



## PITTSBURGH DRIVE BUSINESS PARK

### Property:

- NEW ±84,000 Sq. Ft. Multi-tenant Professional Business Park
- Building 100:
  - Units from ±1,800 up to 5,400 Sq. Ft. available now
  - (10'x12') overhead doors w/electric openers
  - 100 AMP 3 phase power
- Building 200:
  - ±3,000 Sq. Ft. unit available now
  - (10'x12') overhead doors w/electric openers
  - 100 AMP 3 phase power
- Building 300:
  - ±4,000 Sq. Ft. unit available now
  - 2(12'x14') overhead door w/electric opener
  - 200 AMP 3 phase power
- 16' Clear height
- LED lighting in office and warehouse
- Zoned M2
- 15 yr. 50% tax abatement

### Location:

- Located on the Pittsburgh Drive Industrial Corridor near Delaware County Airport
- Within 3 miles of US 23 & US 42
- ±1 mile to US 36
- One of the top 10 fastest growing counties in the U.S.

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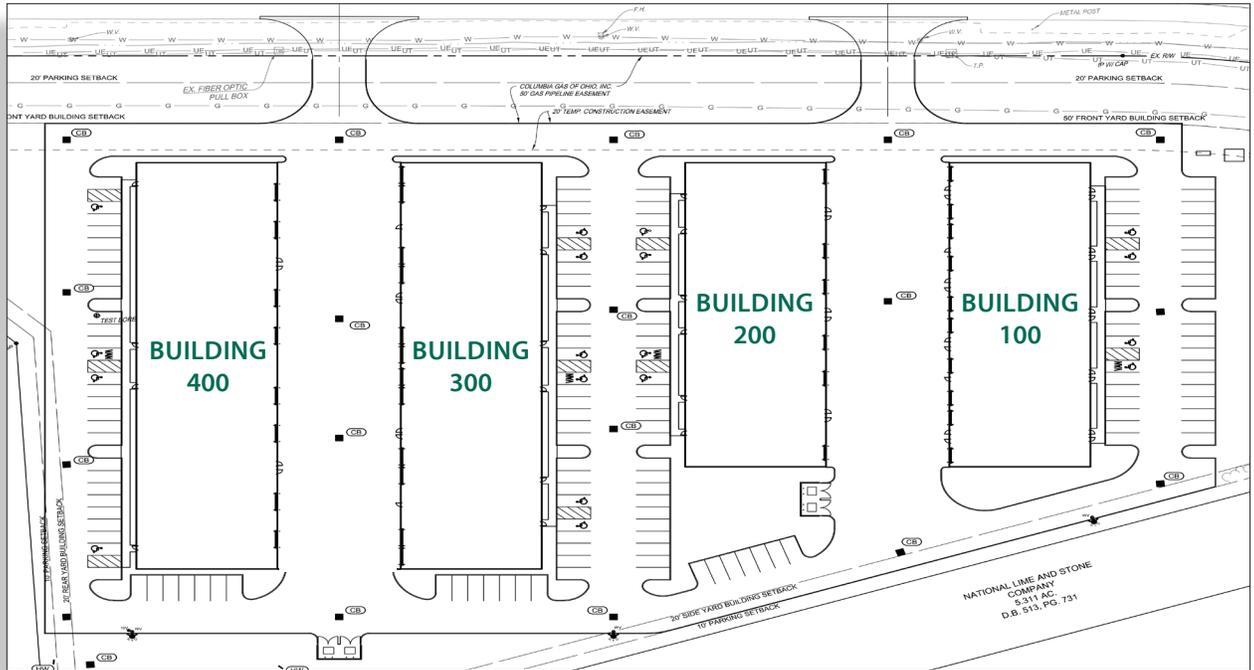
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5115 Parkcenter Ave., Ste. 275

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**Property Specifications:**

- New construction; by Dublin Building Systems
- ±9.25 acre lot
- 16' clear height
- Zoning M-2
- Established industrial corridor with companies, such as PPG, Liebert & International Paper

**Rental Rate:**

- \$11.95-\$13.50/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$2.12/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

**Available Suites:**

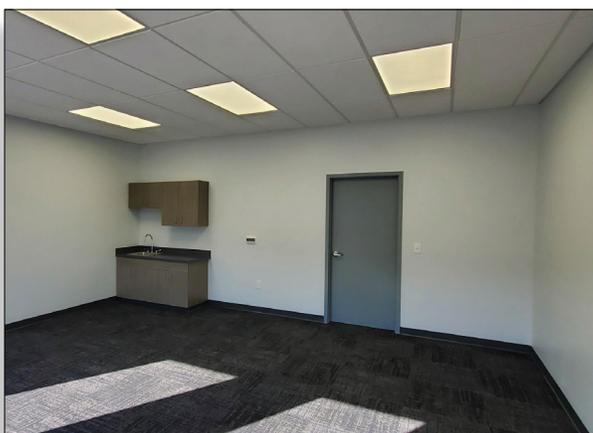
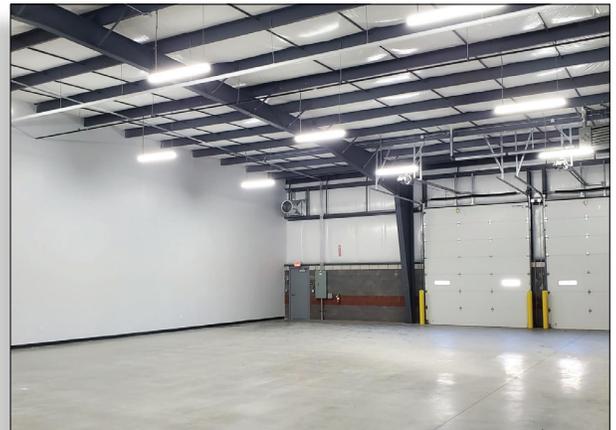
Building	Min Avail SF	Max Avail SF	Rate	Drive -Ins	Available
300	4,000	4,000	\$12.50 NNN	1/2	Now
200	3,000	3,000	\$13.00 NNN	1	Now
100	1,800	5,400	\$13.50 NNN	1/3	Now

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**PHOTOGRAPHS**



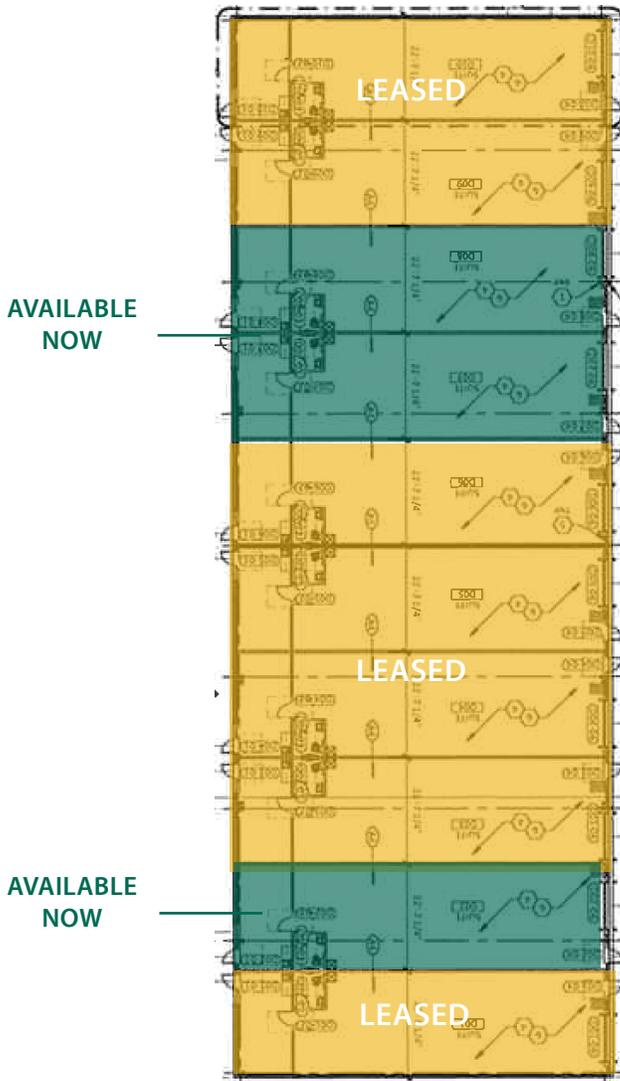
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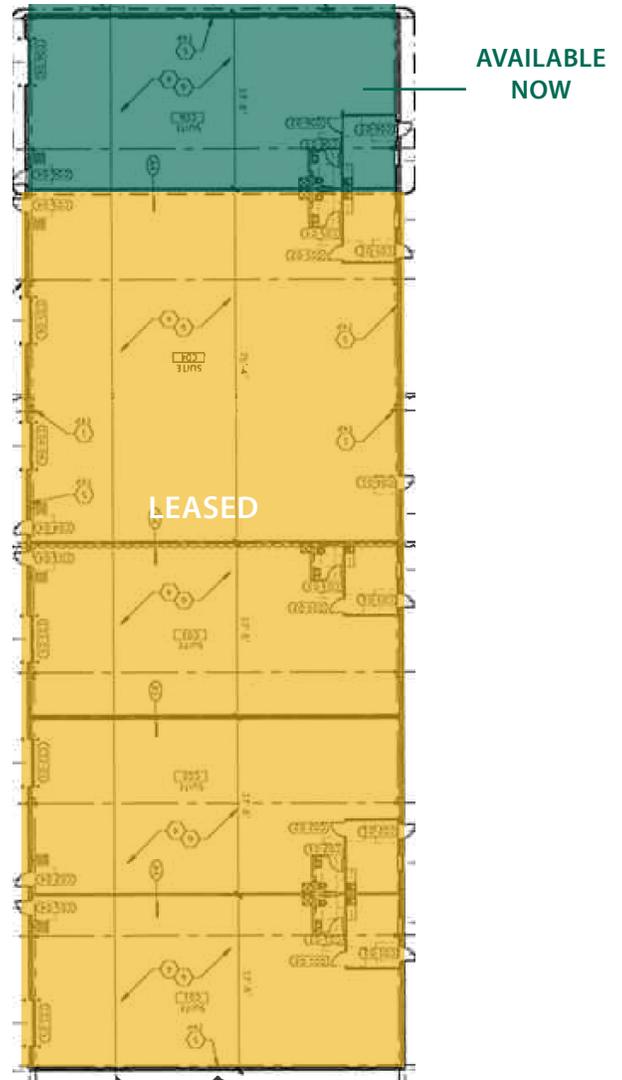
**BUILDINGS 100 & 200**

**BUILDING 100**



±1,800-5,400 SQ. FT. UNITS

**BUILDING 200**



±3,000 SQ. FT. UNITS

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**BUILDINGS 300 & 400**

**BUILDING 300**

**BUILDING 400**

AVAILABLE  
NOW



±4,000 SQ. FT. UNIT



±6,000-12,000 SQ. FT. UNITS

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DEMOGRAPHICS

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1751 Pittsburgh Dr, Delaware, OH 43015

CITY, STATE

**Delaware, OH**

POPULATION

**36,162**

AVG. HHSIZE

**2.54**

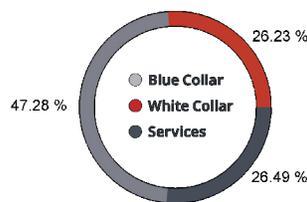
MEDIAN HH INCOME

**\$67,580**

HOME OWNERSHIP



EMPLOYMENT

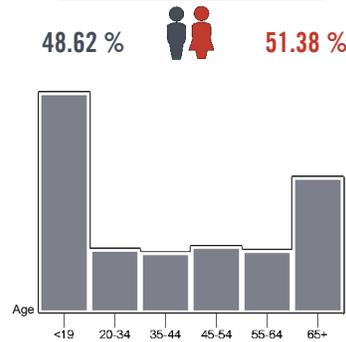


**50.37 %** Employed  
**0.71 %** Unemployed

EDUCATION

High School Grad: **29.50 %**  
Some College: **22.28 %**  
Associates: **6.02 %**  
Bachelors: **35.17 %**

GENDER & AGE

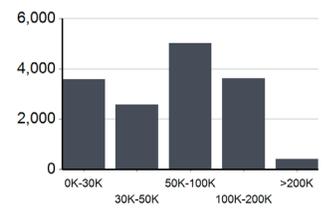


RACE & ETHNICITY

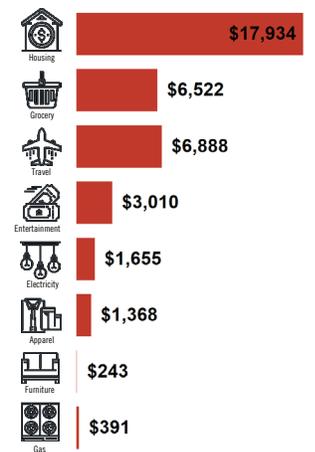
White: **94.00 %**  
Asian: **0.31 %**  
Native American: **0.26 %**  
Pacific Islanders: **0.00 %**  
African-American: **1.52 %**  
Hispanic: **1.44 %**  
Two or More Races: **2.46 %**

## Catlyst Research

INCOME BY HOUSEHOLD



HH SPENDING

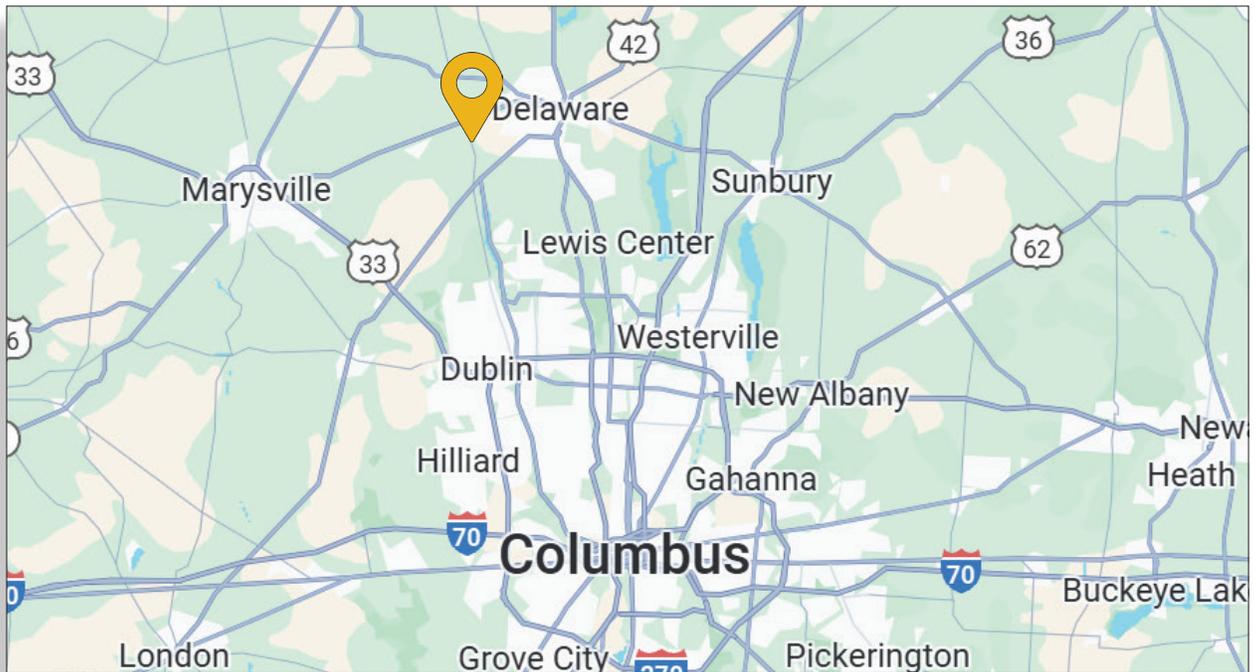
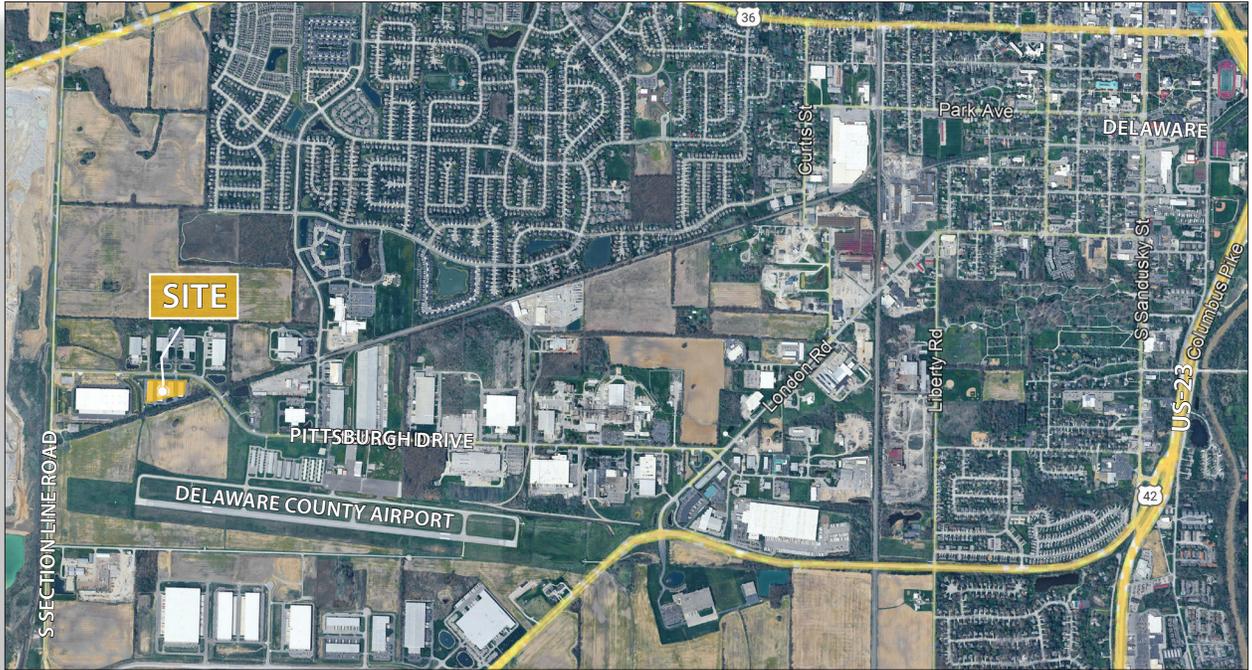


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