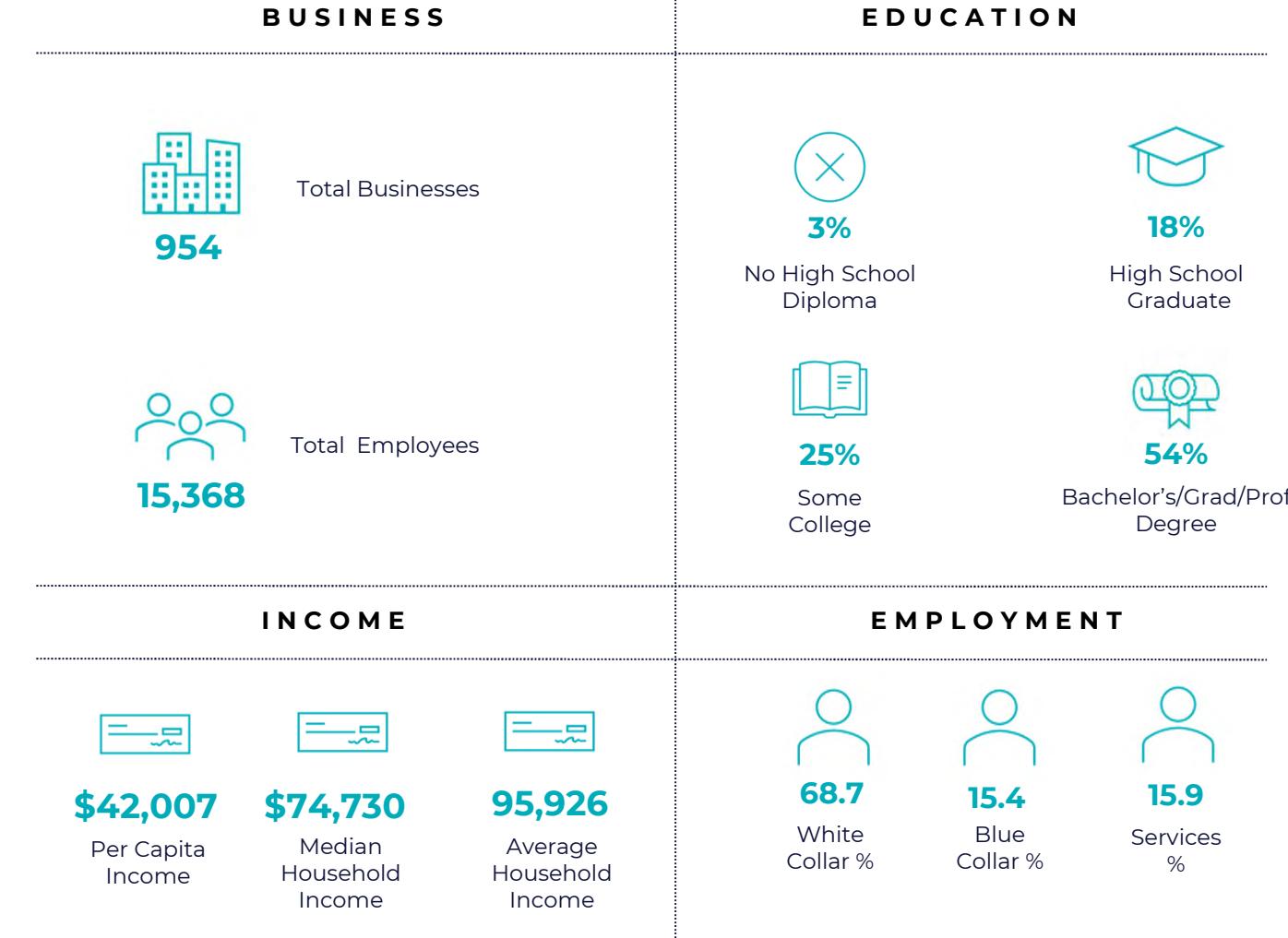
Average
Household Size

34.1

Median Age

\$74,730

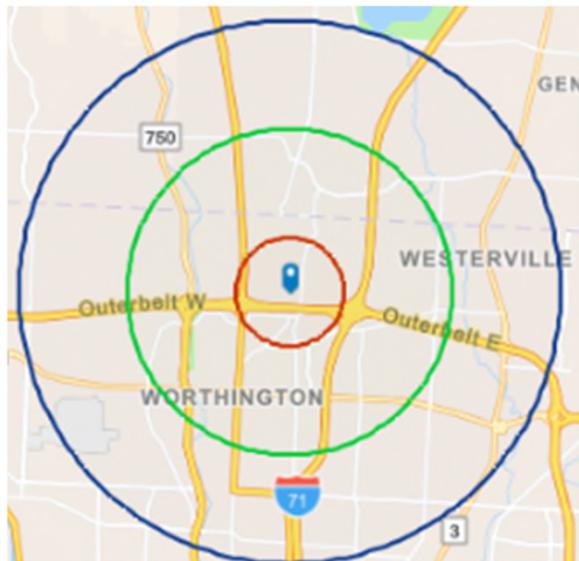
Median Household Income



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3-MILE RADIUS DEMOS



KEY FACTS

106,466

Population



Average Household Size

37.6

Median Age

\$81,287

Median Household Income

BUSINESS



4,900

Total Businesses



79,490

Total Employees

EDUCATION



4%

No High School Diploma



19%

High School Graduate



23%

Some College



54%

Bachelor's/Grad/Prof Degree

INCOME



\$46,729

Per Capita Income



\$81,287

Median Household Income



\$112,985

Average Household Income

EMPLOYMENT



70.8

White Collar %



14.0

Blue Collar %



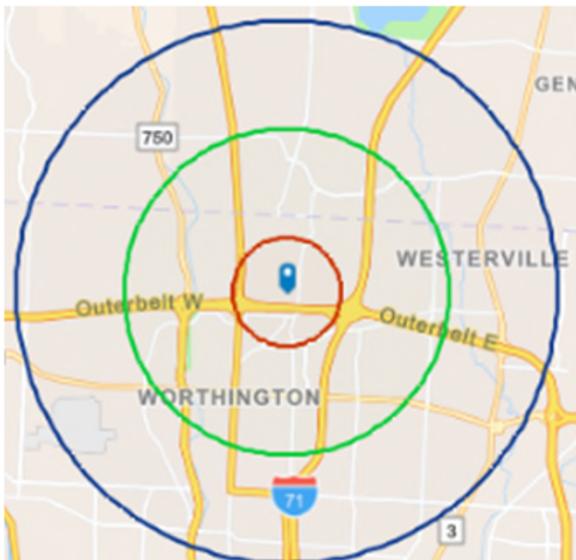
15.2

Services %

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5-MILE RADIUS DEMOS



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KEY FACTS

282,925

Population



Average Household Size

37.5

Median Age

\$79,716

Median Household Income

BUSINESS



Total Businesses

11,133



Total Employees

162,495

EDUCATION



5%

No High School Diploma



19%

High School Graduate



25%

Some College



51%

Bachelor's/Grad/Prof Degree

INCOME



\$44,962

Per Capita Income



\$79,716

Median Household Income



\$111,203

Average Household Income

EMPLOYMENT



70.5

White Collar %



15.4

Blue Collar %



14.1

Services %