

1450 E Walnut Street

210,324 SF INDUSTRIAL MANUFACTURING & DISTRIBUTION FACILITY

1450 E Walnut St, Lancaster, OH 43130

Positioned at the intersection of East Walnut Street and Fulkerson Avenue, 1450 E. Walnut Street offers a significant industrial ownership opportunity within Fairfield County's established manufacturing and logistics corridor. The property benefits from immediate access to State Route 33 and U.S. Route 22, providing efficient connectivity to Columbus, Southeast Ohio, and the broader Midwest distribution network.

The facility totals approximately 210,324 square feet of industrial space with 27-foot clear heights, supporting modern manufacturing, warehousing, and distribution operations. Multiple loading docks with levelers and drive-in doors enhance shipping and receiving efficiency, while the IH (Industrial Heavy) zoning allows for a wide range of industrial uses, making the property suitable for owner-users, investors, or future multi-tenant configurations.



FOR SALE
FOR LEASE

PROPERTY DETAILS

Asset Type	Industrial Manufacturing / Warehouse Facility	Configuration	Single-user or potential multi-tenant industrial facility
Building Size	±210,324 SF	Ideal Users	Manufacturing, Warehousing, Distribution, Logistics
Year Built	1950	Investment Positioning	Owner-User or Value-Add Industrial Investment
Zoning	IH - Industrial Heavy	Loading	Multiple interior loading docks with levelers and drive-in doors

FOR MORE INFORMATION CONTACT:

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KELLERWILLIAMS REALTY



EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

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