



## 16789 Square Dr

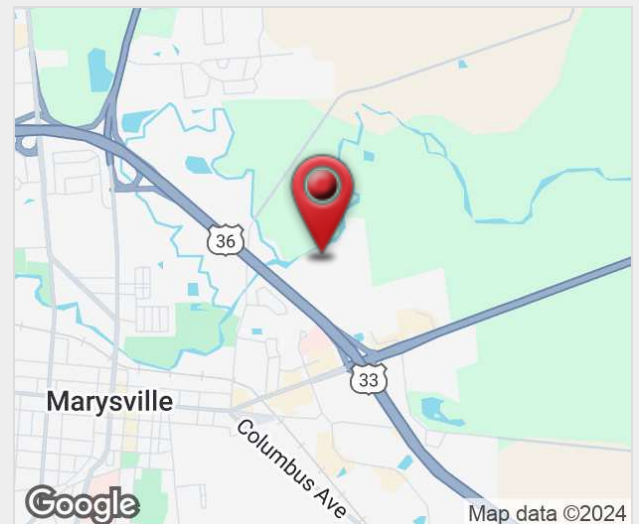
Marysville, Ohio 43040

### Property Features

- 40,000 SF Office/Warehouse
- 8.16 Acres
- 1,020 SF of Office Space
- 4 Docks: One 10' x 10' and Three 8' x 10' Dock Doors
- 1 Drive-In Door: 12' x 14'
- 24' x 40' Column Spacing
- Wet Sprinkler
- 20' - 23' Clear
- Zoned Regional Mixed-Use District (RMU) / Manufacturing/Innovation Overlay (M/I-O)
- Located Near the US-36/US-33 Interchange in Marysville

**Lease Rate: \$6.25 SF/Yr (NNN)**

**Sale Price: \$2,700,000**



For more information:

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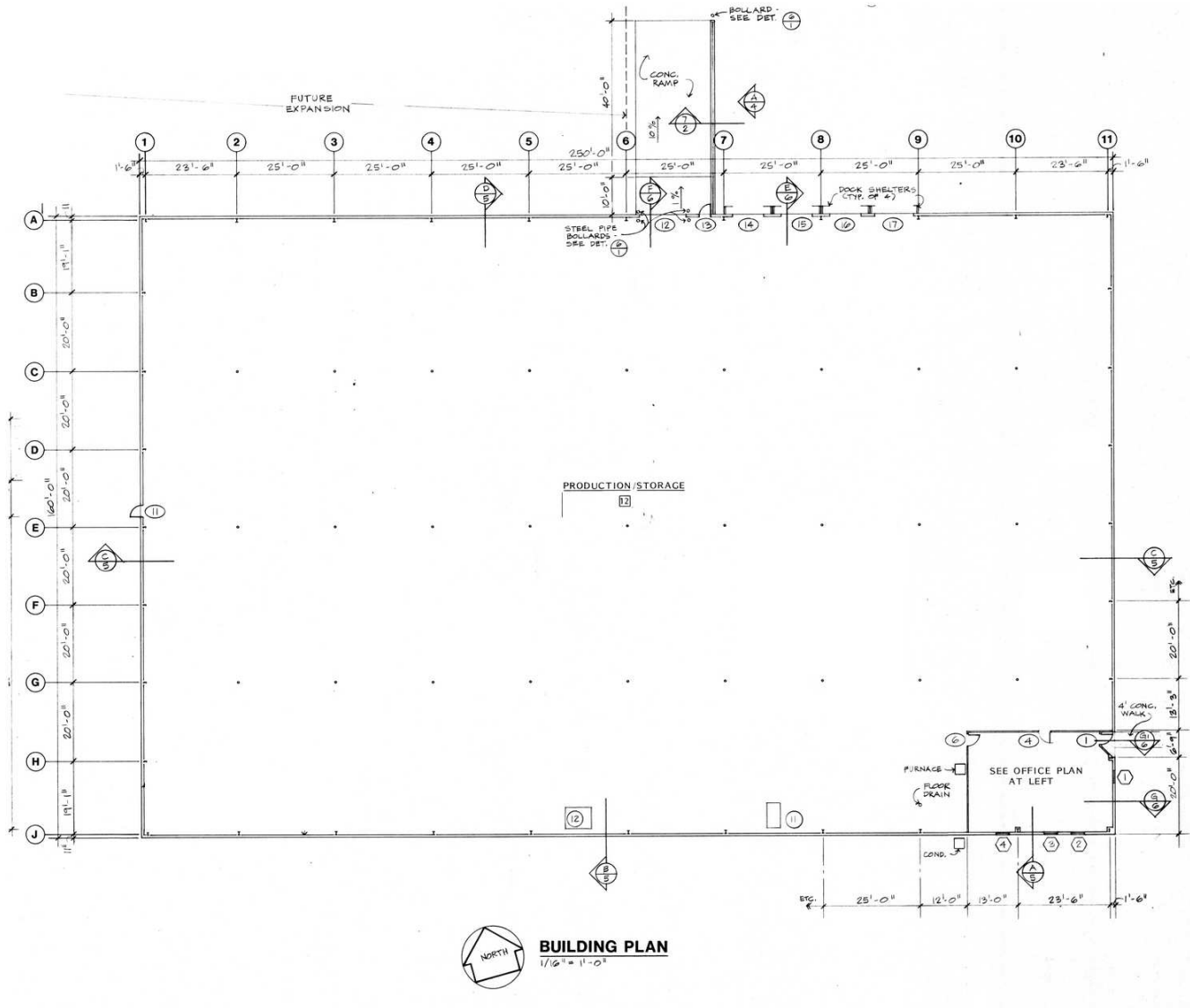
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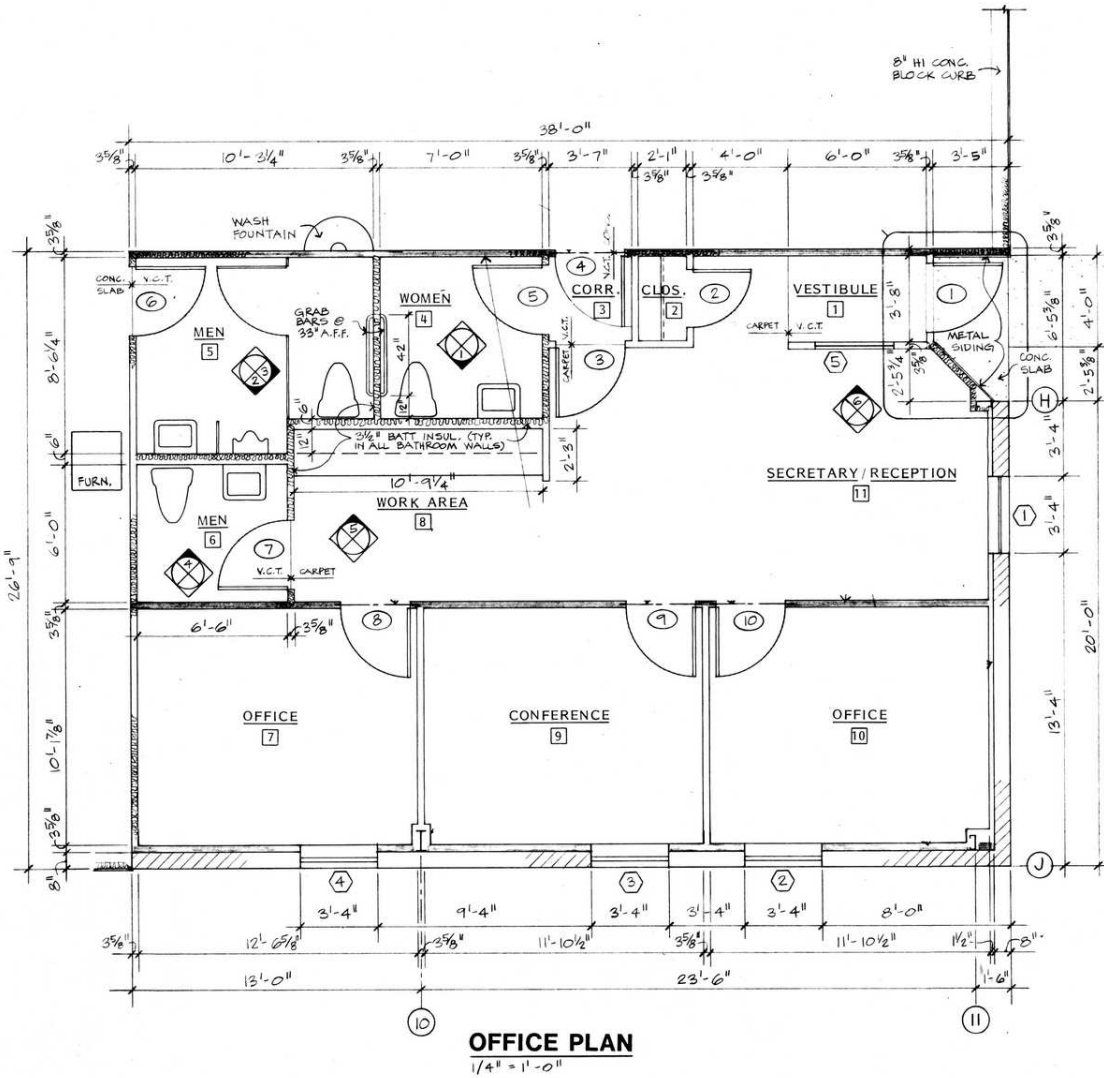
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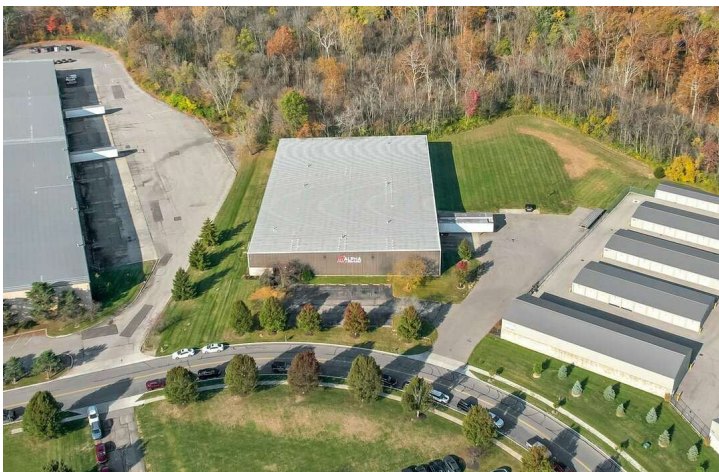












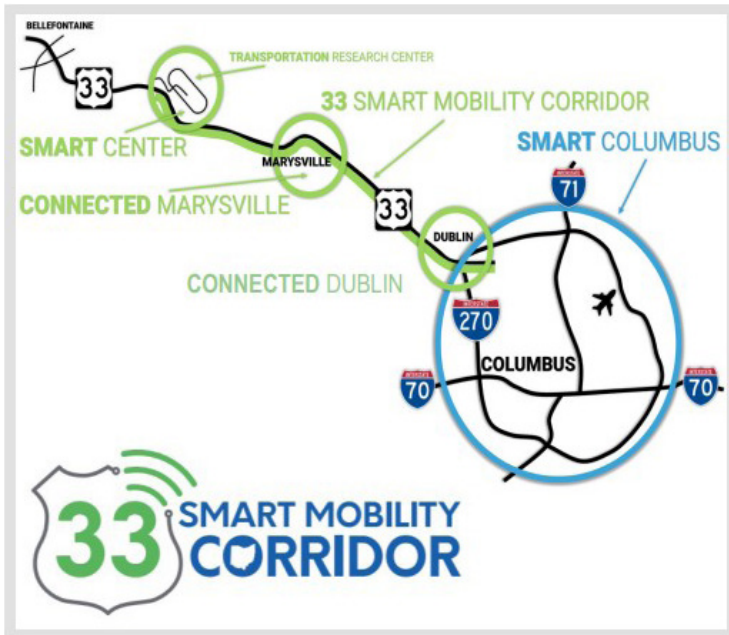




## AVAILABLE LOCAL & STATE INCENTIVES

- Union County Enterprise Zone Program
- Marysville Community Reinvestment Area #1
- Marysville Innovation District Reinvestment Area
- Richwood Community Reinvestment Area
- Plain City US 42 Business Park Community Reinvestment Area
- Municipal Income Tax Rebate Program
- Tax Increment Financing (TIF)
- Union County Community Improvement Corporation
- Marysville – Union County Port Authority
- Foreign Trade Zone
- Ohio Means Jobs - Union County
- Ohio Job Creation Tax Credit
- Ohio Incumbent Workforce Training Voucher Program
- Roadwork Development (629)
- 166 Direct Loan
- Ohio Enterprise Bond Fund
- Research and Development Investment Loan Fund
- Innovation Ohio Loan Fund
- USDA - Rural Development Business & Industry Loan Guarantee Program

Visit [GrowUnionCountyOhio.com/Incentives](http://GrowUnionCountyOhio.com/Incentives) for more information.



## SMART MOBILITY CORRIDOR

Located along State Route 33, the Smart Mobility Corridor is a 35-mile corridor that crosses three counties and connects the cities of Marysville and Dublin and Honda's North American Campus.

Already home to over 70 automotive suppliers and world-renowned automotive assets, the 33 Smart Corridor continues to attract attention from around the world. Recent investment in fiber and smart transportation infrastructure, totaling more than \$500 million, has allowed the corridor to emerge as the nation's leader in the research and deployment of smart mobility technologies, including connected transportation infrastructure, traffic management and safety systems, CAV testing, queue warning and pedestrian safety, and data collection and commercialization.

## FEATURES

- › 35 MILES OF CV INFRASTRUCTURE
- › 94 ROADSIDE UNITS
- › 800+ ON-BOARD UNITS
- › 27 CONNECTED TRAFFIC SIGNALS
- › 432-STRAND FIBER NETWORK
- › 540-ACRE SMARTCENTER
- › OPEN AND CLOSED TESTING
- › ALL-WEATHER ENVIRONMENT
- › DIVERSE TESTING ENVIRONMENTS
- › UAS TESTING
- › CONNECTED MARYSVILLE



## MANUFACTURING DISTRICT

The Manufacturing District is the economic engine of Marysville. Adjacent to U.S. Route 33, the Manufacturing District includes medium to large-sized manufacturing facilities and warehouses. The District hosts fiber optic capabilities to support connected vehicle testing. There is also an active rail line to support shipping and distribution needs for businesses within the district.



## FEATURES

- › RAIL ACCESS
- › U.S. 33 FIBER OPTICS, U.S. 33 INNOVATION PARK AND U.S. 33 SMART MOBILITY CORRIDOR
- › MID TO LARGE-SIZED WAREHOUSES WITH LIMITED NOISE AND POLLUTION
- › LARGE MANUFACTURING WITH GREEN INFRASTRUCTURE ENCOURAGED





Spanning three municipalities in one of the fastest-growing metros in the United States, The Beta District is an innovative region that provides a competitive edge to businesses and project teams alike. The Beta District is located in the Columbus Region, which is home to some of the world’s most recognizable brands and is one of the fastest-growing tech hubs in the country. In addition to being the 14th largest city in the U.S., Columbus is known for its friendly and open atmosphere. Whether you need talent, capital, or collaboration – you’ll find it here.

THE BETA DISTRICT SPANS SEVERAL CITIES AND COUNTIES ACROSS CENTRAL OHIO, INCLUDING:



## THE BETA DISTRICT IS IDEAL FOR

- › AG-TECH
- › AUTOMOTIVE MANUFACTURING
- › TRANSPORTATION
- › TECHNOLOGY
- › SMART CITIES
- › HEALTHCARE
- › LOGISTICS & DISTRIBUTION
- › INSURANCE
- › FINANCE
- › AEROSPACE

## COMPANIES LOCATED IN OR UTILIZING THE BETA DISTRICT







### UNION COUNTY

Union County has sustained its prosperity by preserving its foundational elements. The county's agricultural history and deep connection to the land have enabled significant growth and advancement.

Despite its rapid expansion, Union County remains grounded in its primary industries, with agribusiness and agriculture at the forefront. Additionally, the county's flourishing infrastructure for agricultural research and development, along with its technical innovation, ensures the continued success and expansion of this sector in the future.

Union County is a world-class location for business growth and development. Union County is perhaps best known for the many major corporations that are located along the US-33 corridor, corporations such as Honda of America Mfg., Inc., The Scotts Miracle-Gro Company, Continental, Nestlé, Parker Hannifin, and others. These companies not only employ thousands of Central Ohioans, but they have also spurred additional growth and development throughout Union County and the region.

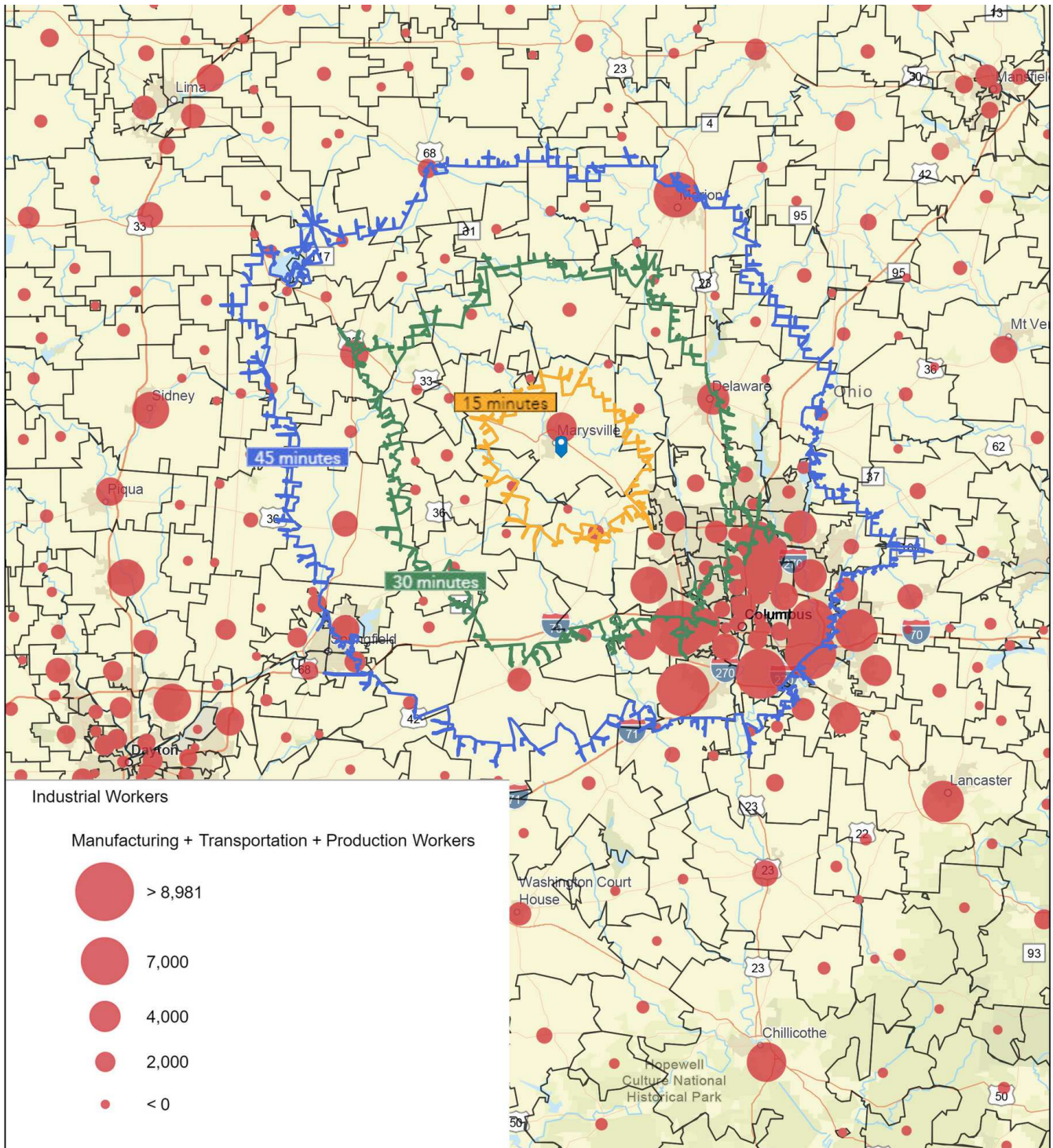


### CURRENT DEMOGRAPHICS

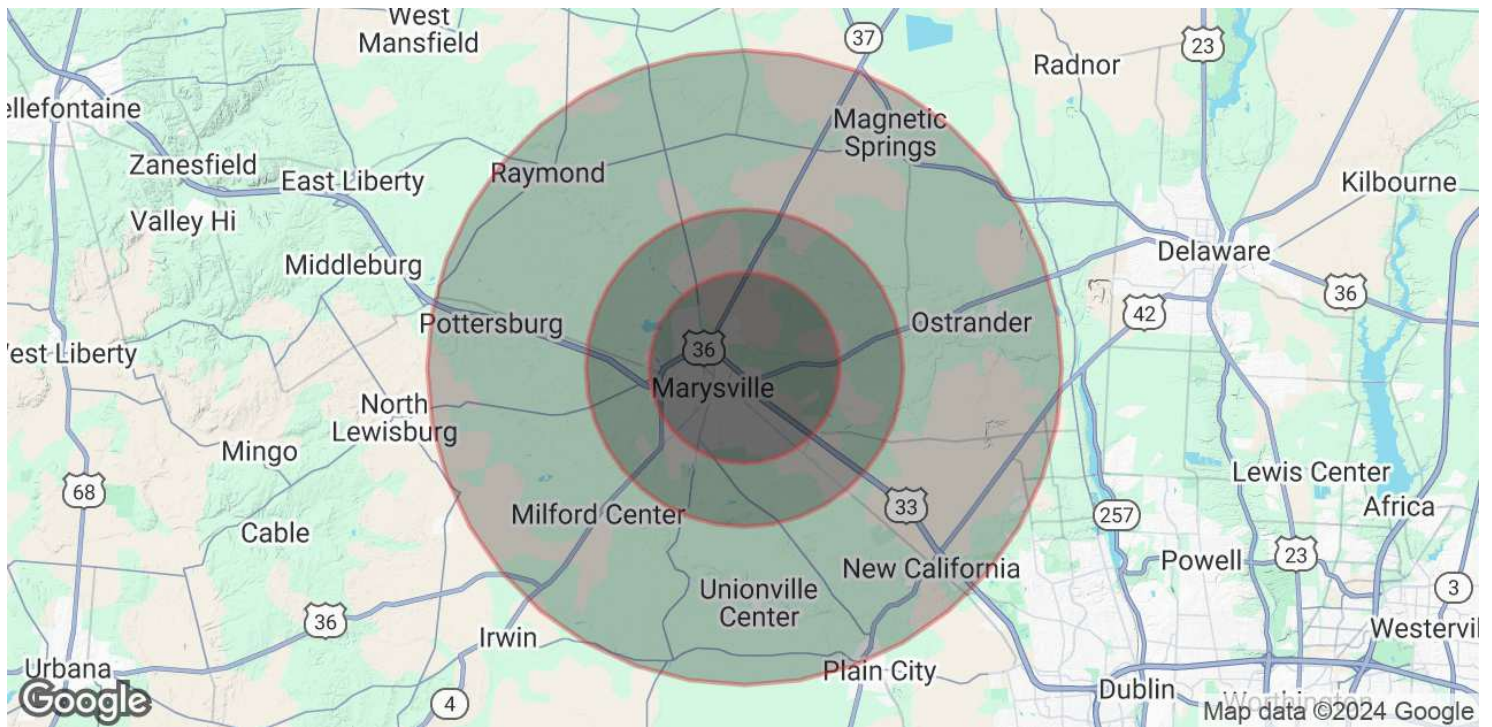
Residents	69,637
Median Age	68.4
Households	25,372
Median Household Income	\$104,496

### NOTABLE EMPLOYERS









#### POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	28,029	33,069	61,110
Average Age	38	38	39
Average Age (Male)	37	38	39
Average Age (Female)	39	39	40

#### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	9,836	11,724	21,750
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$130,587	\$131,958	\$146,501
Average House Value	\$290,250	\$299,637	\$362,033

Demographics data derived from AlphaMap

