
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

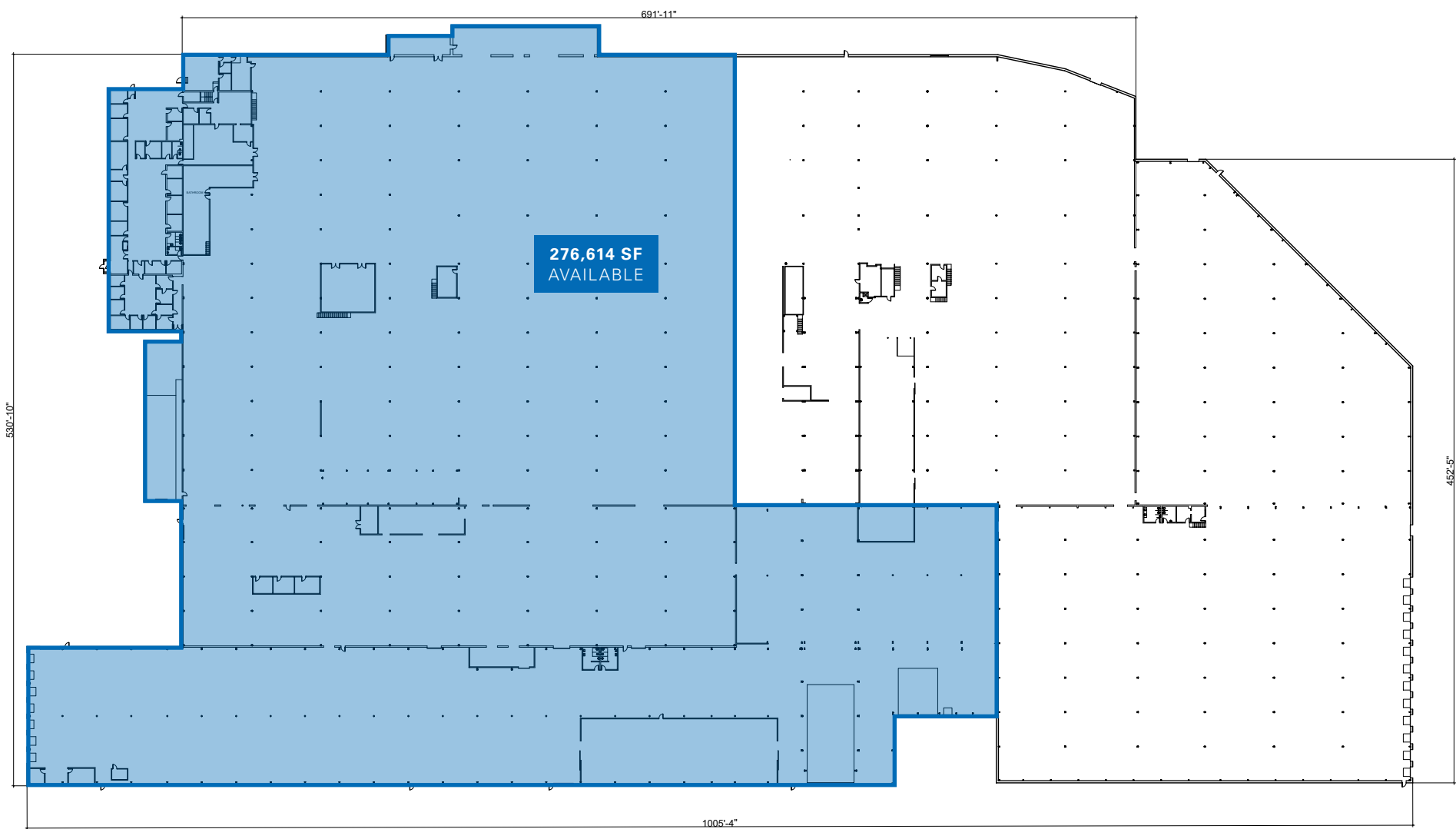
Total Building Size	470,412 SF
Warehouse Space	453,219 SF
Office Space	17,193 SF
Dock Doors	27
Drive-in Doors	5
Clear Height	14' – 30'
Column Width/Depth	25' – 50'
Walls	Masonry & Steel
Floors	6" Reinforced Concrete
Year Built	1958
Lighting	Fluorescent/LED
Parking	100+ Surface Spaces, 30 Trailer Spaces
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



435 PARK AVENUE



Floor Plan



Overall Site





435 PARK AVENUE

DOWNTOWN DELAWARE

OHIO WESLEYAN

36



SITE

23

INTERNATIONAL PAPER

PPG

MIDWEST
ACOUST-A-FIBER

DELAWARE
NEX

ACI INDUSTRIES

FEDERAL
HEATH SIGN
COMPANY

DELO SCREW
PRODUCTS

ADVANCE
AUTO PARTS

SAVARE SPECIALTY
ADHESIVES

QUALITY
CARRIERS

LUVATA OHIO

VERTIV

SAM DONG
OHIO

JEGS

DELAWARE MUNICIPAL AIRPORT

BLUE BIRD
SERVICE PARTS

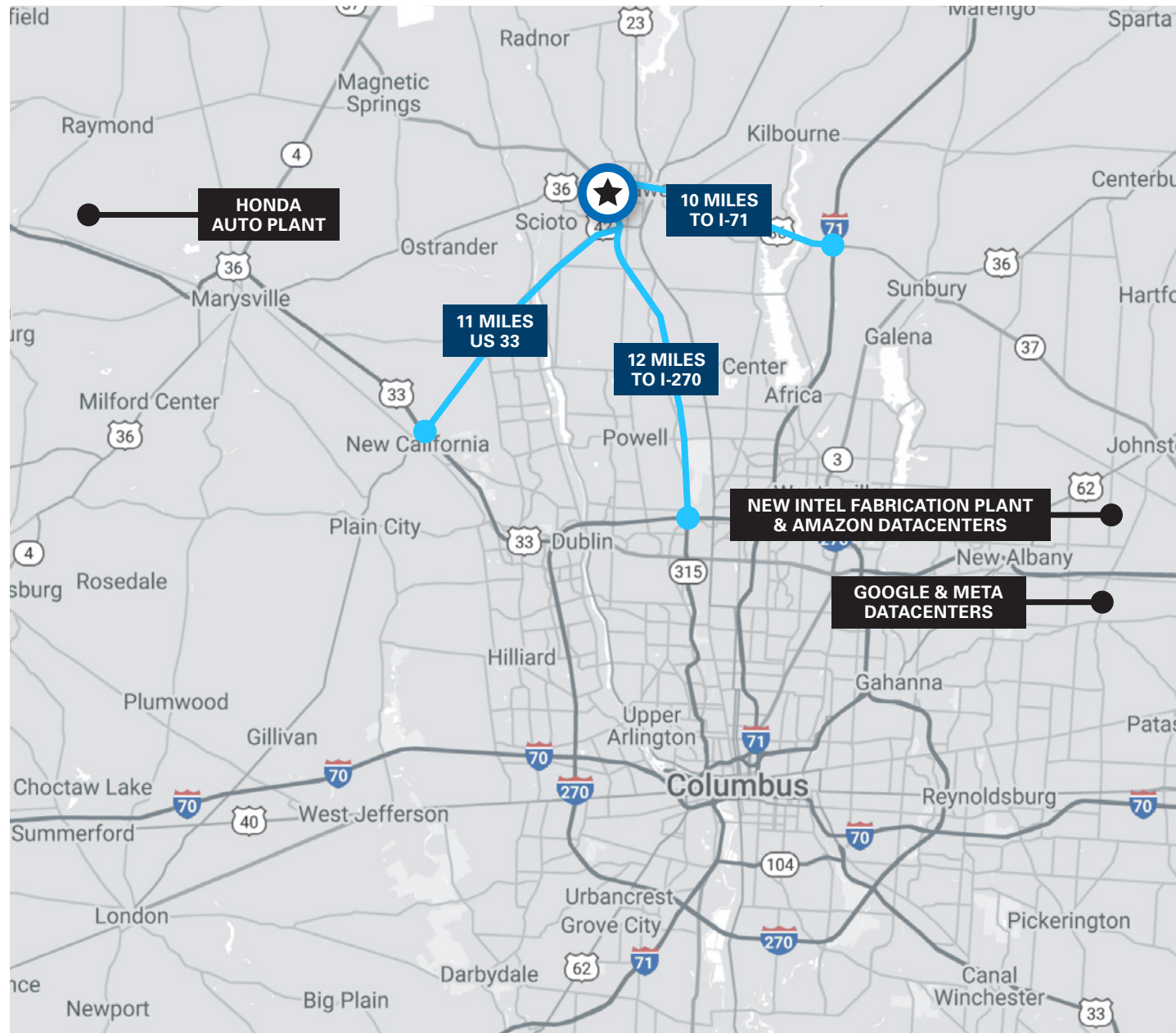
ATTINDAS

FASTENAL

CAMS, INC.

INNO-PAK

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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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DELAWARE, OHIO**

For more informations, please contact:

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