

**RENOVATIONS START DECEMBER 2025**

INDUSTRIAL FOR LEASE & BUILD TO SUIT OPPORTUNITIES

**170 - 200 E. BROADWAY AVE**

WESTERVILLE, OH

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Parcel Size:  
20.7 AC



Availability:  
8,289 -  
71,114 SF



Lease Rate:  
\$9.50 - \$12.50  
NNN



Op Ex:  
\$2.95

## Property Description

This rare industrial offering features 97,045 SF across three buildings within a Planned Development District in Westerville, one of Central Ohio's most vibrant suburban communities. Located just minutes from the charm and energy of Uptown Westerville, the property provides immediate access to local retail, dining, and shopping, while also drawing from a deep and skilled labor pool. A compelling opportunity for businesses seeking flexibility, convenience, and community connectivity in a dynamic setting.

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### Highlights of the Planned Improvements:

- Updated Asphalt Sealing, and Striping
- Interior and Exterior Painting
- White-Boxed Office Areas
- New LED Lighting Inside and Outside
- Updated Bathrooms
- Upgraded Fire Protection
- Updated Doors, Windows, and Garage Doors



# Property Overview

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# Building Details

Suite	Total SF	Office SF	Docks/Drive-ins	Clear Height	Column Spacing	Power
<b>Main Building</b>	<b>51,757 SF</b>	<b>14,760 SF</b>				<b>480 3 Phase 800 Amps</b>
Suite 1	35,767 SF	4,066 SF	3 Docks/2 Drive-Ins	25'	31' x 29'	
Suite 2	15,990 SF	10,694 SF	1 Drive-In	13.5'		
<b>East Building</b>	<b>19,357 SF</b>					<b>480 3 Phase 400 Amps</b>
Suite 1	8,289 SF		2 Drive-Ins	12'		
Suite 2	11,068 SF		4 Drive-Ins	12'		



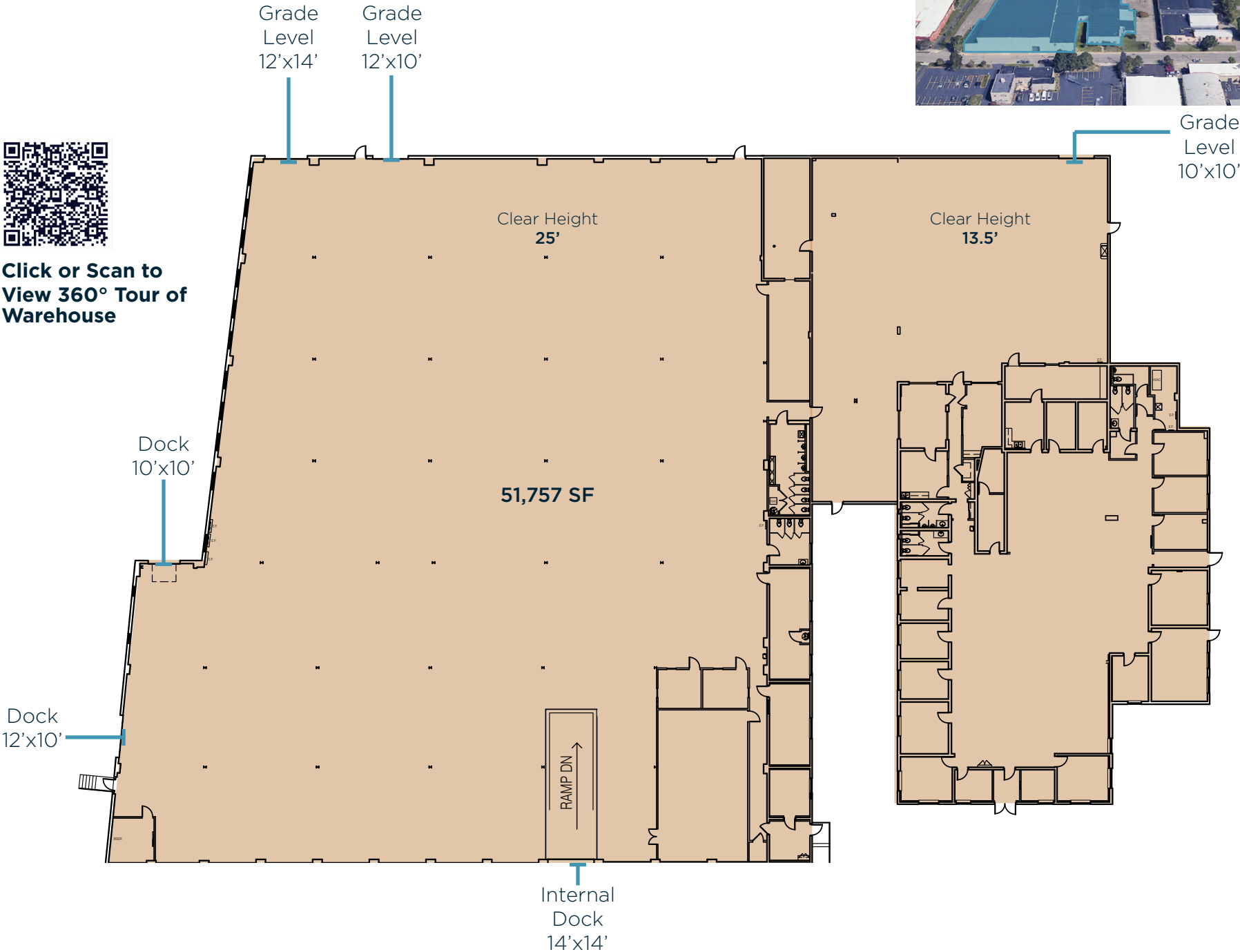


# Floor Plans

Main Building:  
51,757 SF



Click or Scan to  
View 360° Tour of  
Warehouse



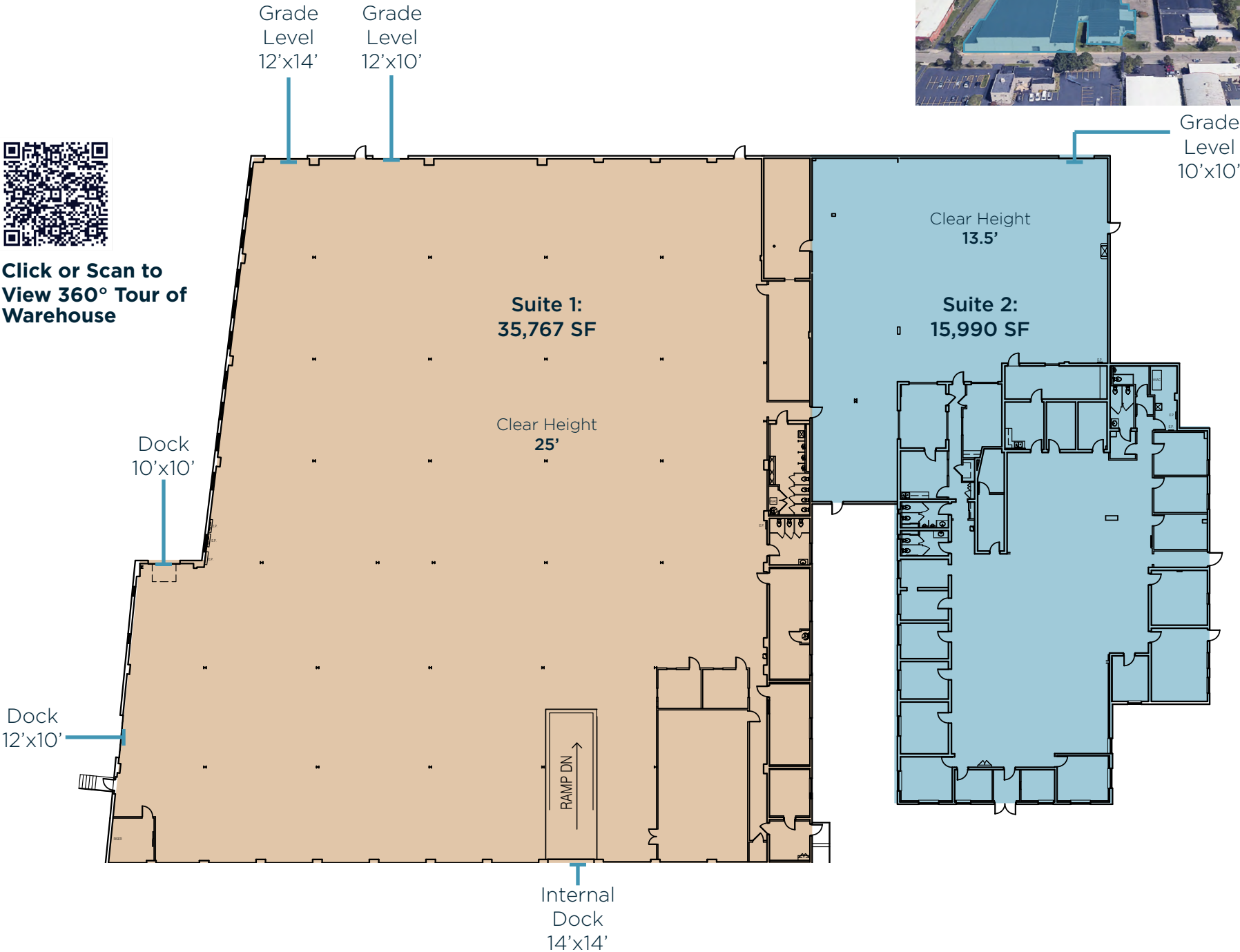


# Floor Plans

Main Building:  
15,990 - 51,757 SF



Click or Scan to  
View 360° Tour of  
Warehouse



Grade  
Level  
10'x10'



# Floor Plans

East Building:  
8,289 - 19,357 SF





# Property Photos





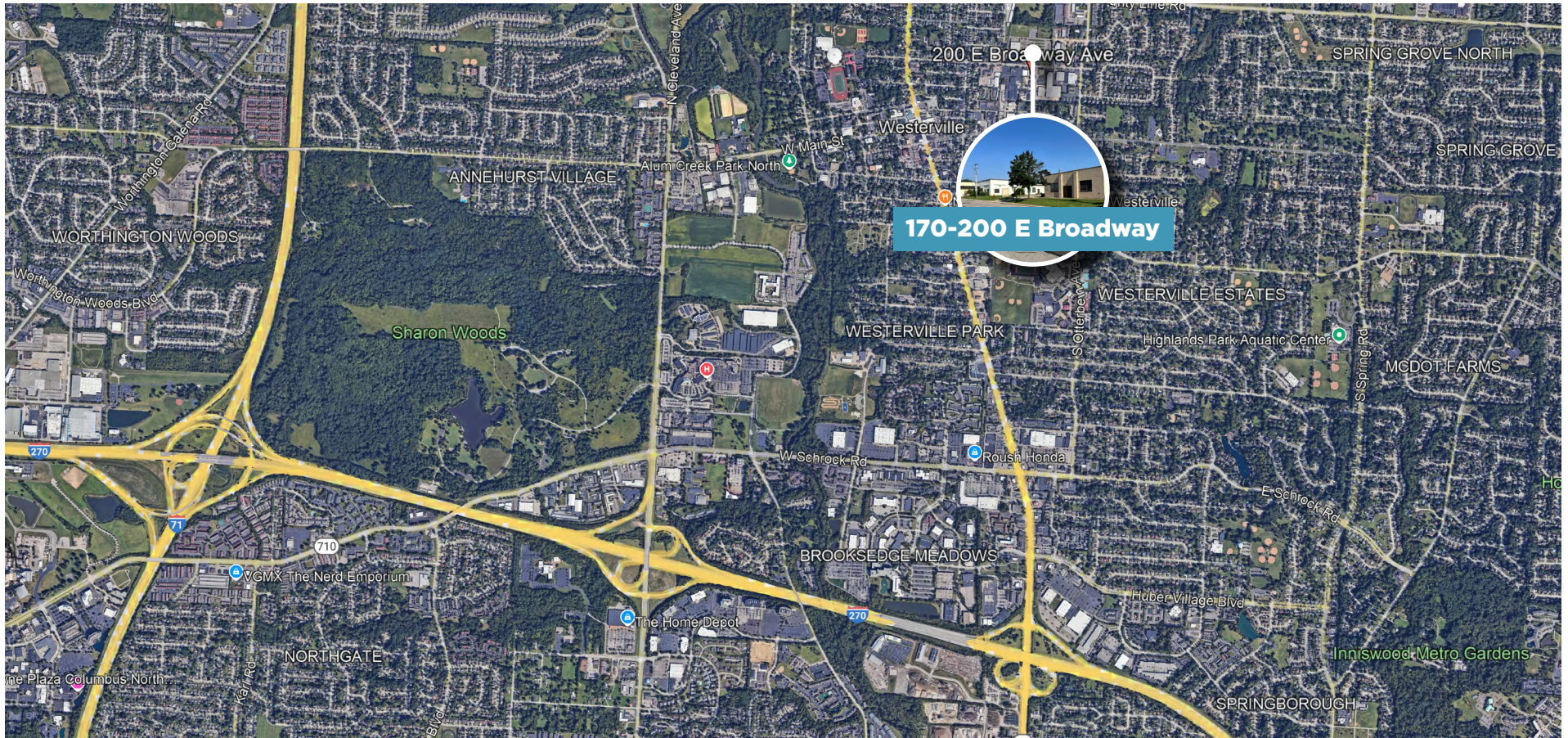
# Property Photos

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# Property Location



Demographics			
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	10,597	71,485	224,119
Households	3,972	28,711	91,272
Median Household Income (\$)	86,951	97,627	85,670
Median Age	36.6	38.9	36.0
Employment Potential	8,654	56,653	176,404
Transportation to Work via Car, Truck or Van	4,052	28,850	97,303



# Property Location





# Westerville

## in Focus

### Westerville Overview

Westerville is a vibrant suburban city located northeast of Columbus. Known for its friendly community atmosphere, excellent schools, and family-oriented lifestyle, Westerville offers a mix of residential neighborhoods, parks, and local businesses. The city is historically significant, with roots dating back to the early 19th century and a rich connection to the temperance movement, notably the “Dry” movement in the 1800s.

Today, Westerville is known for its well-maintained public spaces, including Uptown Westerville, which serves as the heart of the city with shops, restaurants, and cultural attractions. The city also offers excellent public services, strong safety initiatives, and numerous recreational activities, making it an attractive place for families and individuals alike. It is also home to Otterbein University, adding to its educational and cultural appeal. With a population of nearly 40,000, Westerville is a dynamic blend of suburban charm and modern amenities, making it a desirable place to live and visit in the greater Columbus area.



**39,983**  
Total Population



**5.16%**  
Population Forecast  
(‘24-’29)



**18,590**  
Total Employees



**\$103,314**  
Median Household  
Income



**15,938**  
# of Households



**9,229**  
Graduated with  
Bachelor's Degree



### New Westerville Retailers

- Smash Park
- Fox in the Snow
- Potbelly Sandwich Shop
- Overgrown Cbus
- Ampersand Asian Supper Club
- The Giving Room
- Begin Cafe
- Qargo Coffee
- Westhouse
- Edge Adventure Park
- High Bank Distillery Co.
- Birdie Books
- Kape Coffee



## Allied Real Estate Advisors

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