

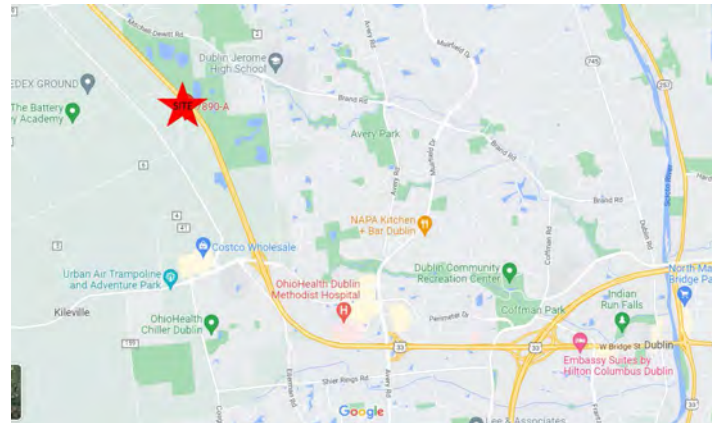
FLEX WAREHOUSE FOR LEASE

7950 Corporate Blvd. Plain City, OH 43064

BEDROCK GROUP



- **LEASE RATE:** \$10.99 PSF NNN
- **Operating Costs:** \$TBD PSF Date
- **Available:** Currently Vacant
- **Tenant Improvement Allowance:** TBD
- **Building:** 27,212+ SF (Office Area +/- 15,198 SF)
- **Area Sizes:** Warehouse Area: +/- 12,014 SF, Office Area: +/- 15,198 SF
Highbay Out Building Size: +/- 1,625 SF
- **Site Size:** 2.77 acres, (Fenced Outdoor Storage area +/- 0.66 Acres)
- **Docks:** No docks (Potentially able to add)
- **Drive-Ins:** 1 - 18' x 14' doors
- **Year Built:** 2002 (conventional steel construction)
- **Clear Height:** +/- 15'-6" Warehouse, 11' Office
- **Parking:** +/- 88 parking spots
- **Roof:** White membrane roof
- **Column Spacing:** 30' x 50' Warehouse, Office clearspan (*less*) 1 column
- **Electrical Service:** 500 Kva 600 amp 480/277 3-Phase
150 Kva 400 amp 120/208 3- Phase
150 Kva 400 amp 120/208 3- Phase
- **Term:** 7 year minimum



PROPERTY OVERVIEW

R&D Flex Warehouse for lease in the Industrial Parkway corridor in Jerome Township. Union County, Ohio. This Property is located in the Foreign Trade Zone.

PROPERTY HIGHLIGHTS

- Airconditioned Warehouse space
- +/- 0.66 Acres of Fenced/Screened Outdoor storage on concrete surface.
- Great Access and has visibility from Rt. 33
- Class A Office space with adjoining warehouse space.
- +/- 88 Parking Spots
- Monument Signage

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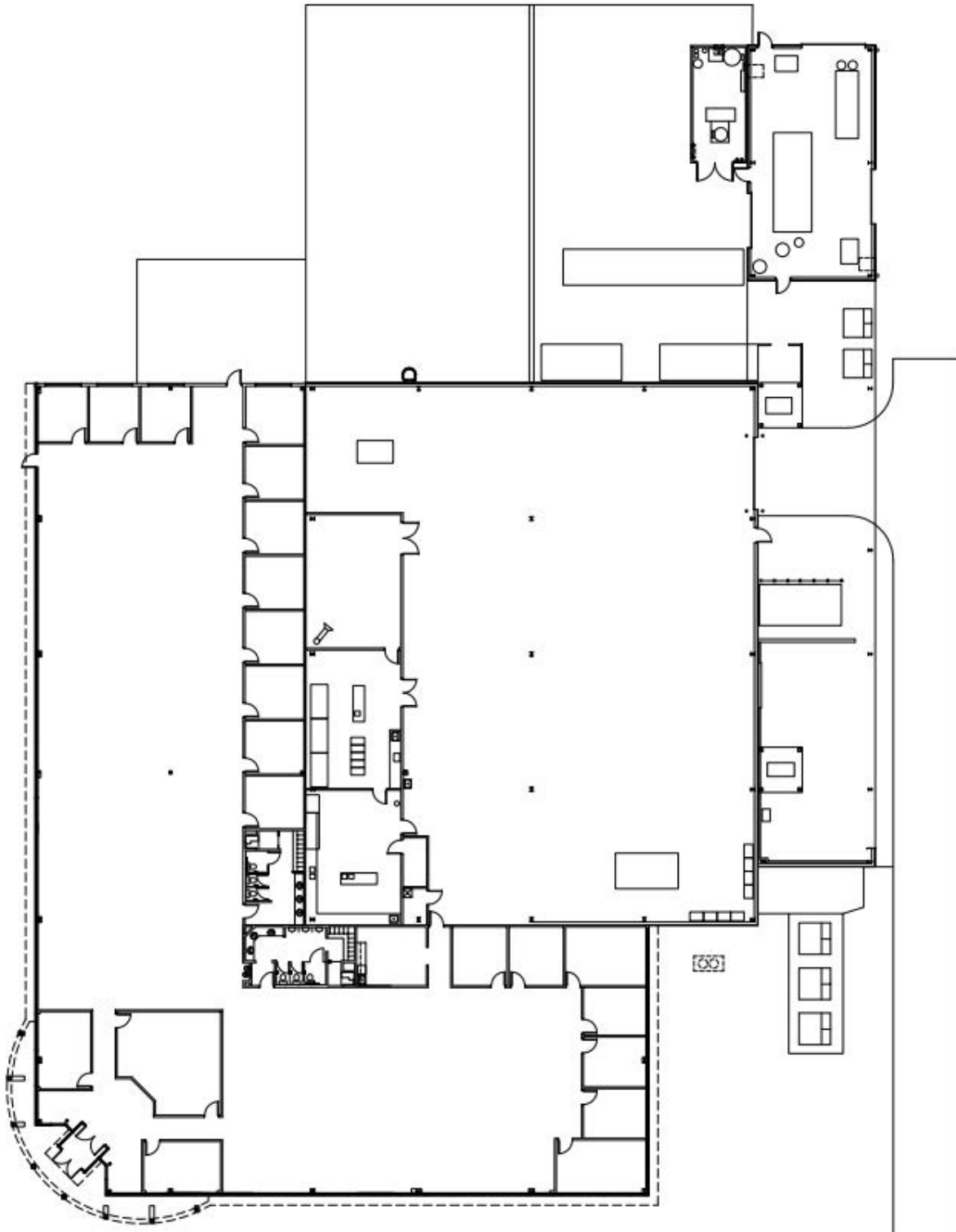
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www.bedrockgroupre.com

Floor Plan

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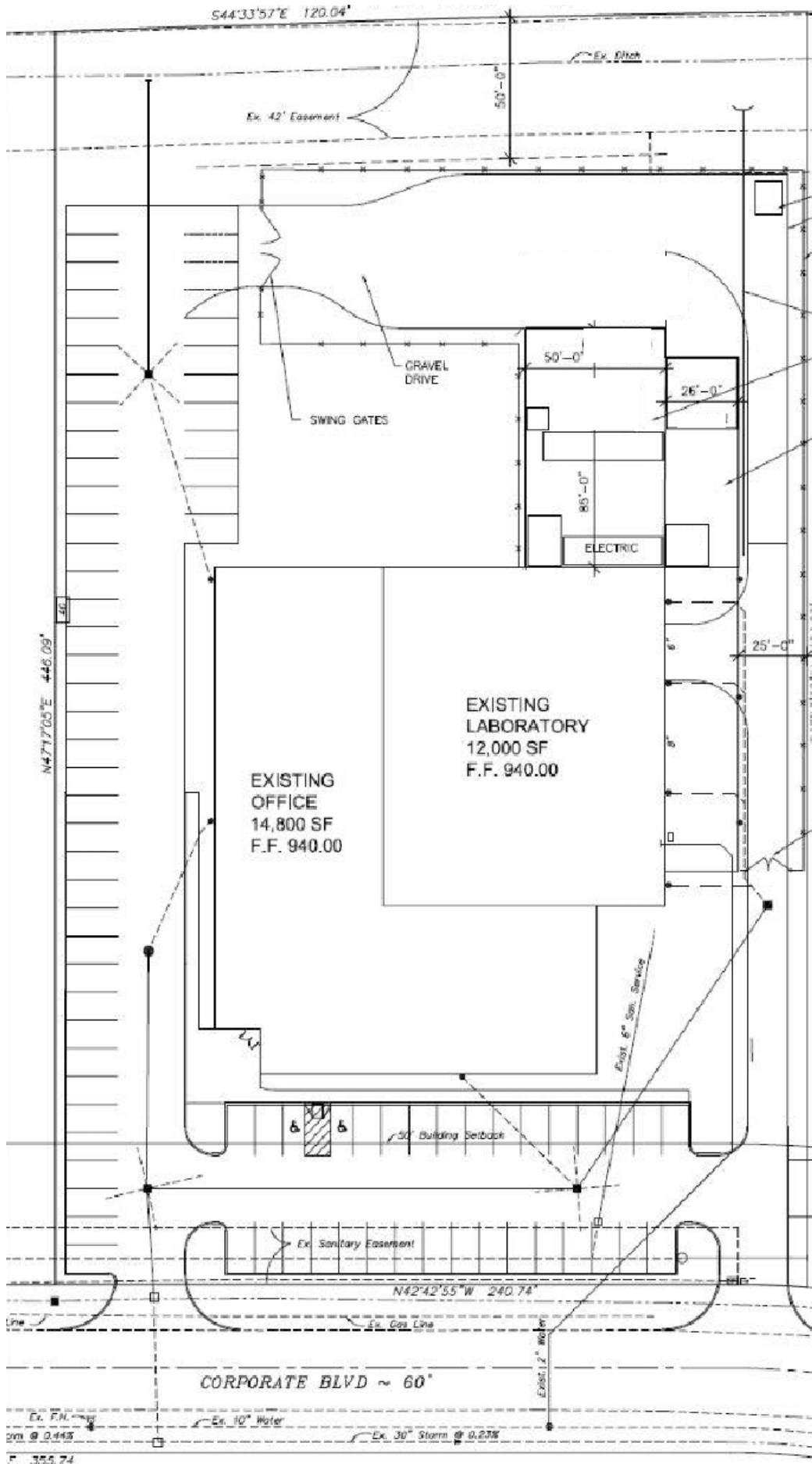
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Site Plan

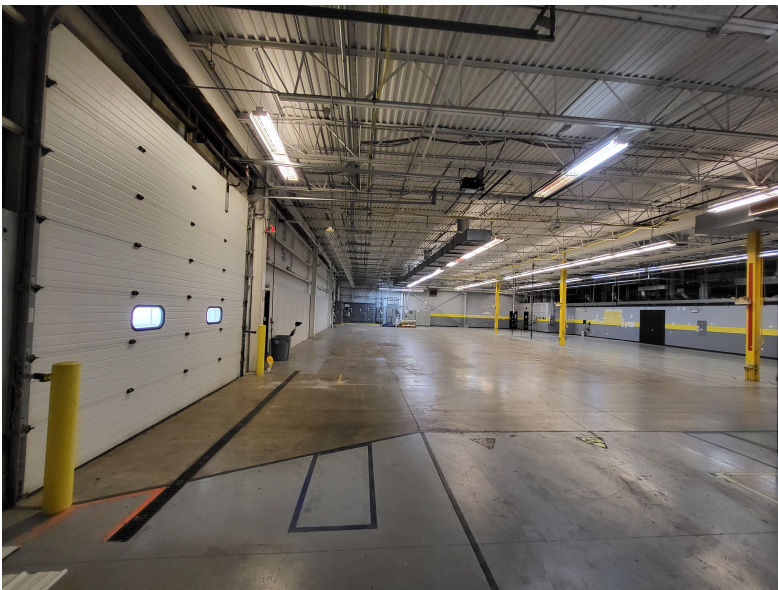
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Interior Photos

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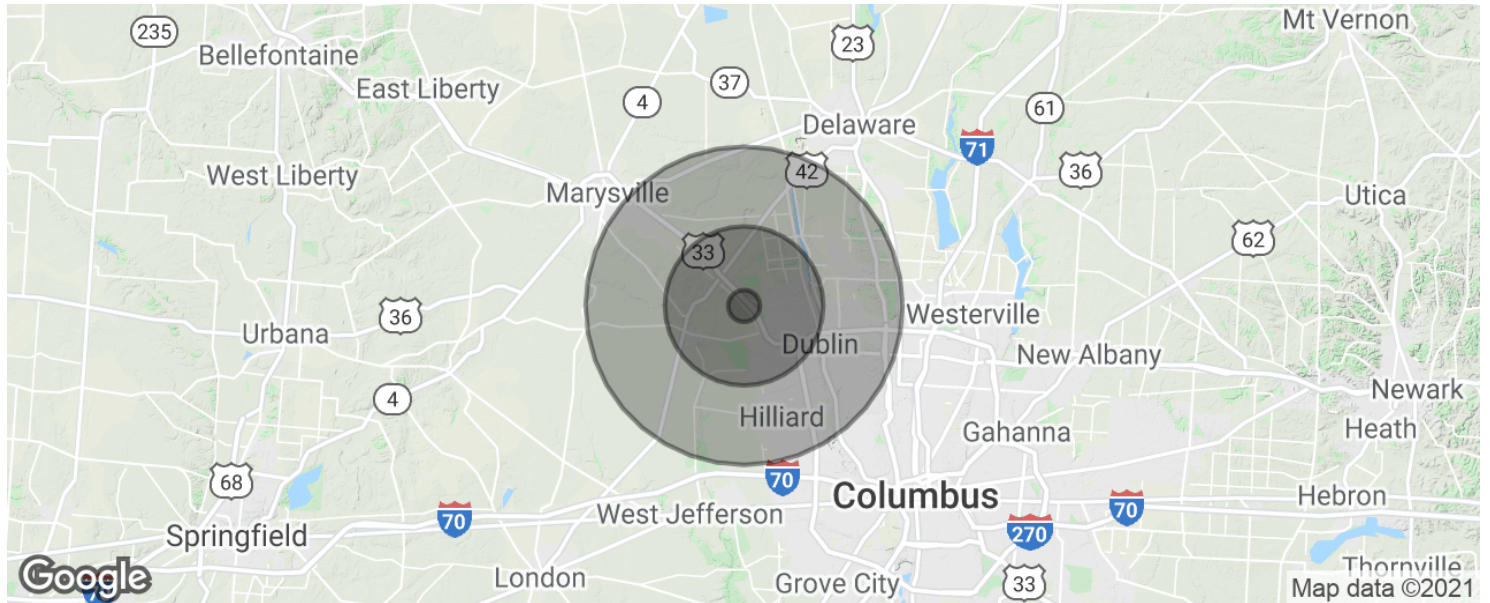
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WAREHOUSE FOR LEASE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	540	44,837	239,499
Median age	36.7	36.7	35.5
Median age (Male)	36.0	36.2	34.8
Median age (Female)	39.2	37.1	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	180	16,288	92,286
# of persons per HH	3.0	2.8	2.6
Average HH income	\$116,733	\$125,767	\$100,689
Average house value	\$394,871	\$352,336	\$289,735

* Demographic data derived from 2010 US Census

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