

8520 COUNTY ROAD HJ  
DELTA, OH 43515

INDUSTRIAL BUILDING FOR LEASE  
10,000 – 20,000 Square Feet Available



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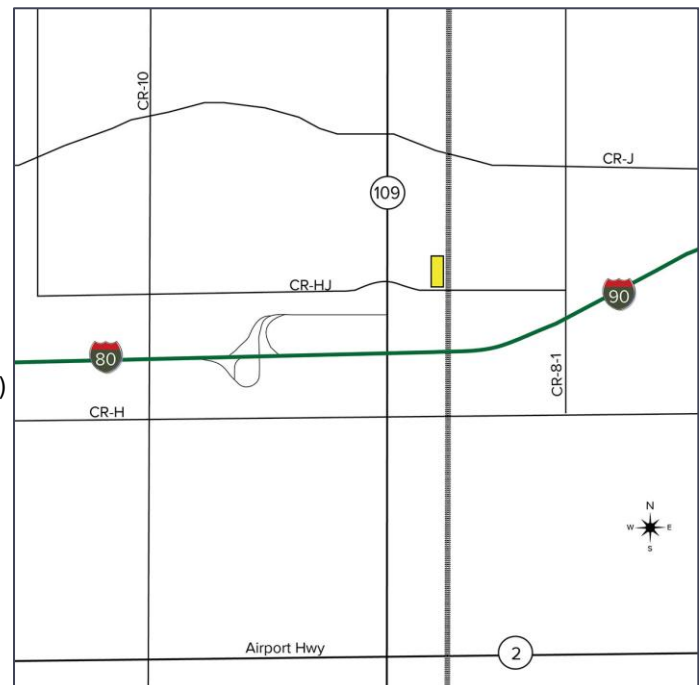
FULL-SERVICE COMMERCIAL REAL ESTATE

**BRAND NEW FLEX WITH DOCKS**



## GENERAL INFORMATION

Lease Rate:	\$8.00/SF NNN
Available Space:	10,000 – 20,000 ± SF
Building Size:	20,000 SF
Number of Stories:	1
Year Constructed:	Available Q2 2026
Condition:	New construction
Acreage:	4 AC (per Fulton County Auditor)
Land Dimensions:	Approx. 192' wide x 841' deep (irregular)
Closest Cross Street:	County Road H
County:	Fulton 19 (Pike)
Zoning:	Unzoned
Parking:	Ample
Curb Cuts:	1
Street:	2 lane, 2 way



For more information, please contact:

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### BUILDING SPECIFICATIONS

Office Space:	850 ± sf (negotiable)
Shop Space:	9,150 sf
Exterior Walls:	Steel
Structural System:	Steel – clear span
Roof:	Standing seam
Floors/Coverings:	6" concrete
Ceiling Height:	17'
Lighting:	LED
Heating:	GF Air
Air Conditioning:	Central AC in office
Power:	200 amp 120/240v 3 phase
Security System:	At tenant's request
Restrooms:	2 total, 1 per bay
Overhead Doors:	2 – 14'
Truck Well/Dock:	2 – 8' x 8'
Sprinklers:	No
Signage:	Negotiable
Floor Drains:	No

### 2025 REAL ESTATE TAXES

Parcel Number:	20-041088-00.000
Total Annual Taxes:	TBD

### LEASE DETAILS

Term:	Minimum of 5 years
Security Deposit:	Negotiable (based on credit)
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	NNN Charges – estimated as \$1.50 to \$2.00 per year for 2026.

### BUILDING INFORMATION

Occupant:	Vacant
Occupancy Date:	Q2 2026
Sign on Property:	Yes
Showing Instructions:	Contact brokers

### UTILITIES

Electric:	Tri-County Electric
Gas:	Ohio Gas Company
Water:	Well
Sanitary Sewer:	Septic
Storm Sewer:	Ditch

### Businesses Near Site:

Nature Fresh Farms, a commercial greenhouse operation  
North Star Steel/BlueScope Steel, a mini steel mill  
Worthington Industries, a steel processing company  
BlueScope Recycling, a scrap metal recycler  
Fulton County Processing (FCP), a steel processing company

### Comments:

- Brand new construction industrial/flex building located right off I-80/90 exit #39 (Gate 3B) (toll free exit/entrance)
- Rare flex space available with 2 – 4 loading docks
- Building can be divided into two units - 10,000 sf each unit
- Lay down yard/outdoor storage available

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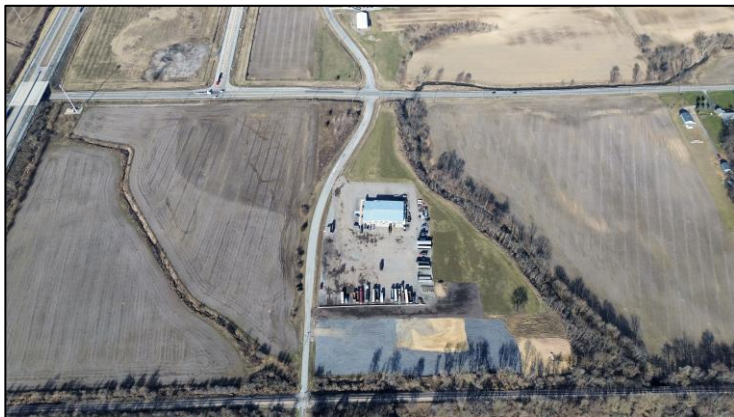
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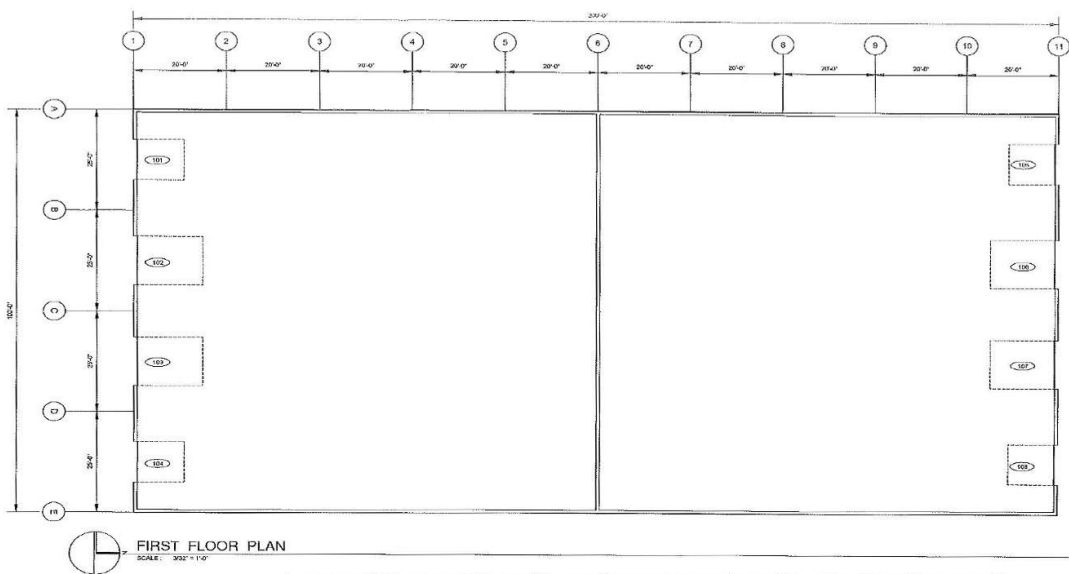
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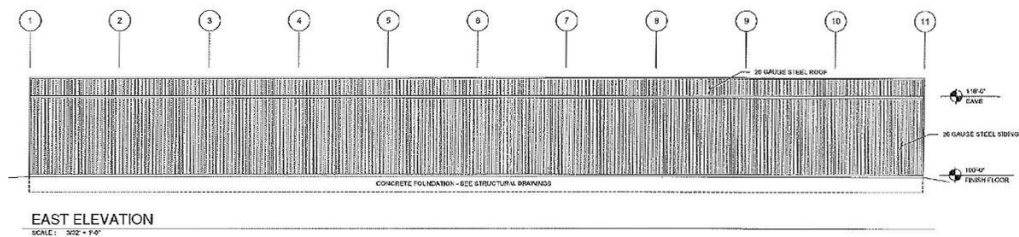
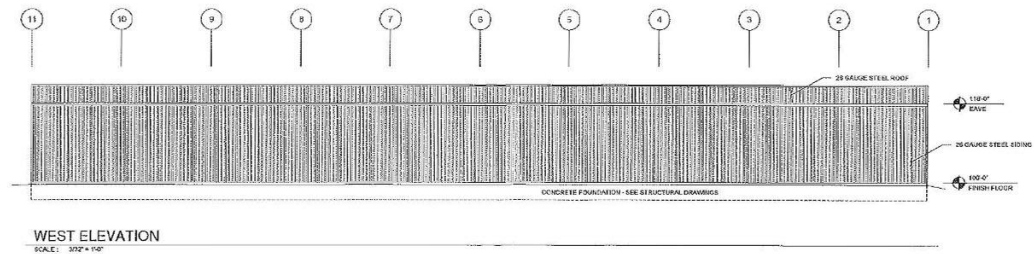
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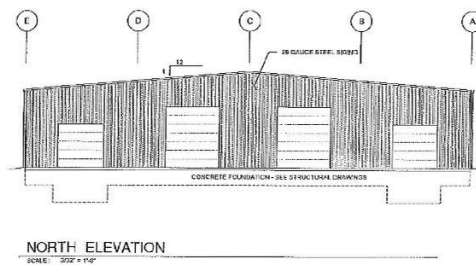
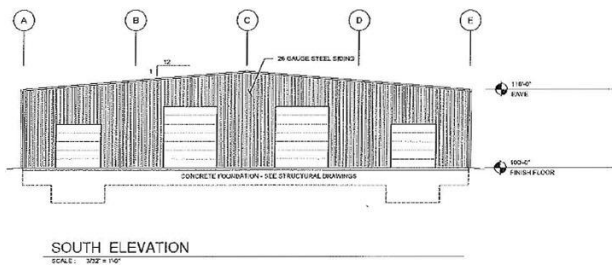
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KIRKLAND & SOROKO ARCHITECTS  
DESIGN & RECORD PER IBC



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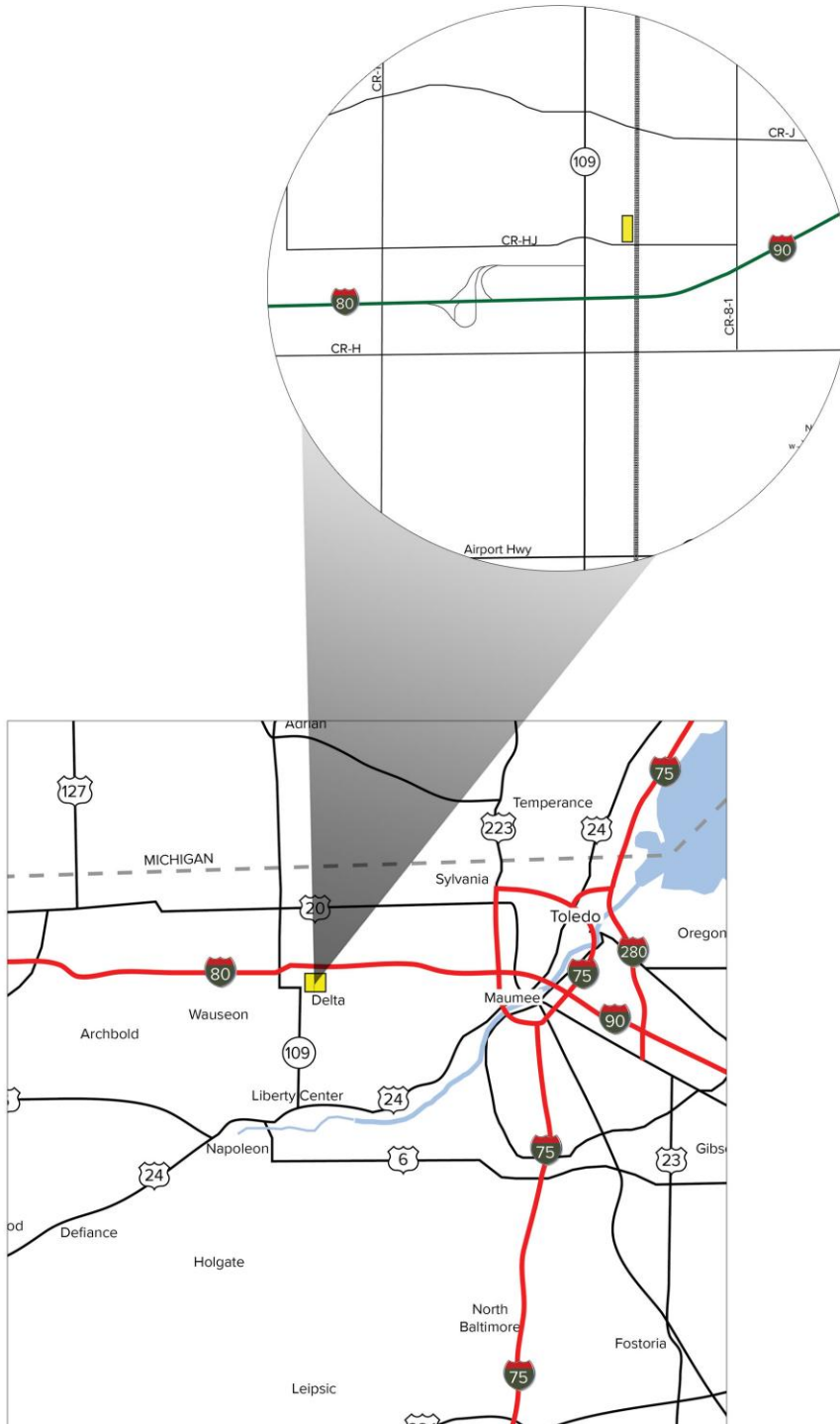
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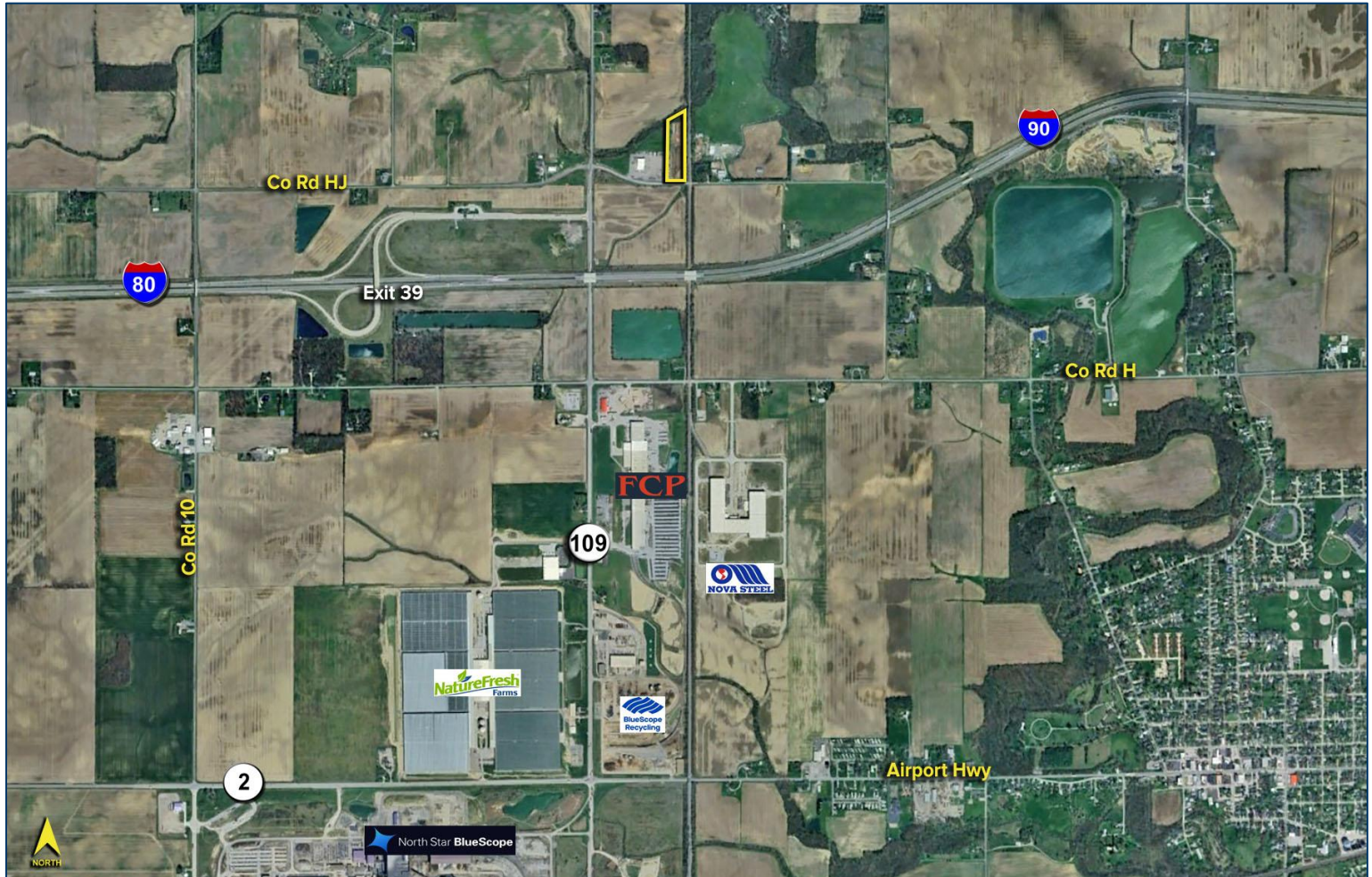
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### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	158	\$109,665
3 MILE	4,481	\$80,659
5 MILE	7,636	\$86,138

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