

# 16,000 SF AVAILABLE

## FLEX SPACE FOR LEASE

655 DEARBORN PARK LANE, WORTHINGTON, OHIO 43085



**S. AUSTIN WATHEN** VICE PRESIDENT

MOBILE 614.679.9639 | DIRECT 614.334.7792  
AWATHEN@EQUITY.NET

**KYLE BURRIER** ADVISOR

MOBILE 614.440.9127 | DIRECT 614.334.7866  
KBURRIER@EQUITY.NET

**equity** | brokerage

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 The submission may be modified or withdrawn at any time by the property owner.

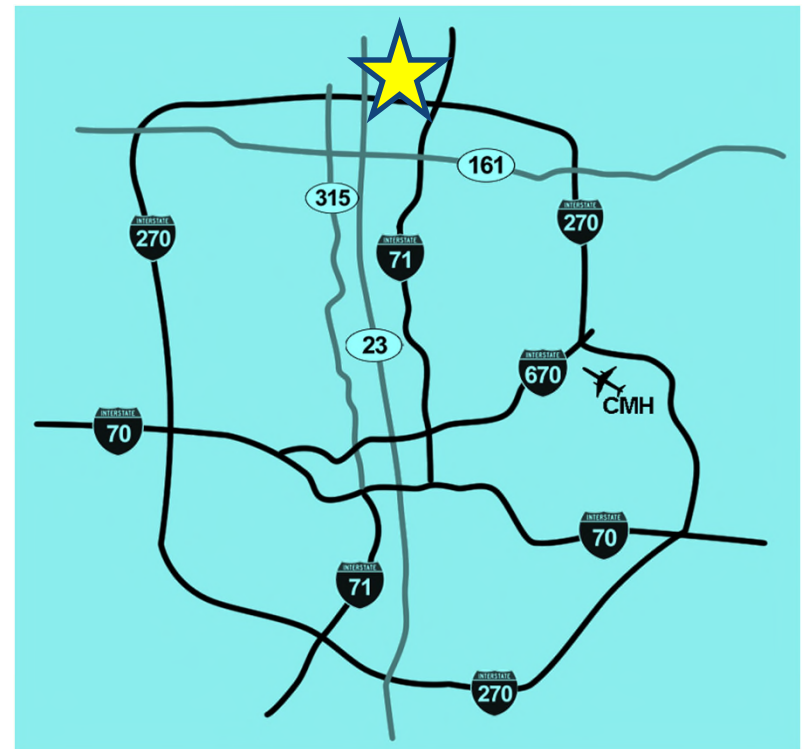
# PROPERTY HIGHLIGHTS

16,000 SF AVAILABLE

FLEX SPACE FOR LEASE

655 DEARBORN PARK LANE, WORTHINGTON, OH 43085

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

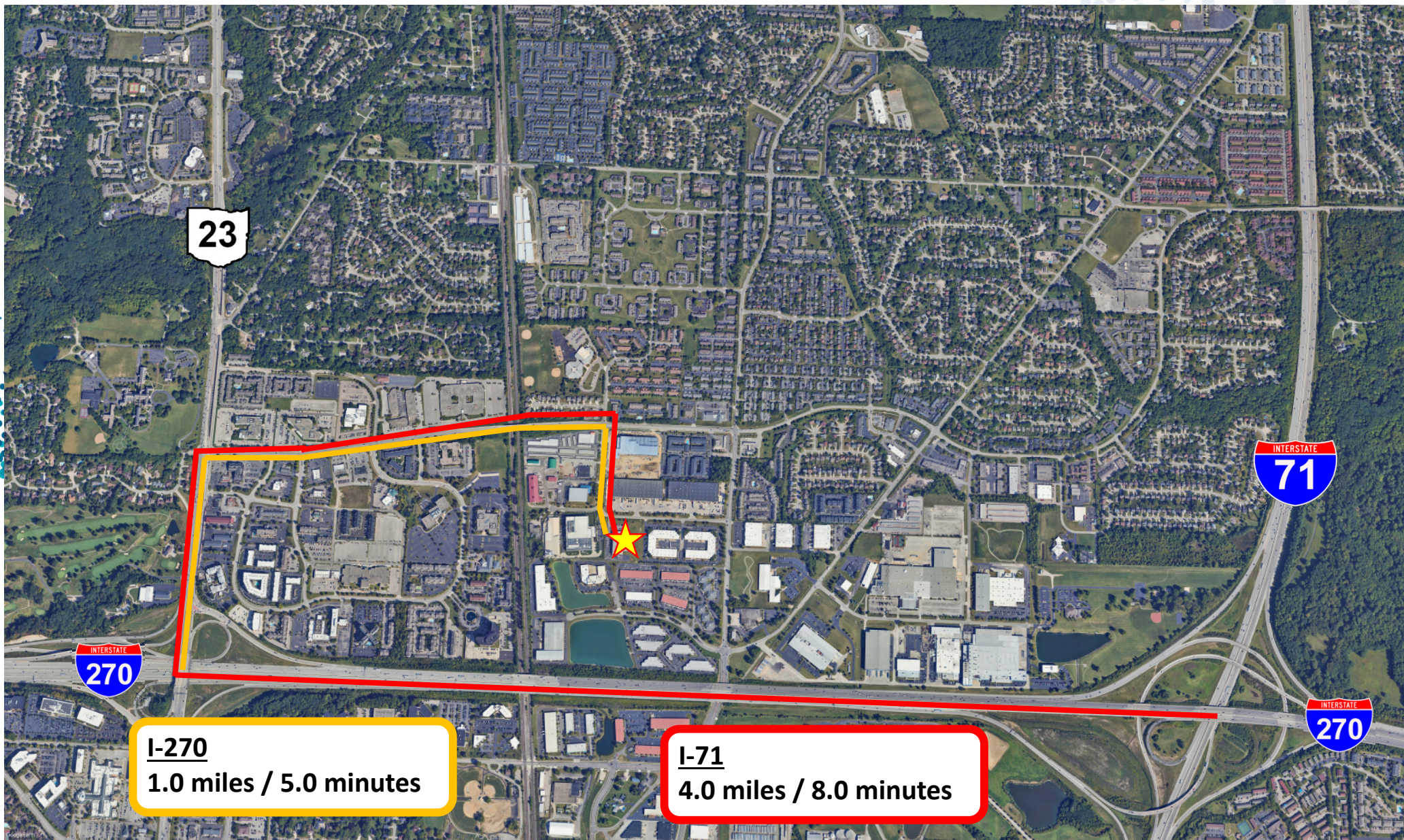


# SPECIFICATIONS

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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[www.equity.net](http://www.equity.net)

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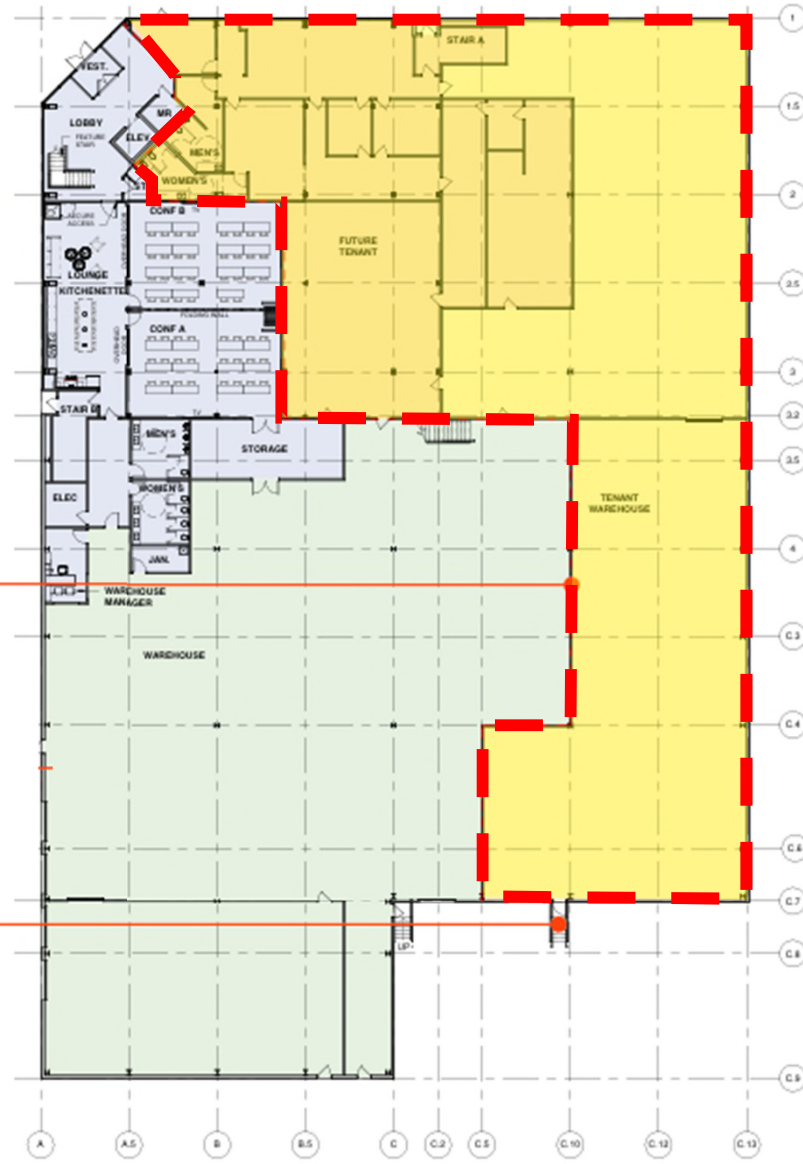


# AERIAL LOOKING SOUTH





# SPACE PLAN



**NEW WAREHOUSE  
DEMISING WALL**

**NEW EXTERIOR WAREHOUSE  
DOOR AND STAIR FOR TENANT**

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

# PHOTOS



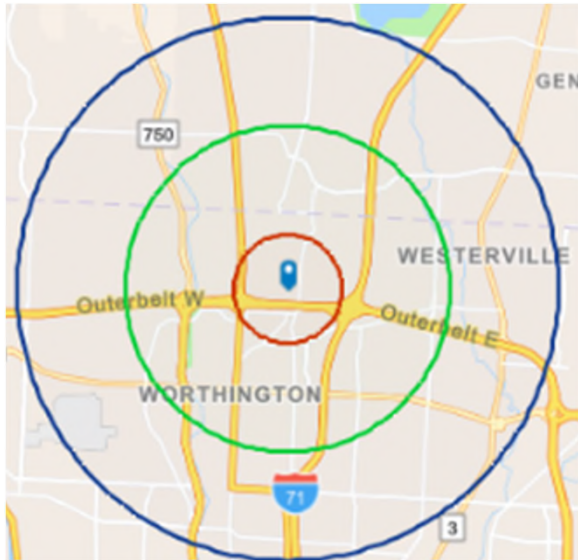


# PHOTOS





# 1-MILE RADIUS DEMOS



## KEY FACTS

**12,518**  
Population

**2.3**  
Average  
Household Size

**34.1**  
Median Age

**\$74,730**  
Median Household Income

## BUSINESS

**954**

Total Businesses

**15,368**

Total Employees

## EDUCATION

**3%**

No High School  
Diploma

**18%**

High School  
Graduate

**25%**

Some  
College

**54%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$42,007**  
Per Capita  
Income



**\$74,730**  
Median  
Household  
Income



**95,926**  
Average  
Household  
Income

## EMPLOYMENT

**68.7**  
White  
Collar %

**15.4**  
Blue  
Collar %

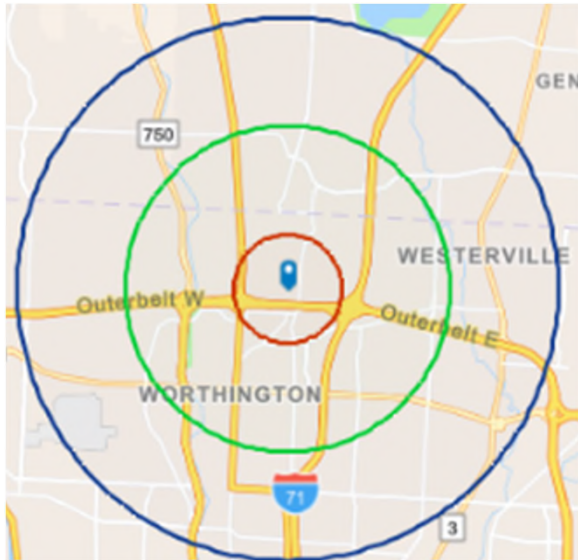
**15.9**  
Services  
%

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**106,466**  
Population

**2.4**  
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 %

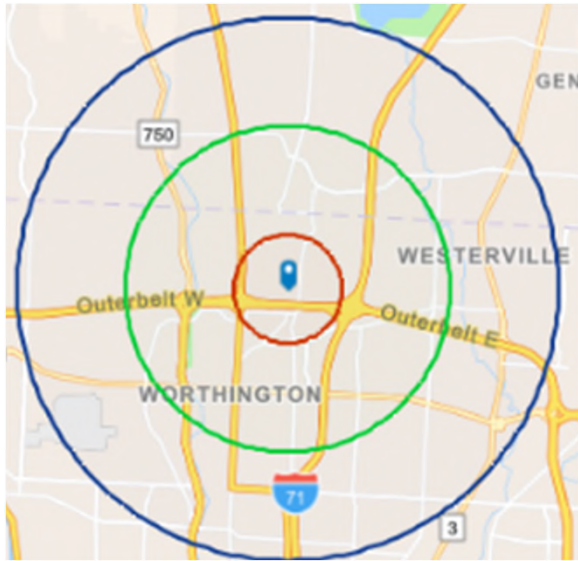
**15.2**  
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**282,925**  
Population

**2.4**  
Average  
Household Size

**37.5**  
Median Age

**\$79,716**  
Median Household Income

## BUSINESS

**11,133**

Total Businesses

**162,495**

Total Employees

## 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  
%

**equity** | brokerage

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