

FOR LEASE

10793 OH-37, Sunbury, OH 43074



36,821 SF INDUSTRIAL WAREHOUSE

Contact Information:

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NAI Ohio Equities

PROPERTY OVERVIEW

NAI Ohio Equities is pleased to present for lease, this 36,821 SF industrial warehouse situated on 3.44 acres, offering excellent functionality for a variety of users. The property features one dock door and one drive-in door, providing convenient loading and access options. Zoned Industrial, the site is well-suited for manufacturing, distribution, or storage operations. Its location near major highways, including I-71, ensures strong connectivity and ease of transportation.

Address	10793 OH-37 Sunbury, OH 43074
Lease Rate	Negotiable
Square Feet	36,821 SF (Divisible) - 29,733 SF Warehouse - 4,055 SF Office
Acreage	3.44 Acres ±1 Acres of Outdoor Storage
Zoning	I-Industrial
Dock/Drive-In Doors	1 Dock, 1 Drive-In Door
Clear Height	16'
Parking	±40 Parking Spaces



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Aerial Photographs



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Property Photographs

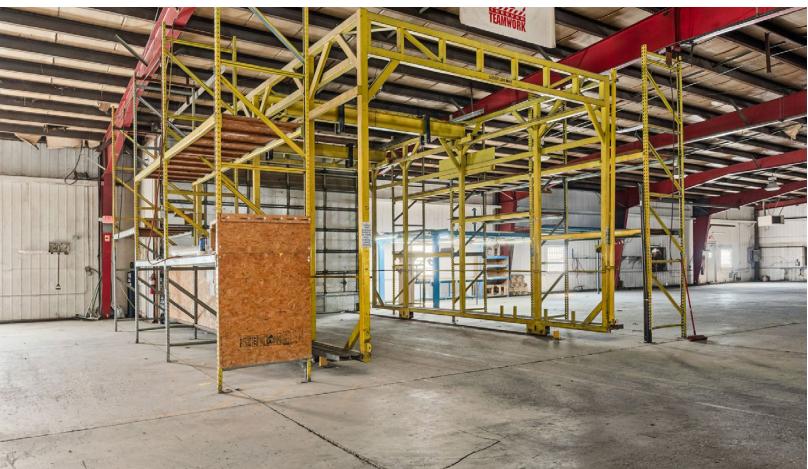


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Corporate Neighbors & Nearby Retailers



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About Sunbury



Located just north of Columbus, Sunbury, Ohio is one of Central Ohio's fastest-growing communities—offering modern infrastructure with strategic access to regional markets. As part of Delaware County—one of the most prosperous and rapidly expanding counties in the state—Sunbury provides a strong foundation for business investment, workforce development, and sustainable growth. Sunbury is ideally positioned along U.S. Route 36/State Route 37 and Interstate 71, providing direct access to downtown Columbus in under 30 minutes. This prime location offers seamless connectivity to key logistics corridors, including access to the John Glenn Columbus International Airport, the Rickenbacker Intermodal Terminal, Delaware Municipal Airport Jim Moore Field, and major regional distribution networks.

Notable Area Employers



JPMORGAN CHASE

HITACHI
Astemo



OHASHI
OHASHI TECHNICA, INC.

OhioHealth

TSC TRACTOR SUPPLY CO

Sunbury's geographic location gives companies access to more of the U.S. population and employment base than any other metro area. Within a day's drive from the Columbus Region, 45% of the country's population and 48% of headquarters operations can be reached.

Sunbury is the 2nd fastest-growing community in Ohio for 2020 with a growth rate of 26.7% based on American Community Survey Data.



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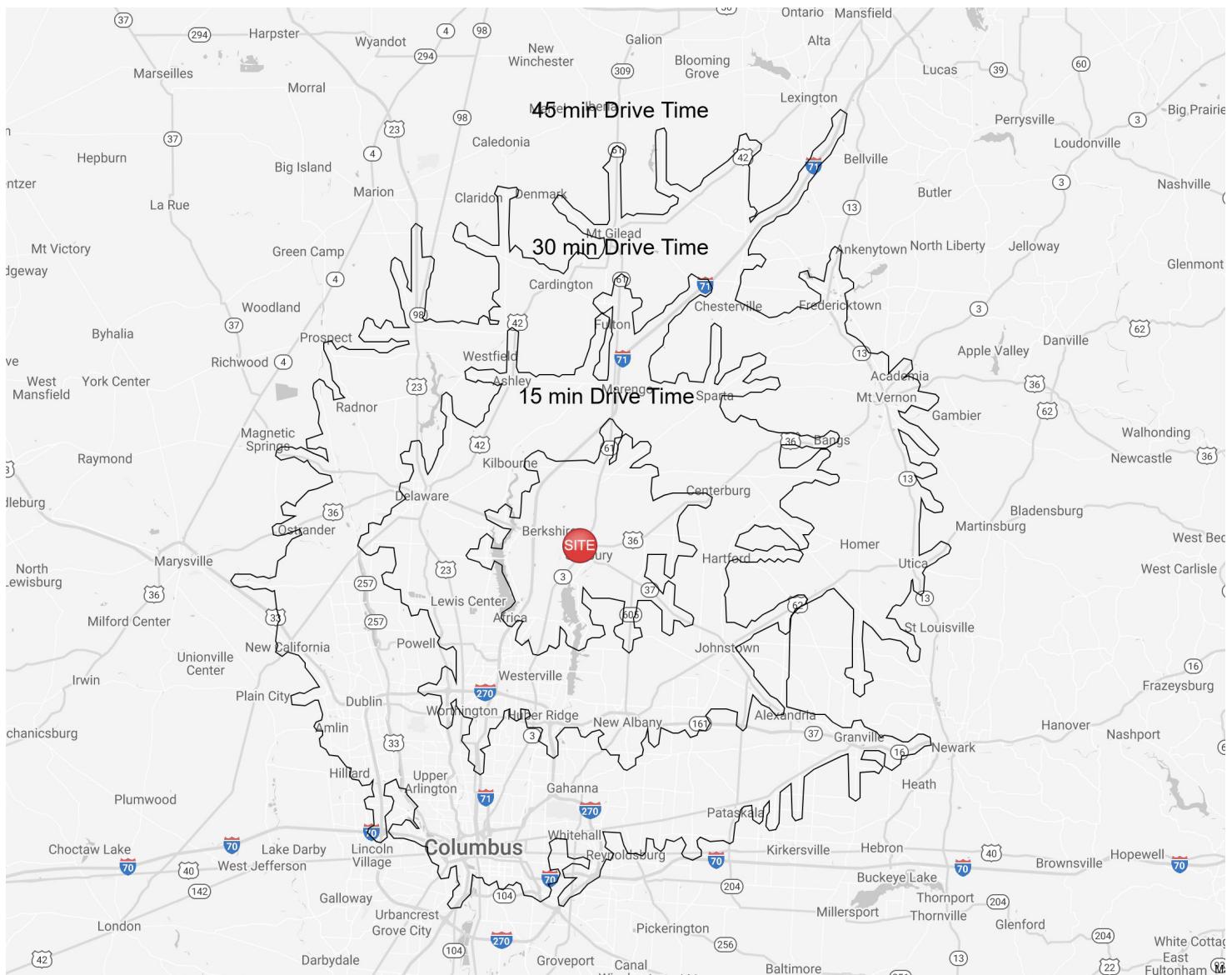
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Demographics

CATEGORY	15 Min Drive Time	30 Min Drive Time	45 Min Drive Time
Population	48,421	380,166	1.32 M
Labor Force	38,017	300,495	1.06M
Households	17,115	151,697	545,855



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