



# For lease

55,055 SF Available on 18.79 Acres

2044 Pittsburgh Drive  
Delaware, Ohio 43015

## Property highlights

 **100%** 15 year tax abatement

 **Phase 1** - 5,000-55,055 square foot available

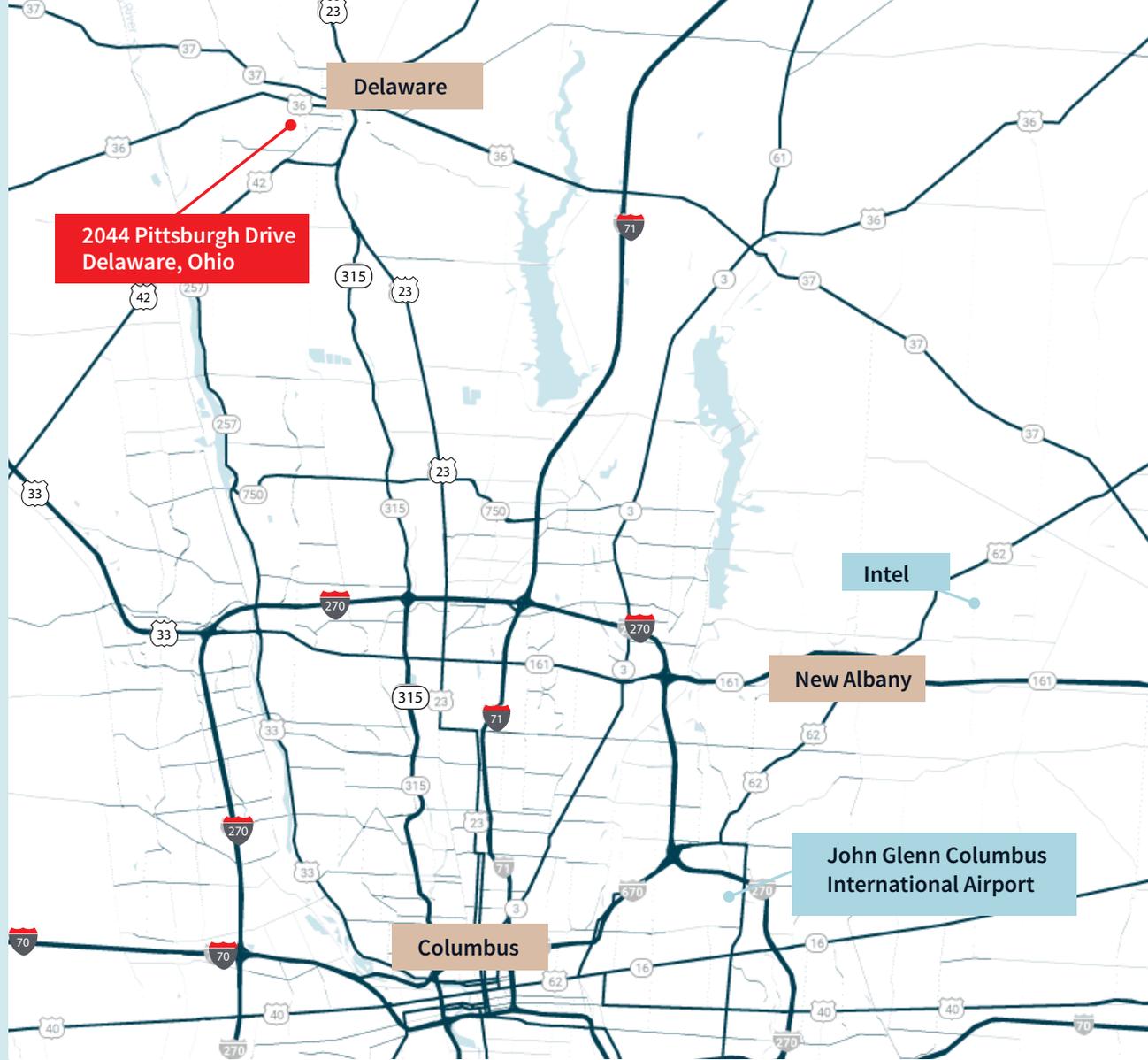
 Available for sale or BTS; adjacent **± 12.79 acres** of land available



## 2044 Pittsburgh Drive / Delaware

### Market access

- US 36 - 1.0 mile
- US 42 - 1.5 miles
- US 23 - 3.5 miles
- I71 - 12 miles
  
- Delaware, Ohio - 3 miles
- Columbus, Ohio - 28 miles
- Intel, New Albany, Ohio - 30 miles
- John Glenn Columbus International Airport - 44 miles

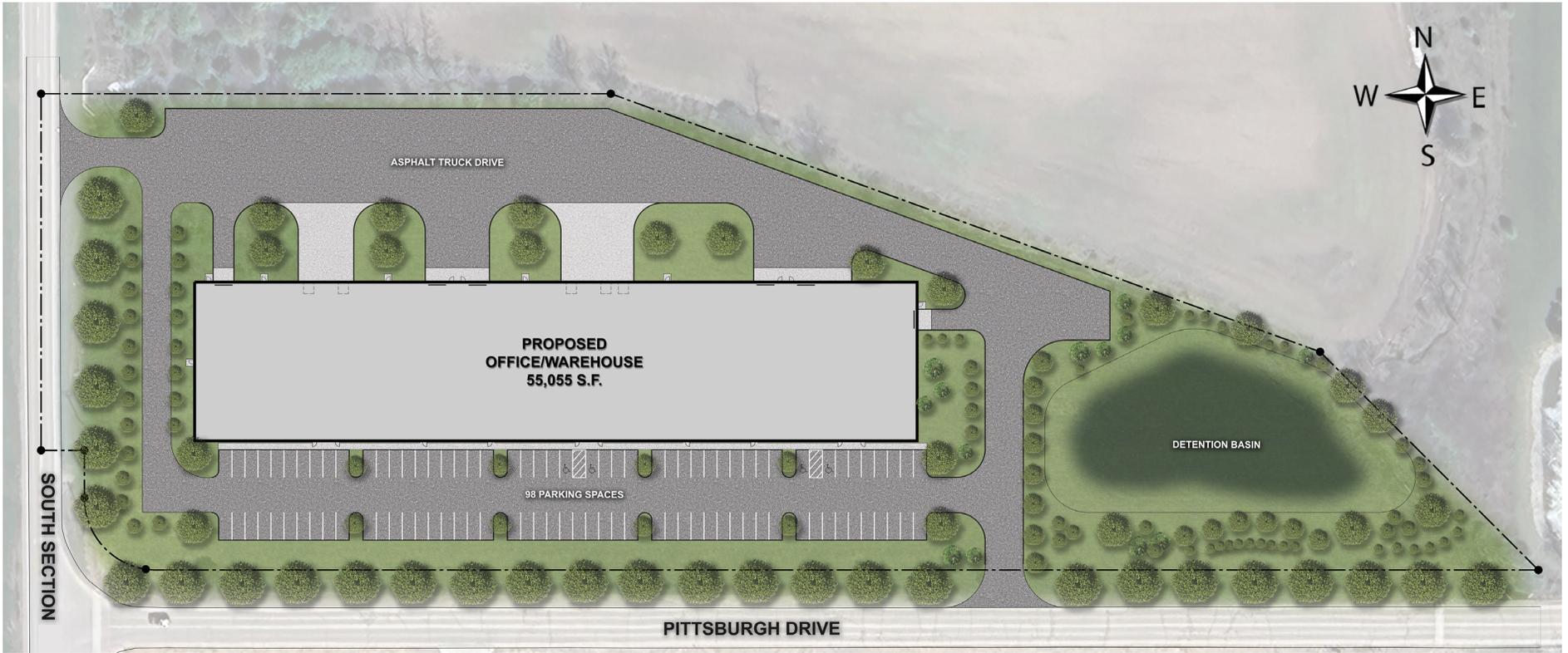


Adjacent to the **Delaware Municipal Airport** - one of the few 5,800 ft. runways in Ohio



Located within one of the **fastest growing** cities in the U.S.

# Site plan

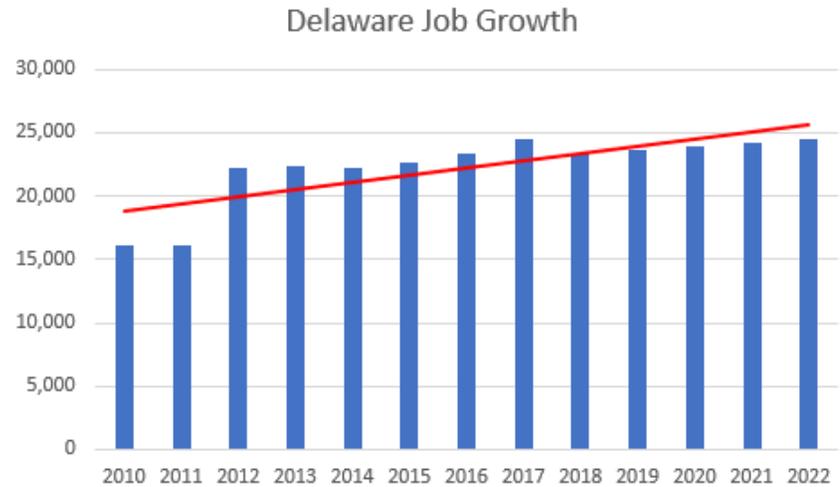


<b>Building s.f.</b>	55,055 s.f.	<b>Roof</b>	0.45 TPO	<b>Floor</b>	6" unreinforced	<b>Lighting</b>	LED
<b>Available s.f.</b>	5,000 - 55,000 s.f.	<b>Building Dimensions</b>	110'x500'	<b>Dock Doors</b>	5	<b>Column Spacing</b>	55' x 45'6"
		<b>Drive-in Doors</b>			6		
<b>Office</b>	BTS	<b>Parking</b>	98	<b>Water</b>	City of Delaware	<b>Year Built</b>	2025
<b>Land</b>	18.79 acres	<b>Truck Court</b>	120'	<b>Sewer</b>	City of Delaware		
<b>Zoning</b>	M-2	<b>Ceiling Height</b>	22'-24' clear	<b>Electric</b>	2,000 AMPS		

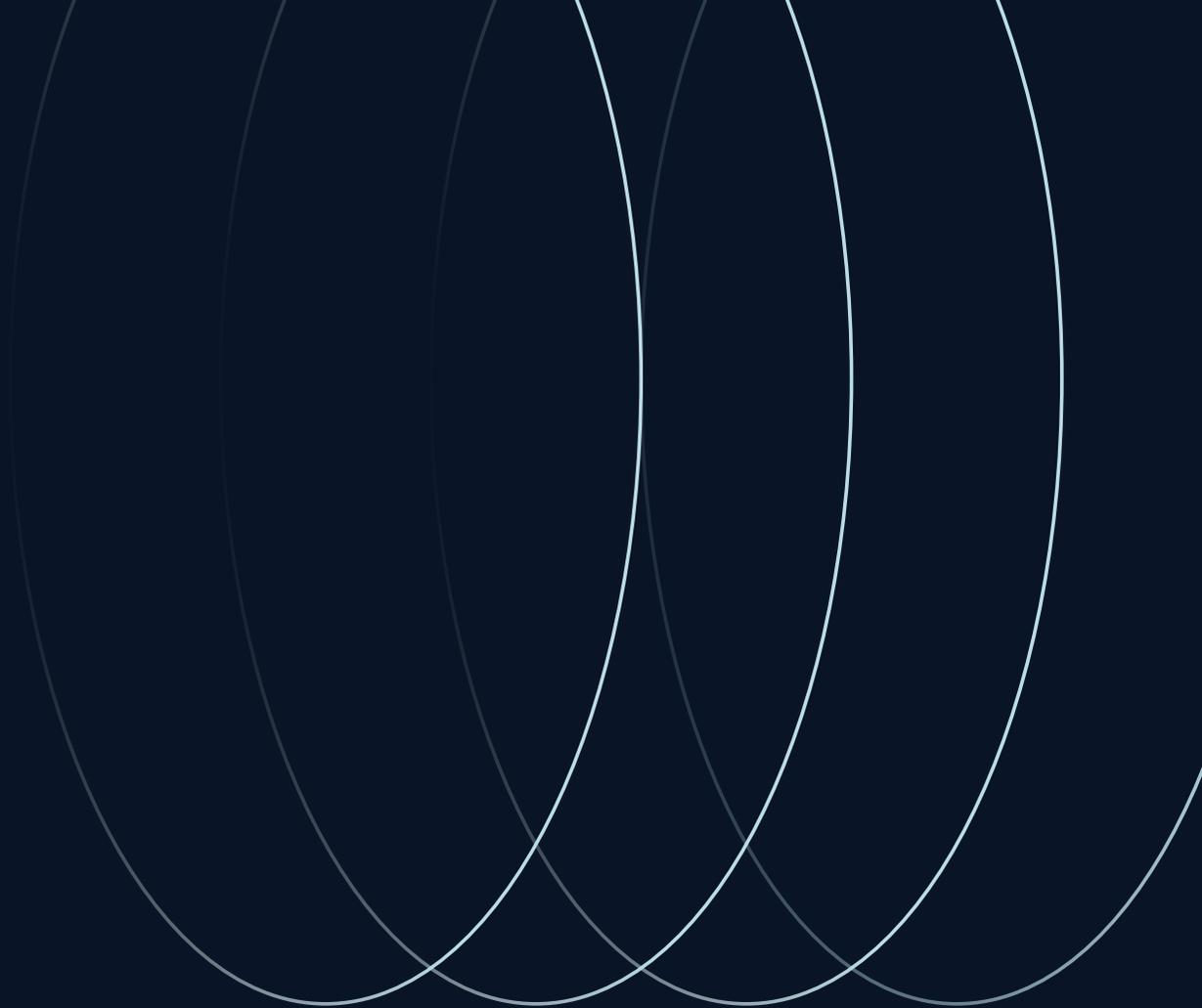
# Top Employers



- Kroger Company Grocery and Distribution 2,496
- Ohio Wesleyan University 1,571
- Delaware County Government 1,114
- OhioHealth Health Care 1,022
- Delaware City Schools 996
- Advance Stores Co. Automotive Parts Distribution 663
- Willow Brook Assisted Living Facility 466
- City of Delaware Local Government 404
- PPG Industries 396
- Jeg's High Performance Automotive Parts Distribution 354
- OhioHealth Medical Office 275
- Domtar Disposable Diaper Manufacturing 254
- Vertiv High Voltage UPS Systems 254
- Midwest Acoust-A-Fiber Manufacturing 209
- International Paper Manufacturer 189
- Liberty Castings 18



The City of Delaware has seen 53% job growth since 2010.



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