

Spacious Industrial Warehouse for Lease Near Downtown Delaware

435 PARK AVENUE
DELAWARE, OHIO



NEWMARK

FOR LEASE

435 Park Avenue

DELAWARE, OHIO

276,614 SF

SPACE AVAILABLE

150,000 SF

MINIMUM DIVISIBLE

23.15 AC

SITE SIZE

\$0.50 PSF

ESTIMATED OPERATING EXPENSES



435 PARK AVENUE



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Building Specifications

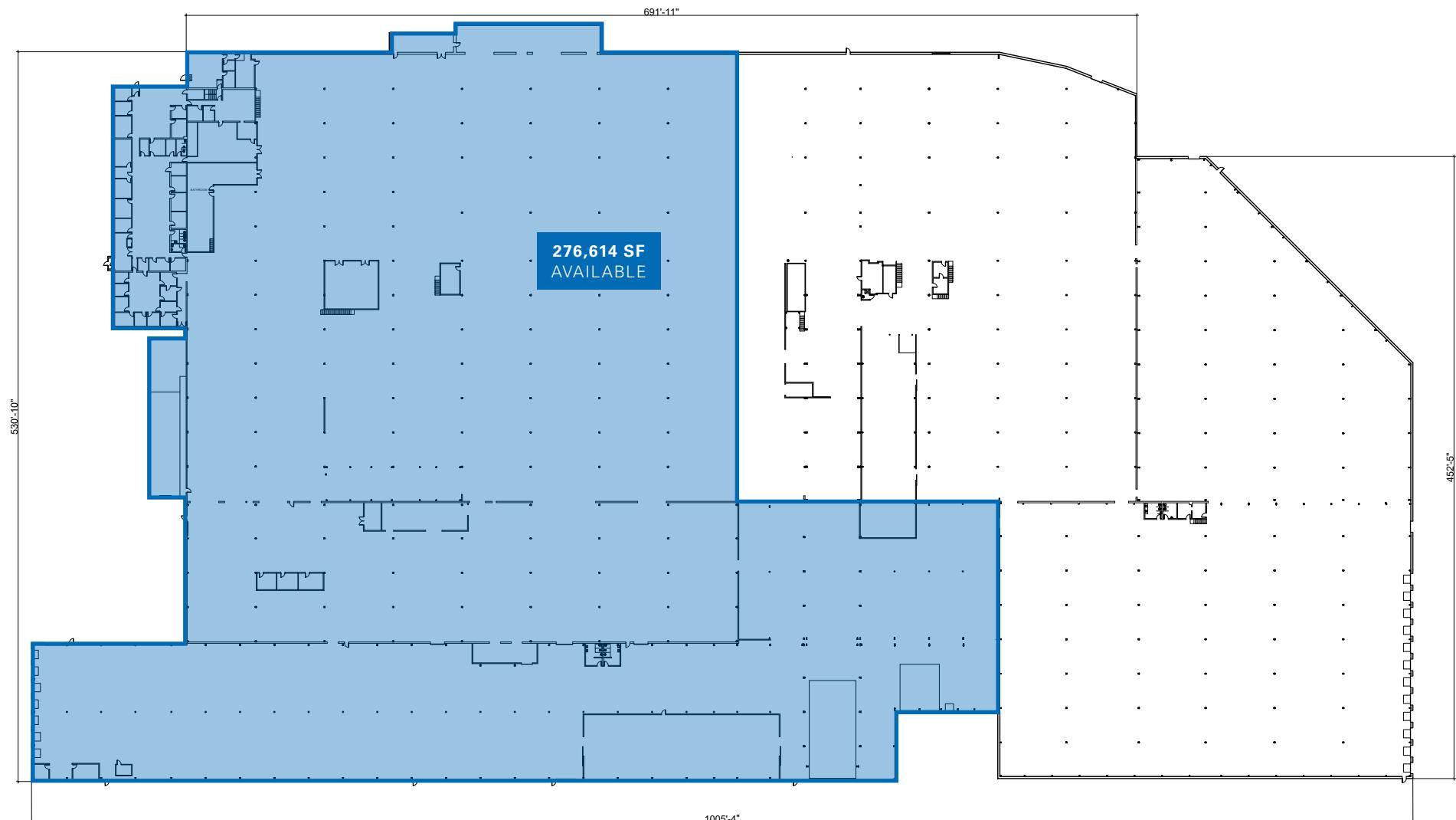
Total Building Size	470,412 SF
Warehouse Space	453,219 SF
Office Space	17,193 SF
Dock Doors	27
Drive-in Doors	5
Clear Height	14' – 30'
Column Width/Depth	25' – 50'
Walls	Masonry & Steel
Floors	6" Reinforced Concrete
Year Built	1958
Lighting	Fluorescent/LED
Parking	100+ Surface Spaces, 30 Trailer Spaces
Power	3-Phase 1600 Amp
Zoning	M2: General Manufacturing District
Rail Access	Rail Potential (CSX)
Parcel ID	519-344-17-001-000 & 519-344-17-001-001



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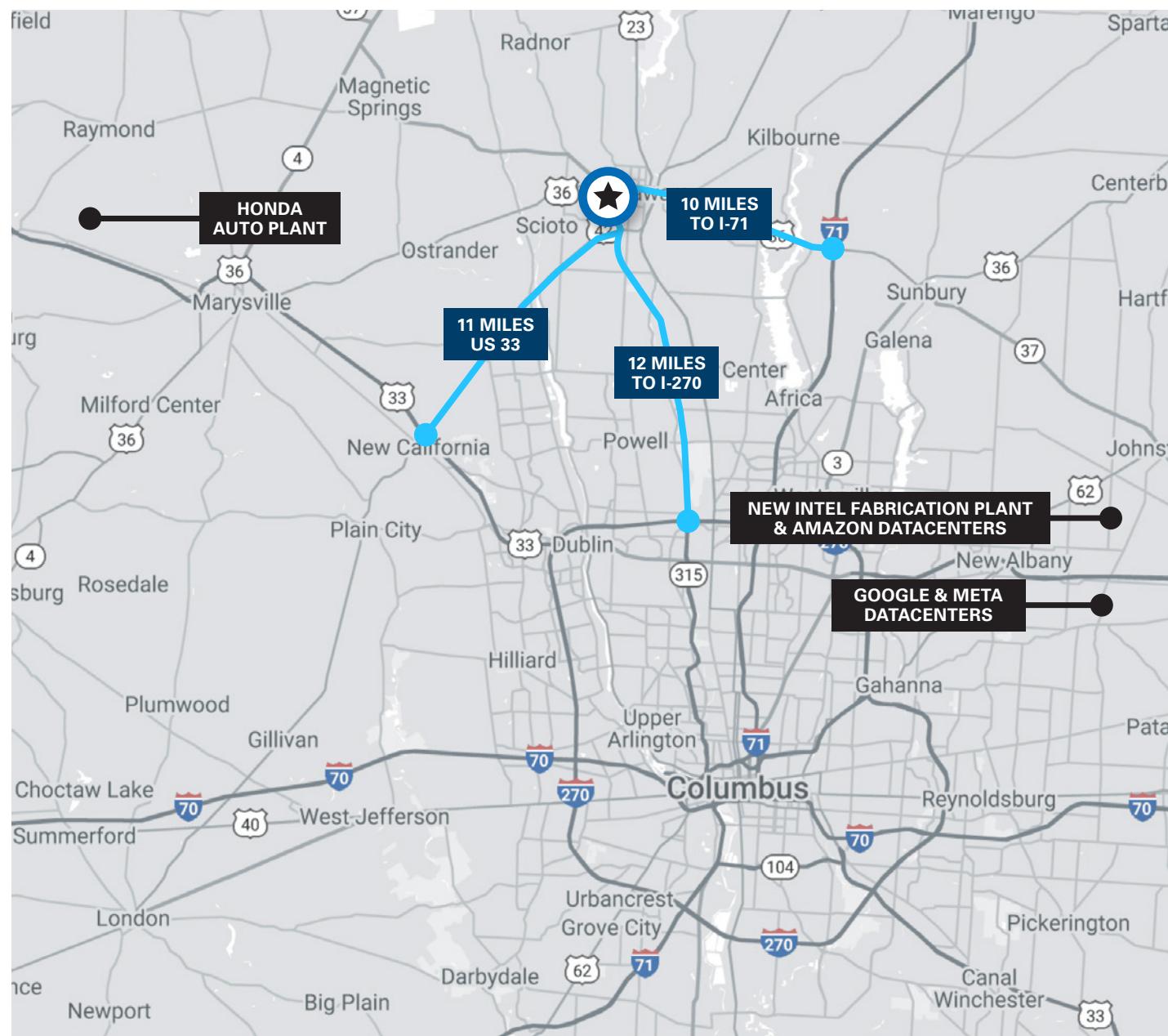
Floor Plan



Overall Site







Central Ohio is an essential logistical hub reaching up to 60% of US population within a 12 hour drive.

About Delaware, Ohio

- One of the fastest growing counties in all of Ohio
- Ranked #1 county in Ohio per capita income
- Considered a 'go to destination' with affordable housing options and low tax rates
- The only county in Ohio where more than half its adult residents have a bachelor's degree
- The City of Delaware has been named one of the Best Places to Live in America twice by Money Magazine
- Named the "Healthiest County in Ohio" by the Robert Wood Johnson Foundation

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For more information, please contact:

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