



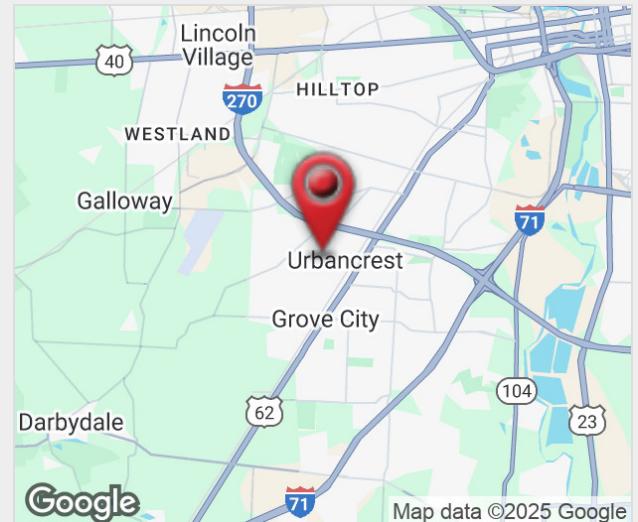
2882 Lewis Centre Way

Urbancrest, Ohio 43123

Property Features

- ±54,000 SF Second-Floor Office/Flex Space Available (Shell Condition)
- Additional 54,000 SF Rooftop Deck for Outside Storage
- **Short-Term Storage Available on Upper Levels**
- 12,000 Lb. Freight Elevator with 30-Second Access Between Levels
- Power: 800 AMP, 277/480V Service
- Located in a Top Central Ohio Warehouse/Distribution Market
- Just 1.5 Miles to I-71 and I-270

Lease Rate: Negotiable



For more information:

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**PROPERTY DETAILS**

- First Floor: 23' clear height
- Second Floor: 15' clear height
- Column Spacing: 36' x 60'
- Bay Sizes: 60' x 180'
- Flexible Floor Plans with Build-to-Suit Office Space
- Short-Term Storage Opportunities Available on Upper Levels
- Abundance of Glass Provides Natural Light in All Areas
- 1.5 Miles to I-270 and I-71 Interchange
- Located in One of Central Ohio's Top Warehouse/Distribution Submarkets
- Potential Uses Include:
 - Office/Showroom
 - Automobile/Equipment Sales
 - Flex Warehouse Space
 - Office Space

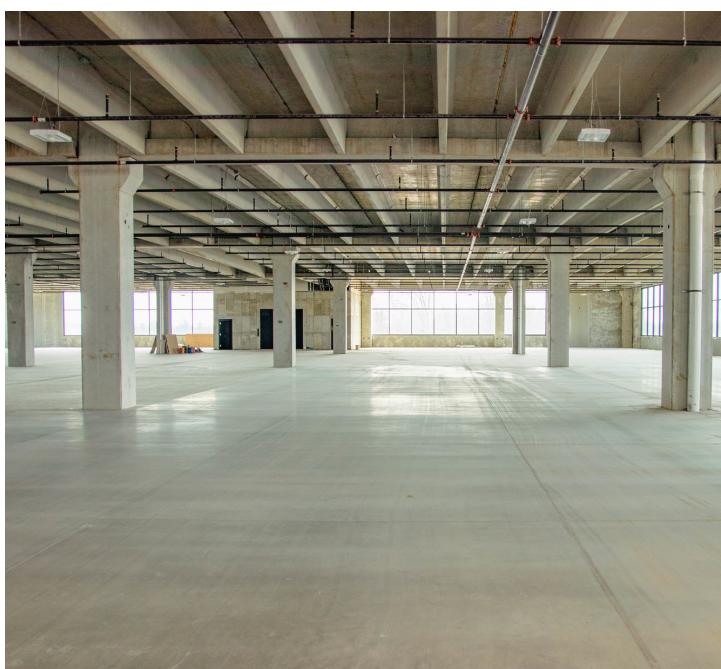




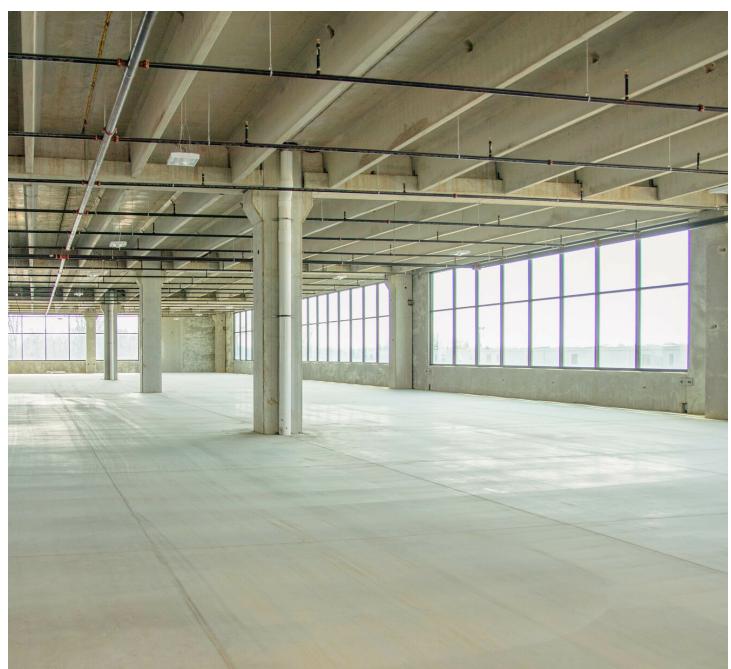
Exterior Freight Elevator Entrance



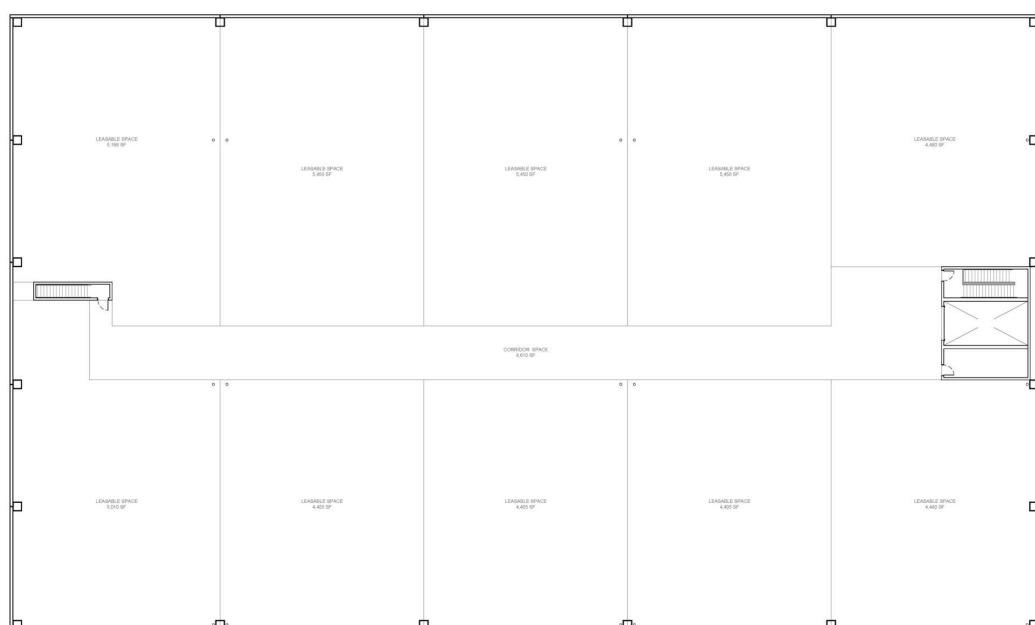
View of 54,000 SF Rooftop Deck from Lewis Centre Way

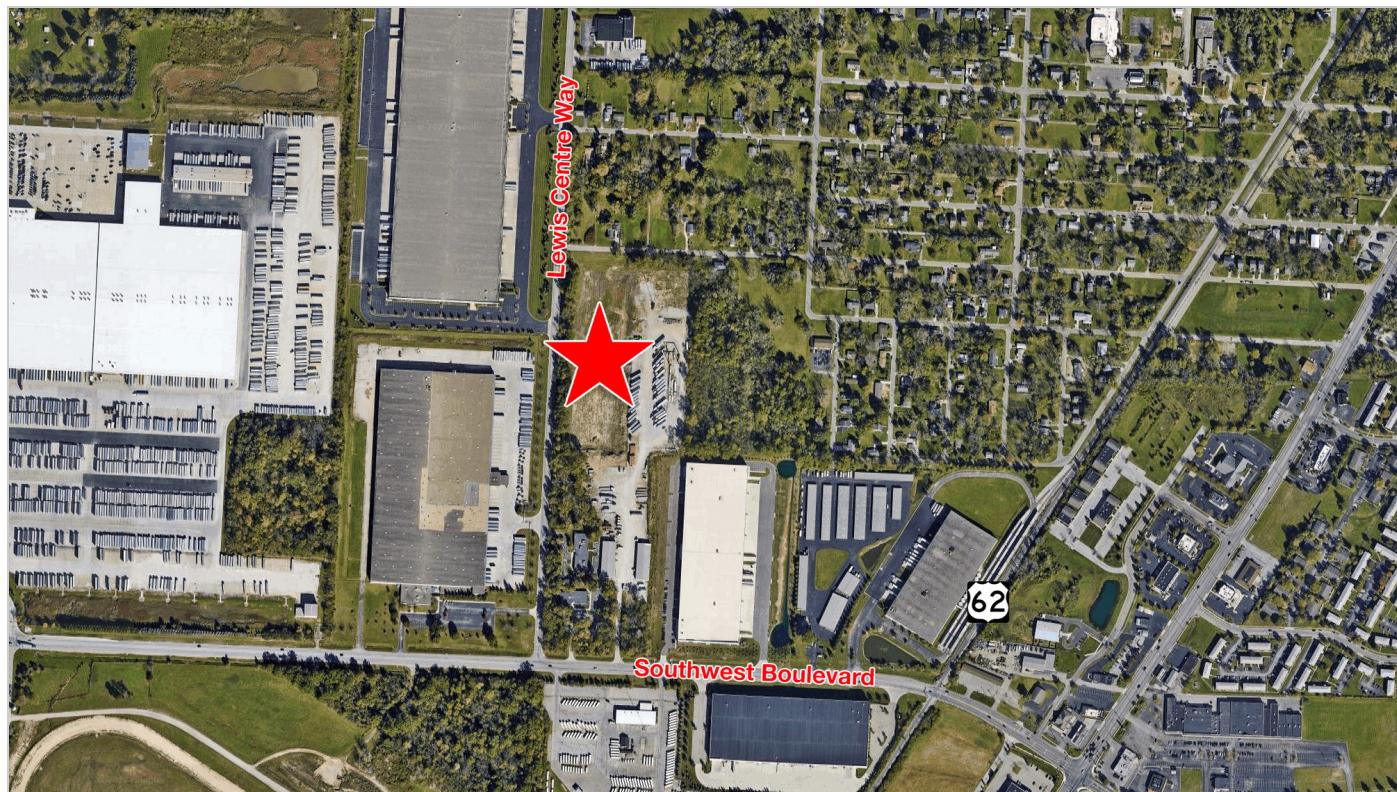
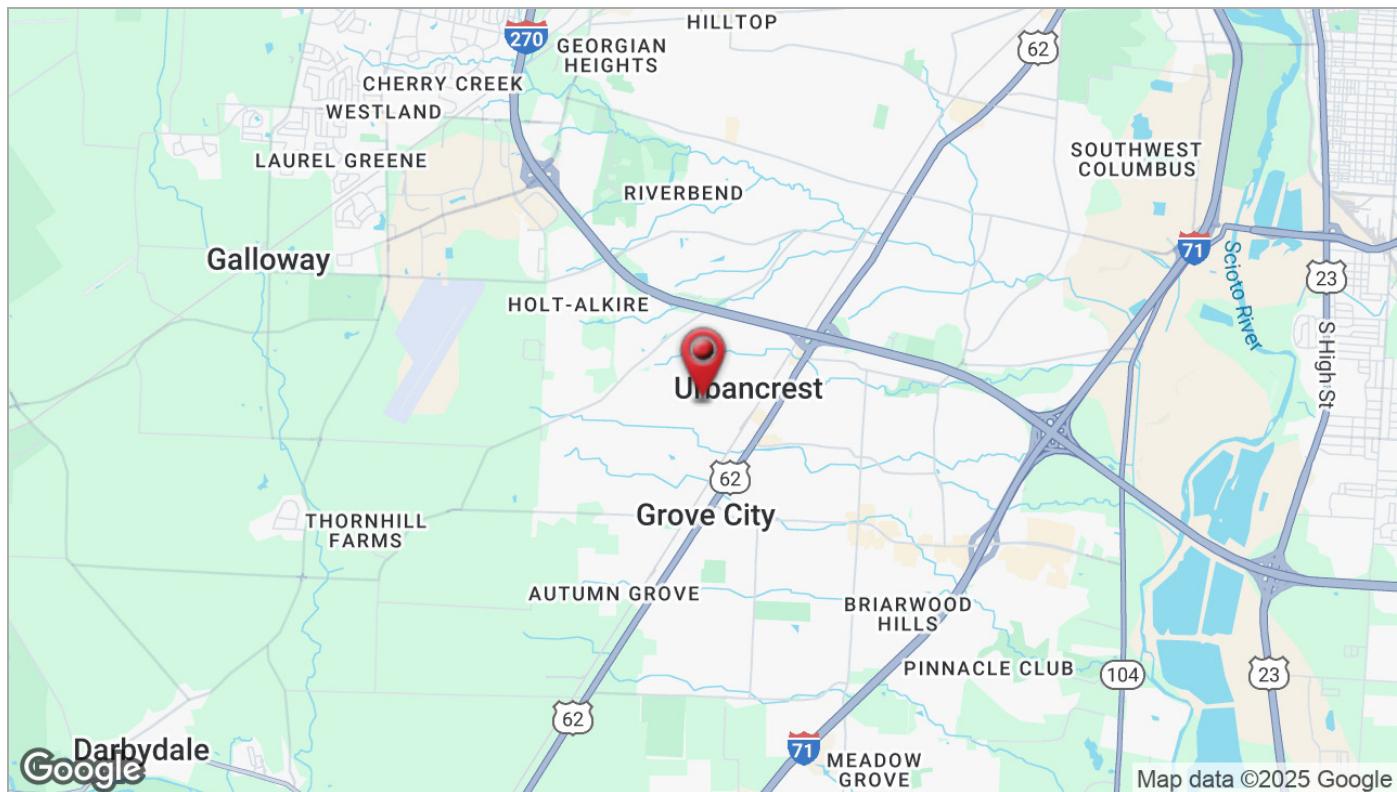


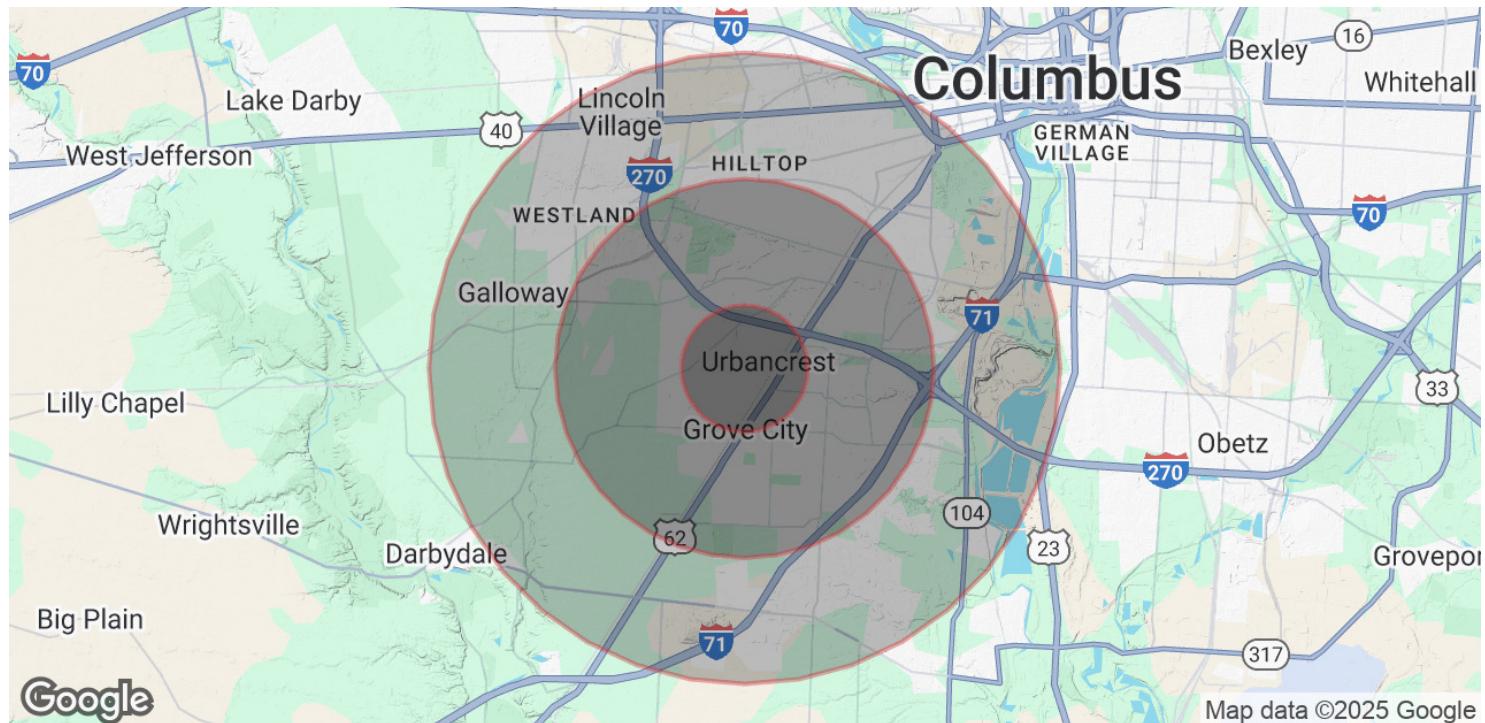
Second Floor



Second Floor







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,064	62,884	162,446
Average Age	34.5	34.7	34.1
Average Age (Male)	32.1	32.6	32.1
Average Age (Female)	35.9	35.8	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,767	23,463	61,141
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$56,197	\$58,098	\$53,100
Average House Value	\$116,545	\$140,920	\$144,675

2020 American Community Survey (ACS)

