



# 211 Montgomery Avenue

Newark, OH 43055



## Offering Summary

Lease Rate:	\$8.00 SF/yr (Gross)
Building Size:	6,000 SF
Available SF:	1,200 SF
Lot Size:	0.3 Acres
Year Built:	1999
Zoning:	Limited Industrial
APN:	054-196104-00.001

## Property Overview

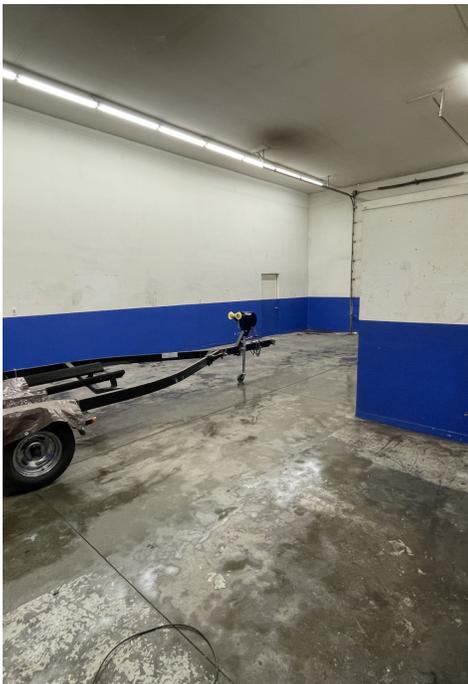
Now available: a versatile 1,200 SF flex/warehouse space ideal for small businesses, contractors, or light industrial users. Featuring a 14-foot overhead garage door for efficient loading and unloading. The unit also includes a private office and restroom to support your team's needs. Office area is air-conditioned for year-round comfort, while the warehouse space is heated with efficient gas heat. Perfectly suited for storage, light manufacturing, or service operations, this clean and well-maintained space offers the adaptability to support a wide range of business uses. Don't miss the chance to lease in a convenient and accessible location.





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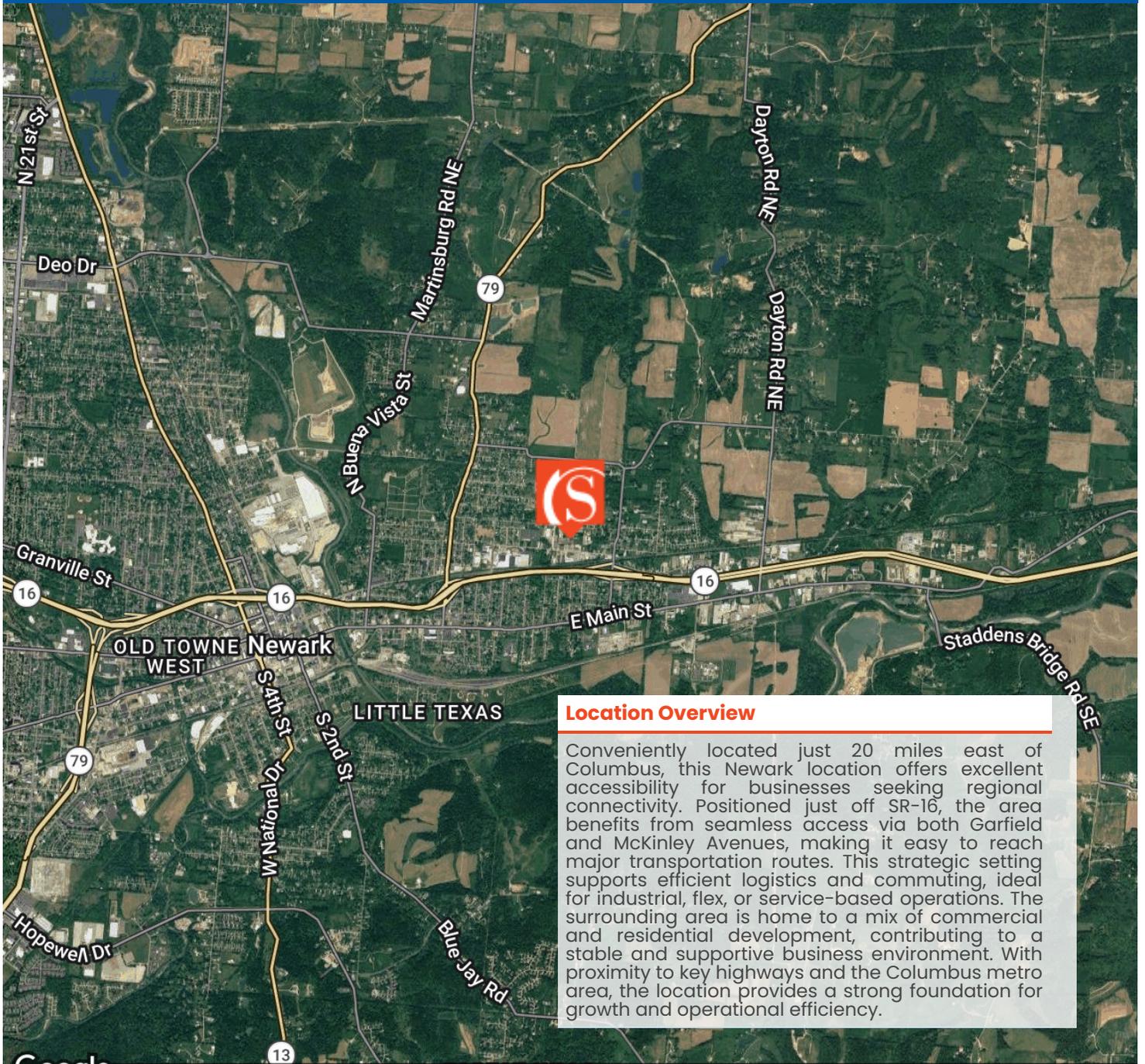
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### Location Overview

Conveniently located just 20 miles east of Columbus, this Newark location offers excellent accessibility for businesses seeking regional connectivity. Positioned just off SR-16, the area benefits from seamless access via both Garfield and McKinley Avenues, making it easy to reach major transportation routes. This strategic setting supports efficient logistics and commuting, ideal for industrial, flex, or service-based operations. The surrounding area is home to a mix of commercial and residential development, contributing to a stable and supportive business environment. With proximity to key highways and the Columbus metro area, the location provides a strong foundation for growth and operational efficiency.