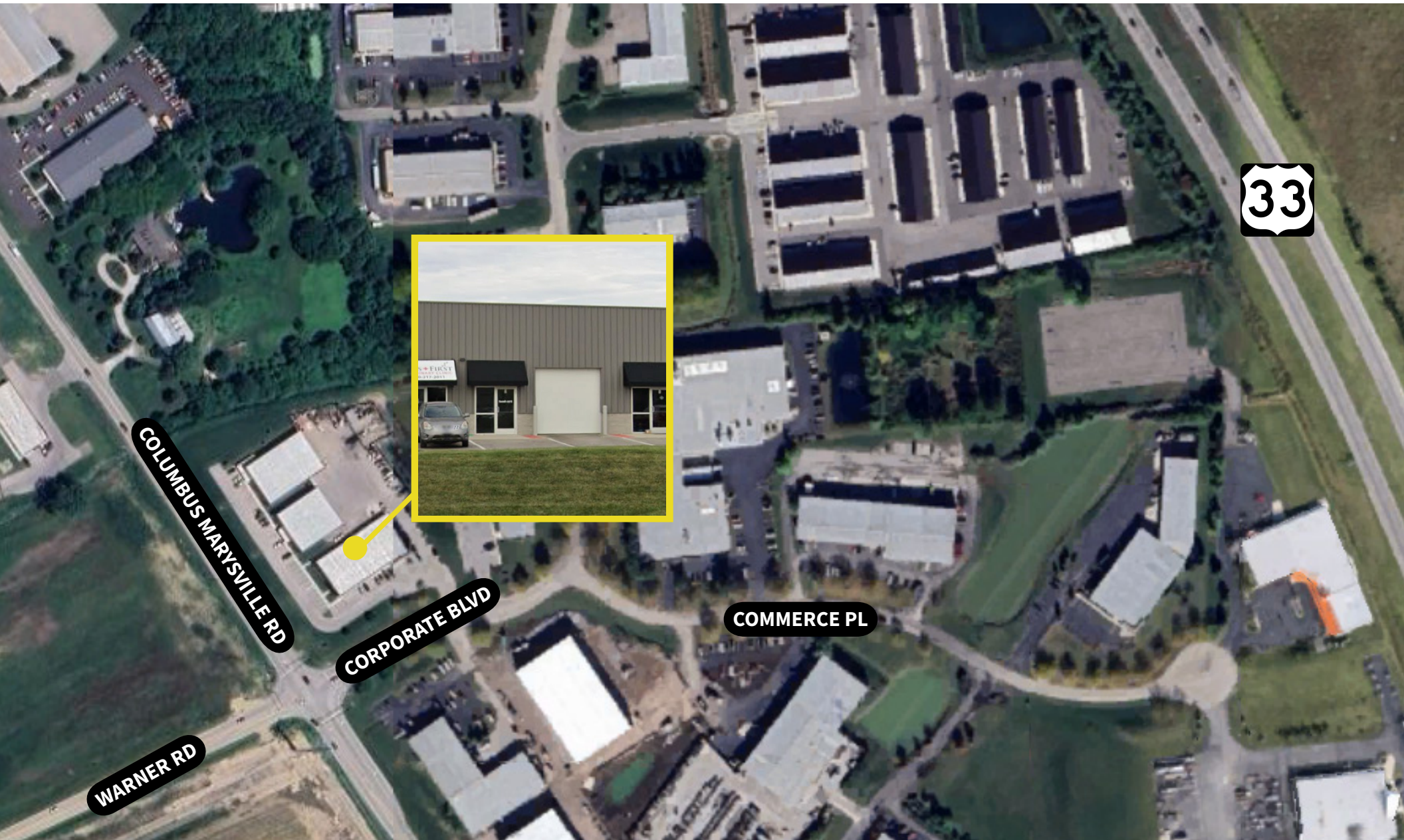


7685 CORPORATE BLVD, PLAIN CITY, OH 43064



EXPERIENCE MATTERS

110+ Years Proudly Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ krgre.com



Kohr Royer Griffith Inc
Commercial Real Estate Services

PROPERTY SUMMARY

7685 Corporate Blvd, Plain City, OH 43064

Discover a high-quality flex space at 7685 Corporate Blvd in Plain City, Ohio—offering 1,725 square feet of functional and well-designed space ideal for light industrial, warehousing, or service-based businesses. Built in 2019, this property blends modern construction with practical features to support daily operations and long-term growth.

The space boasts an open floor plan that allows for easy customization to suit a range of business needs, whether you're seeking showroom potential, workspace flexibility, or efficient storage solutions. An overhead drive-in door provides convenient access for deliveries, shipments, and equipment handling. Additional amenities include private restrooms and dedicated on-site parking, ensuring convenience and comfort for both employees and visitors.

Positioned in a rapidly developing commercial corridor, this property offers excellent accessibility and a professional setting. With its clean design, newer infrastructure, and thoughtful layout, 7685 Corporate Blvd presents an exceptional opportunity for businesses looking to establish or expand in Central Ohio.



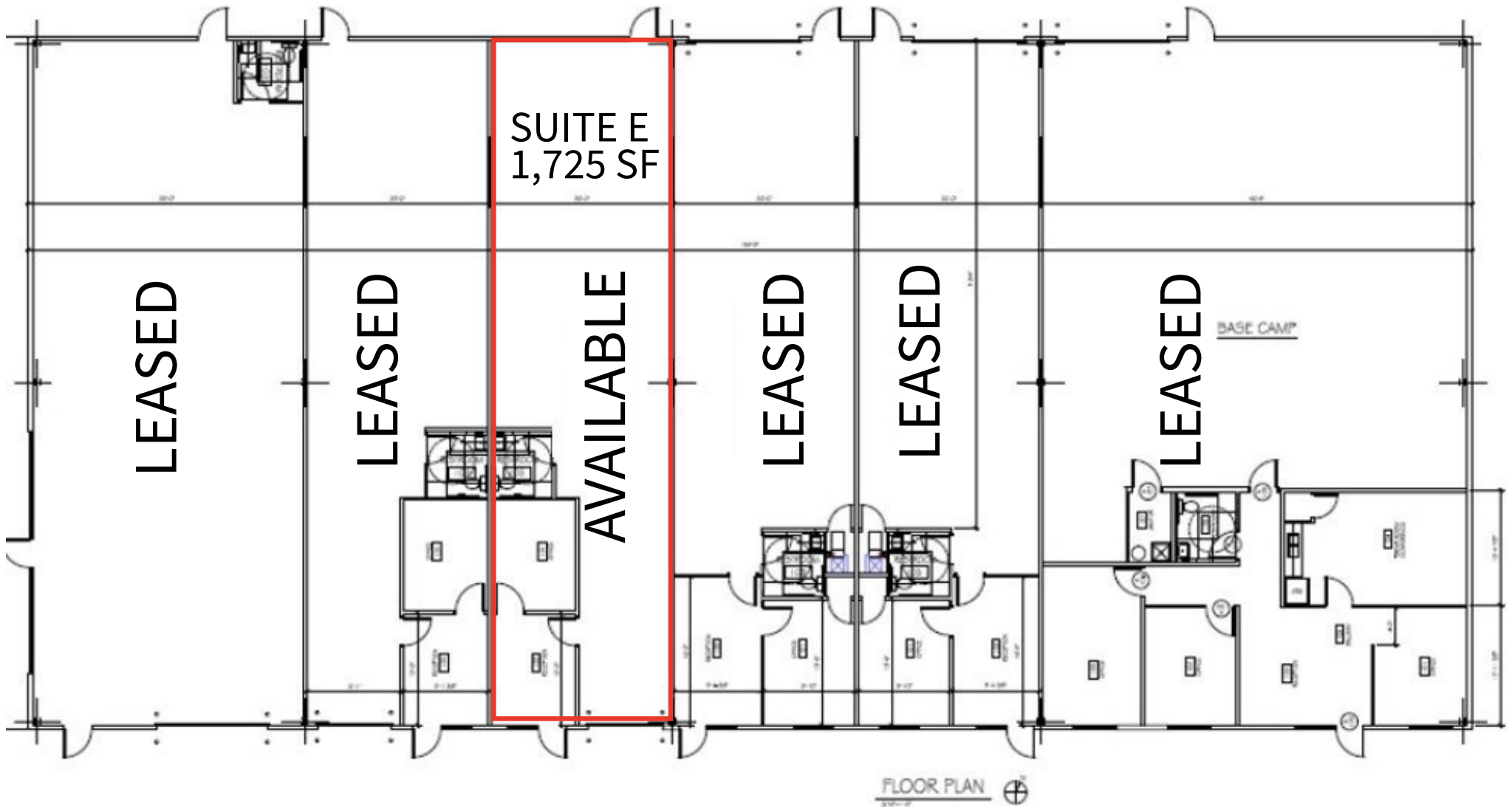
LEASE RATES:	\$2,085.00/month
CAM RATE:	~\$395.00/month
YEAR BUILT:	2019
TOTAL SF:	12,000
AVAILABLE SF:	1,725
AVAILABLE ON:	03/01/2026

7685 Corporate Blvd, Plain City, OH 43064



FLOOR PLAN - OVERALL

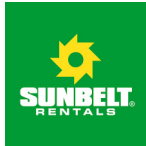
7685 Corporate Blvd, Plain City, OH 43064



MARKET OVERVIEW

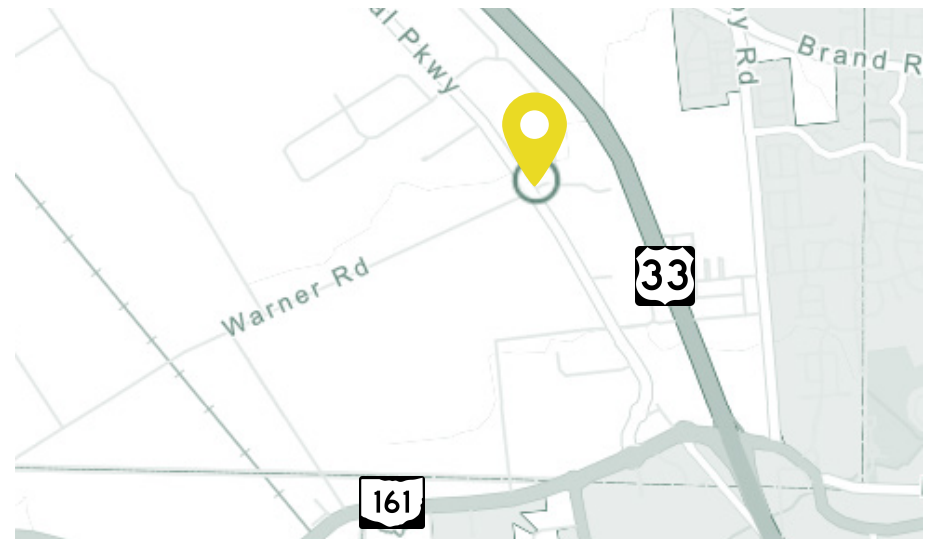
7685 Corporate Blvd, Plain City, OH 43064

AREA RETAILERS / COMPANIES



Demographic Snapshot

	2 miles	5 miles
Population	11,175	81,803
Households	3,486	30,263
Avg HHI	\$196,287	\$154,524
Businesses	647	4,933
Employees	5,846	56,910



EXPERIENCE MATTERS

7685 Corporate Blvd, Plain City, OH 43064



Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry. At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information, please contact:



ROB GILLIE

O: 614-255-4369

E: rgillie@krgre.com

Offering Memorandum

All materials and information received or derived from Kohr Royer Griffith, Inc (KRG) its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.



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