



# FOR SALE OR LEASE

INDUSTRIAL - FLEX PROPERTY- 7754 OH-73, WILMINGTON, OH 45177



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## The Offering:

3CRE is pleased to present a versatile Industrial/Flex/Retail opportunity located at 7754 OH-73 in Wilmington, Ohio. This property is available for sale at \$1,600,000 or for lease at a negotiable rate and features two buildings totaling 10,537 square feet, including a 6,000 SF building and a 4,065 SF building. The site sits on 9.86 total acres and includes approximately 6 acres of dedicated compact gravel parking and outdoor storage space. The property is fully fenced with gated access and is zoned C-2, allowing for a wide variety of commercial and light industrial uses.

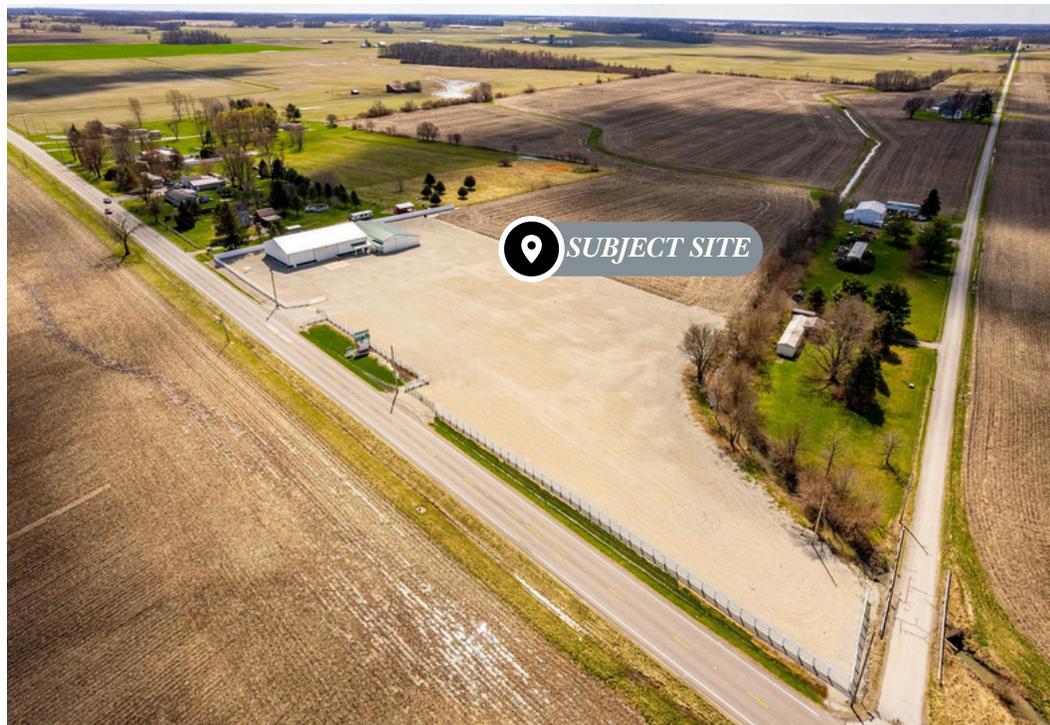
Strategically positioned along OH-73, the property offers excellent accessibility and visibility for industrial, flex, and retail users looking to serve Wilmington and the surrounding regional markets. Its large outdoor yard area and flexible zoning make it ideal for contractors, equipment-based businesses, distribution users, or retail operators requiring both building space and substantial outdoor storage.

## Property Highlights:

- **Asking Price** - \$1,600,000
  - **Lease Rate** - Negotiable
  - **Space Available** - 10,537 SqFt
  - **Power** - Single-Phase 120V/200 AMP
  - **Lighting** - LED 4-Strip
  - **Year Built** - 2017
  - **Clinton County**
  - **Total Building Square Feet** - 10,537 SF
  - **Acres** - 9.86 Acres
  - **Zoning** - C2
  - **Class** - B
  - **Parcel IDs** | 100061605000000
  - **Construction** - Metal
- Building 1 - 6,472 SqFt | 944 SqFt Office With Mezzanine
- Building 2 - 4,065 SqFt
- **Clear Height** - 16'
  - **Parking** - 6 Acres of Dedicated Parking
  - **Fenced & Gated Compact Gravel Lot**
  - (2) Drive In Doors (14' x 24' & 10' x 10')
  - (One) Barn Door (14' x 15')
  - **5.2 Miles From Wilimington Air Park**

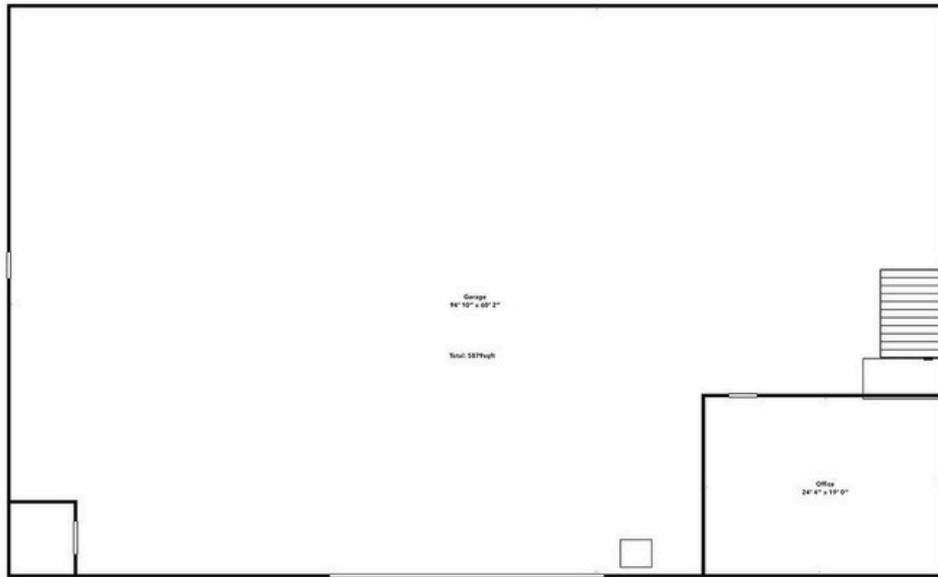


PARCEL ID - 100061605000000  
9.86 ACRES

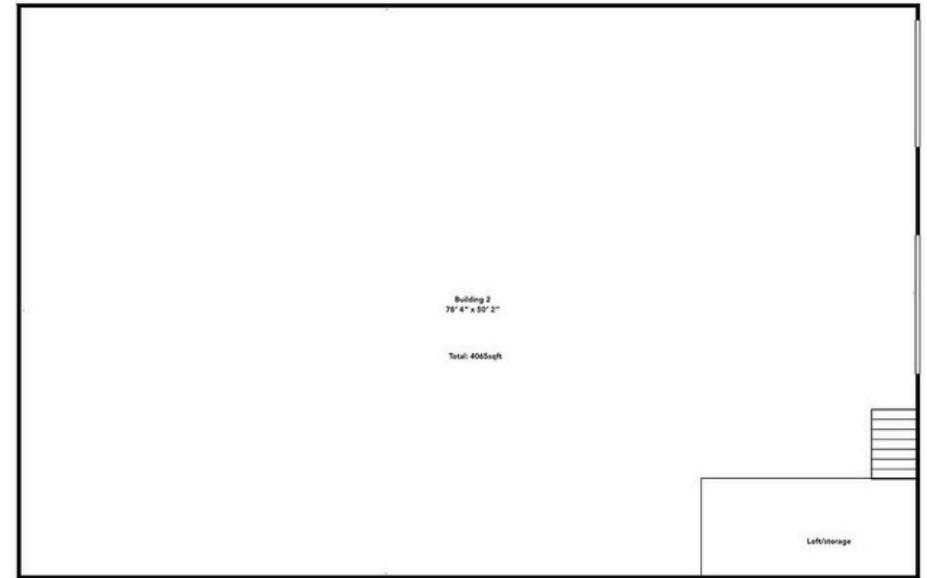




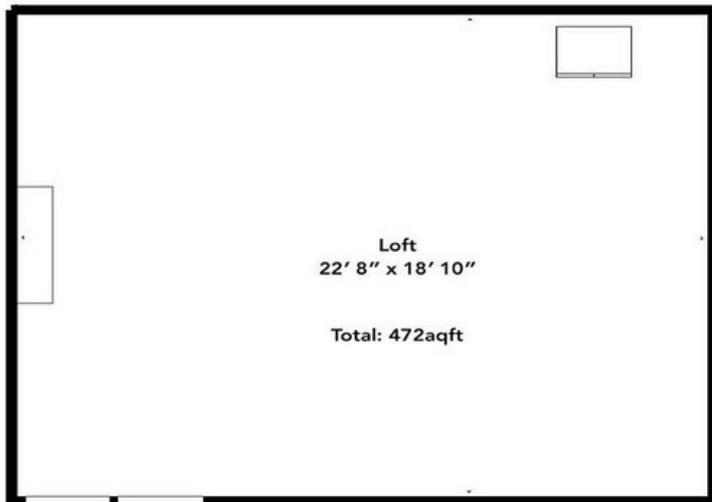




Building 1  
6,000sqft.



Building 2  
4065sqft.



Loft (Building 1)  
472sqft,

**3 MILE**

**5 MILE**

**10 MILE**

**POPULATION**

781

2,866

31,968

**AVERAGE HOUSEHOLD  
INCOME**

\$90,609

\$83,973

\$73,363

**NUMBER OF  
HOUSEHOLDS**

288

996

12,608

**MEDIAN AGE**

43

38.8

40.7

**TOTAL BUSINESSES**

13

229

1,549

**TOTAL EMPLOYEES**

32

3,365

13,744



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