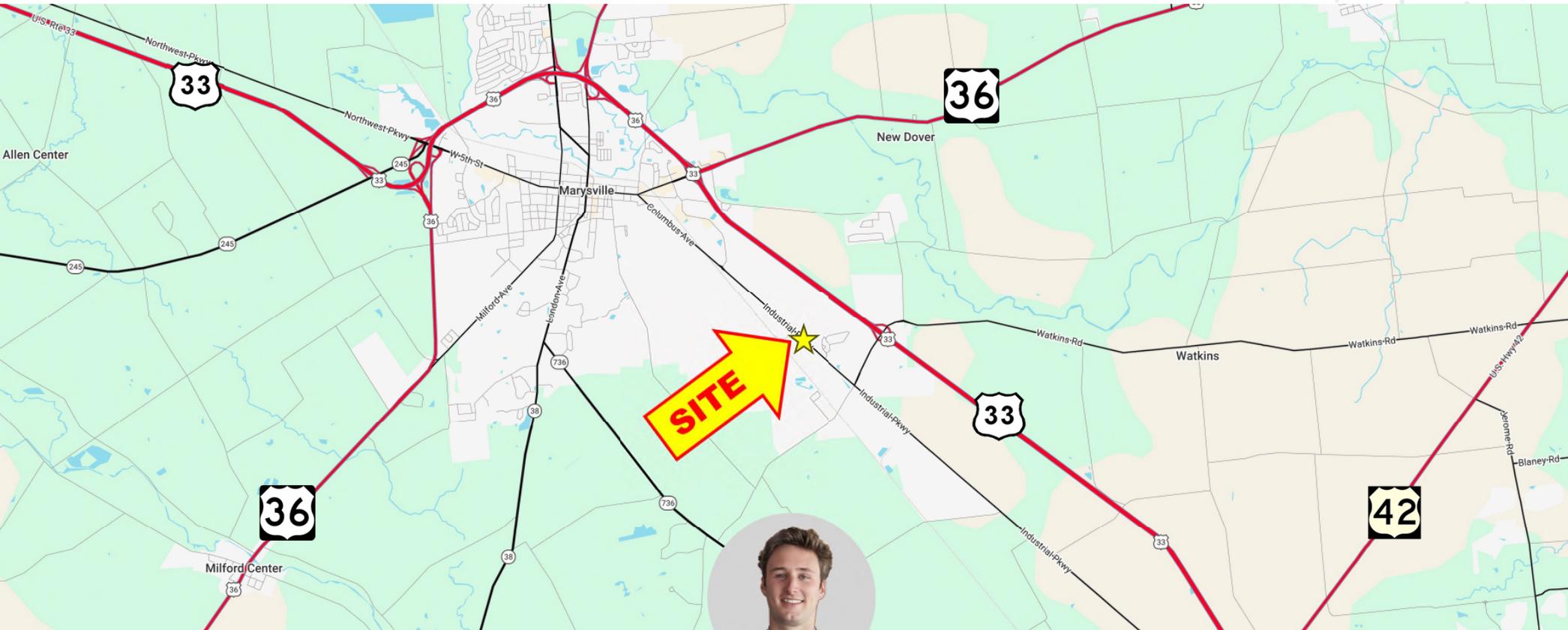


# DEVELOPMENT LAND

+/- 1.88 ACRES FOR SALE

14240 INDUSTRIAL PARKWAY, MARYSVILLE, OHIO 43040



NOAH HEATH ADVISOR

MOBILE 614.949.9876 | DIRECT 614.334.7783

NHEATH@EQUITY.NET

**equity** | brokerage

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# PROPERTY HIGHLIGHTS

## DEVELOPMENT LAND

+/- 1.88 ACRES FOR SALE

14240 INDUSTRIAL PARKWAY, MARYSVILLE, OH 43040

- +/- 1.89 acres
- Zoning: Manufacturing/Innovation District
- Great warehouse/flex development opportunity
- 392' frontage on Industrial Parkway
- Near Scotts Miracle Grow campus
- Parcel number 29-0023071.0000
- Quick access to US-33 via Scotts Lawn Road



# PARCEL AERIAL



# SITE CONCEPT PLAN



# ZONING

## DISTRICT USES

### V. PERMITTED USES:

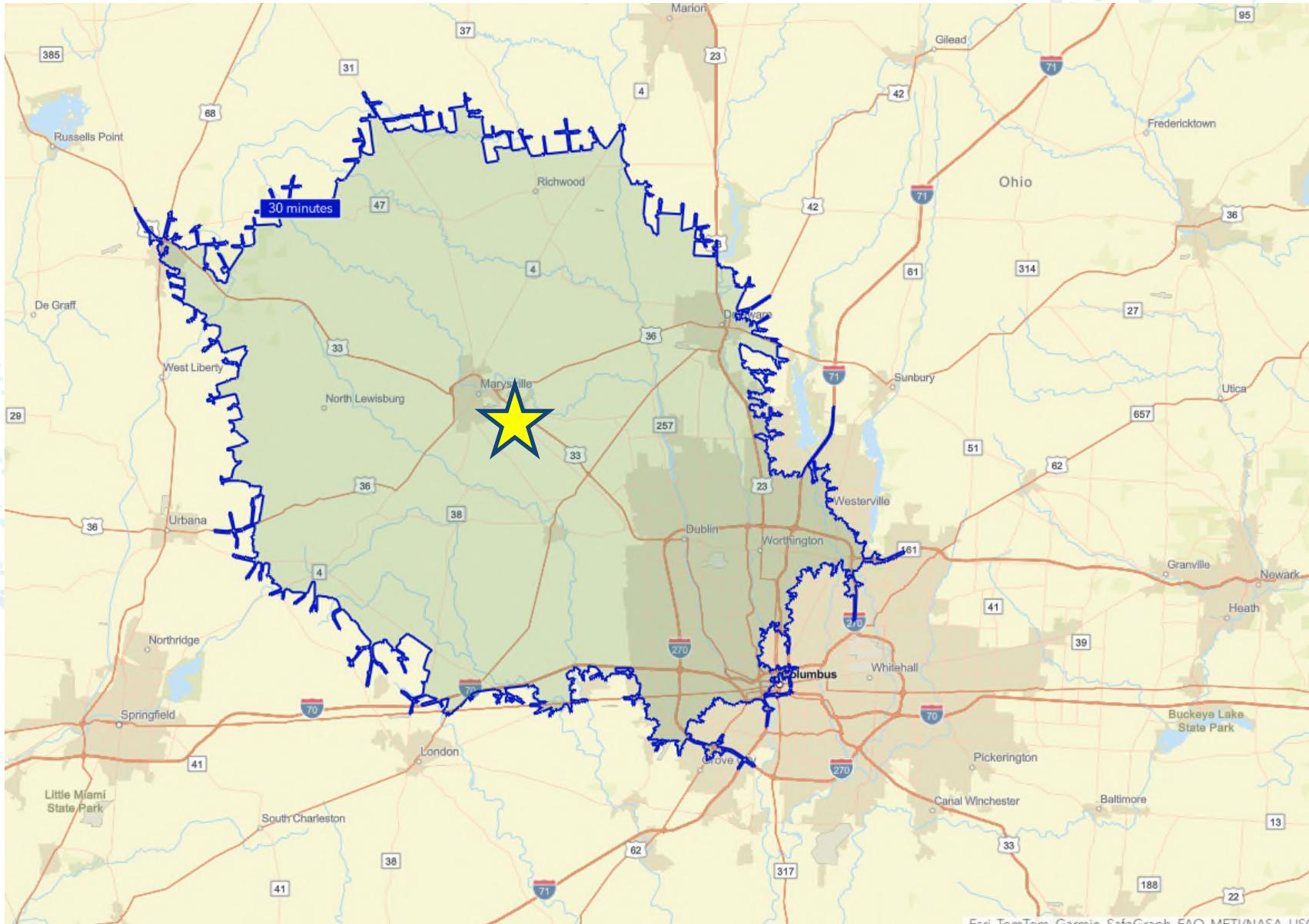
- Artisan Workshop
- Building Materials and Hardware (Retail)
- Commercial and Industrial Equipment and Machinery Sales, Rental, Leasing and Repair
- Commercial Printing and Publishing
- Contractor Offices
- Essential Public Services and Utilities
- Laboratory Research Facility
- Manufacturing, General
- Nursery
- Professional Offices
- School College or University, Vocation and Technical, Trade or Business
- Vehicle Body Shop
- Vehicle Sales, Rental and Lease Excluding Body Work
- Vehicle Service and Repair Facility
- Veterinarian Animal Hospital and/or Animal Clinic (outside kennels)
- Warehousing, Private/Public
- Wholesale and Distribution
- Wireless Telecommunications Antenna, Facility, and/or Tower

# ZONING

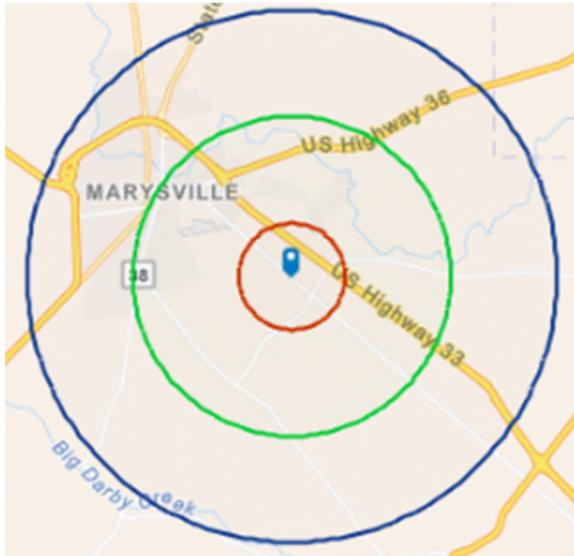
VI. CONDITIONAL USES:

- Adult Use Cannabis Cultivation Facility
- Adult Use Cannabis Processing Facility
- Biomedical Waste Sterilization Facility (Autoclaving Only)
- Extended Stay Hotel
- Ground Passenger Dispatch Facility
- Medical Marijuana Cultivation Facility
- Medical Marijuana Processing Facility
- Warehousing, Personal Storage/Mini

# 30-MINUTE DRIVETIME



# 1-MILE RADIUS DEMOS



## KEY FACTS

**913**  
Population

**2.1**  
Average  
Household Size

**37.9**  
Median Age

**\$58,606**  
Median Household Income

## BUSINESS

**35**

Total Businesses

**456**

Total Employees

## EDUCATION

**7%**

No High School  
Diploma

**33%**

High School  
Graduate

**34%**

Some  
College

**26%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$33,749**

Per Capita  
Income



**\$58,606**

Median  
Household  
Income



**\$75,487**

Average  
Household  
Income

## EMPLOYMENT



**59.3**  
White  
Collar %



**28.9**  
Blue  
Collar %

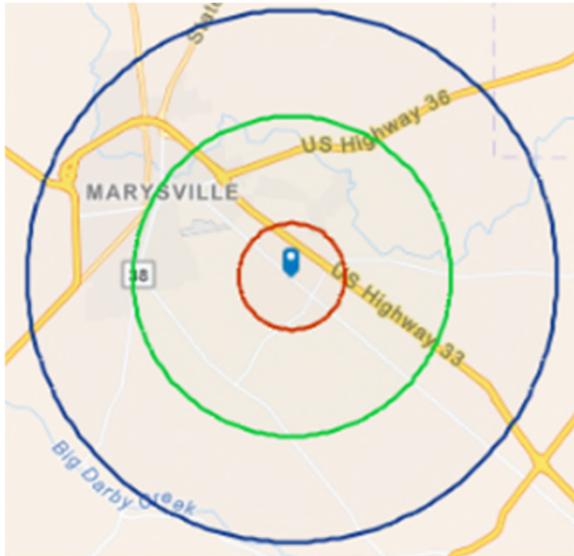


**11.6**  
Services  
%

**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**10,233**  
Population

**2.4**  
Average  
Household Size

**37.9**  
Median Age

**\$75,599**  
Median Household Income

## BUSINESS



Total Businesses

**574**



Total Employees

**8,427**

## EDUCATION



**6%**

No High School  
Diploma



**34%**

High School  
Graduate



**30%**

Some  
College



**30%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$33,534**

Per Capita  
Income



**\$75,599**

Median  
Household  
Income



**\$90,974**

Average  
Household  
Income

## EMPLOYMENT



**60.8**

White  
Collar %



**26.6**

Blue  
Collar %



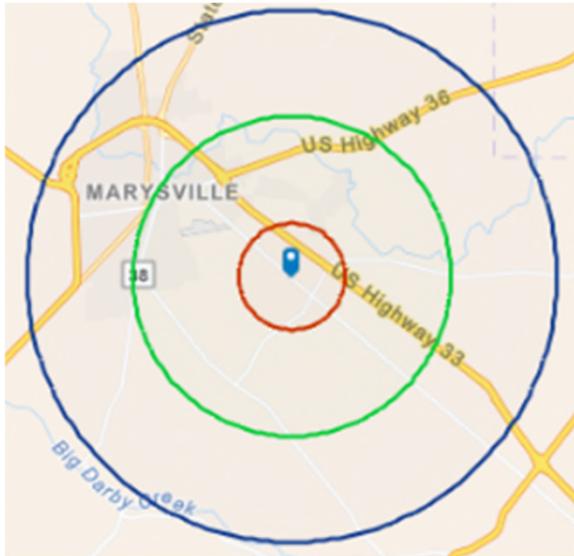
**12.6**

Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**32,950**  
Population

**2.5**  
Average  
Household Size

**37.5**  
Median Age

**\$86,459**  
Median Household Income

## BUSINESS

**970**

Total Businesses

**13,022**

Total Employees

## EDUCATION

**6%**

No High School  
Diploma

**31%**

High School  
Graduate

**30%**

Some  
College

**33%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$39,288**

Per Capita  
Income



**\$86,459**

Median  
Household  
Income



**\$109,248**

Average  
Household  
Income

## EMPLOYMENT



**66.7**

White  
Collar %



**23.6**

Blue  
Collar %



**9.8**

Services  
%

**equity** | brokerage

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