

17226 Industrial Highway

Caldwell, Ohio 43724

**Manufacturing/distribution
property up to 233,601 s.f. on
17 acres**

**For lease or sale \$9,350,000.00 (\$40/s.f.)
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Demographics

| | |
|--|---------|
| Total population | 452,854 |
| Average hourly wage (warehouse worker) | \$17.01 |
| Total warehouse workers: (largest of all blue-collar occupations) | 21,143 |

An overlooked labor pool

The Ohio Southeast region is home to highest percentage of “super commuters.”

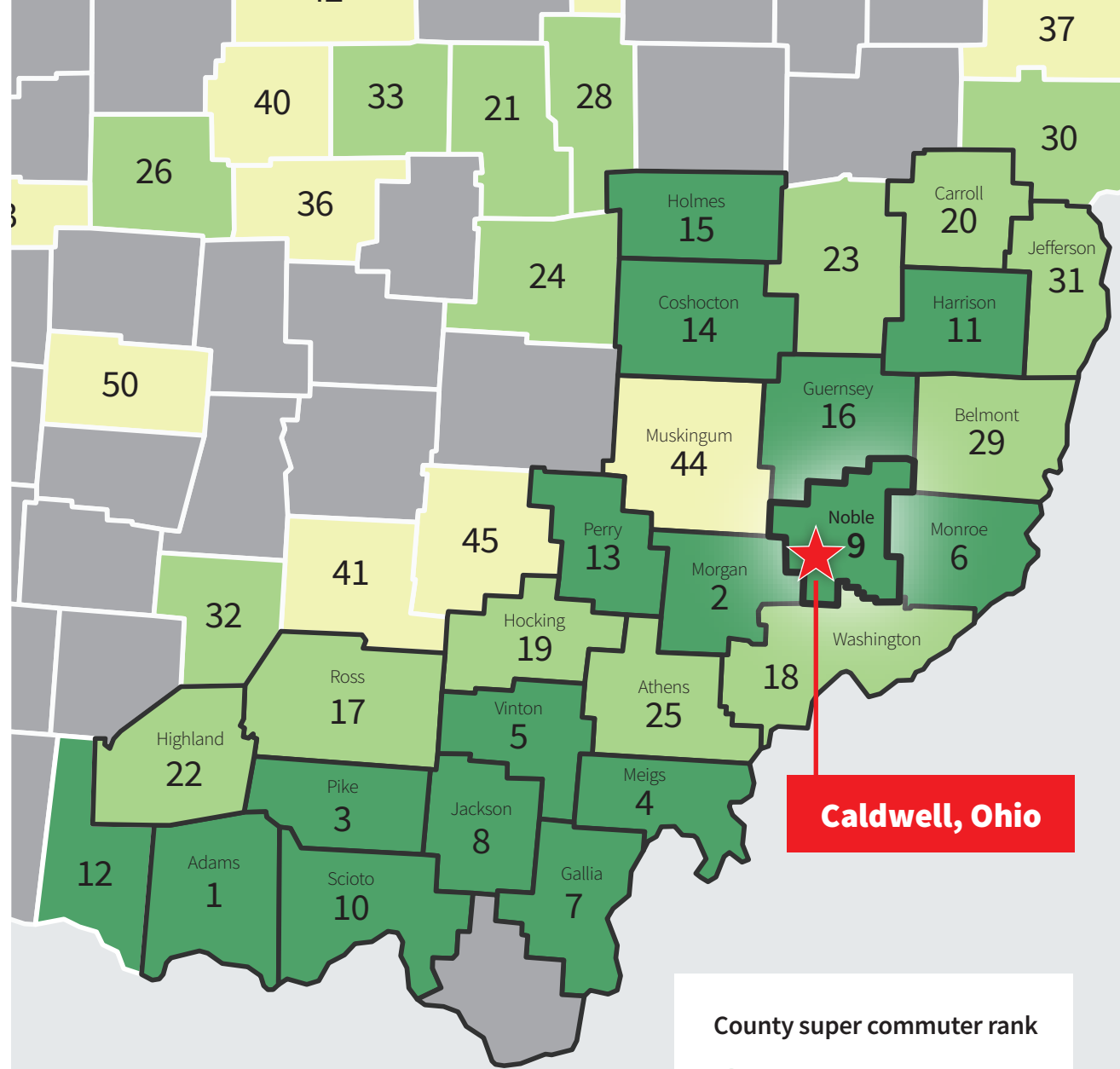
Stacker ranked Ohio counties based on the proportion of workers who commuted 90 minutes or more one-way to work. This map ranks the top 50 Ohio counties for “super commuters.”

Source: Ohio SE Economic Development, August 2022

Drive times

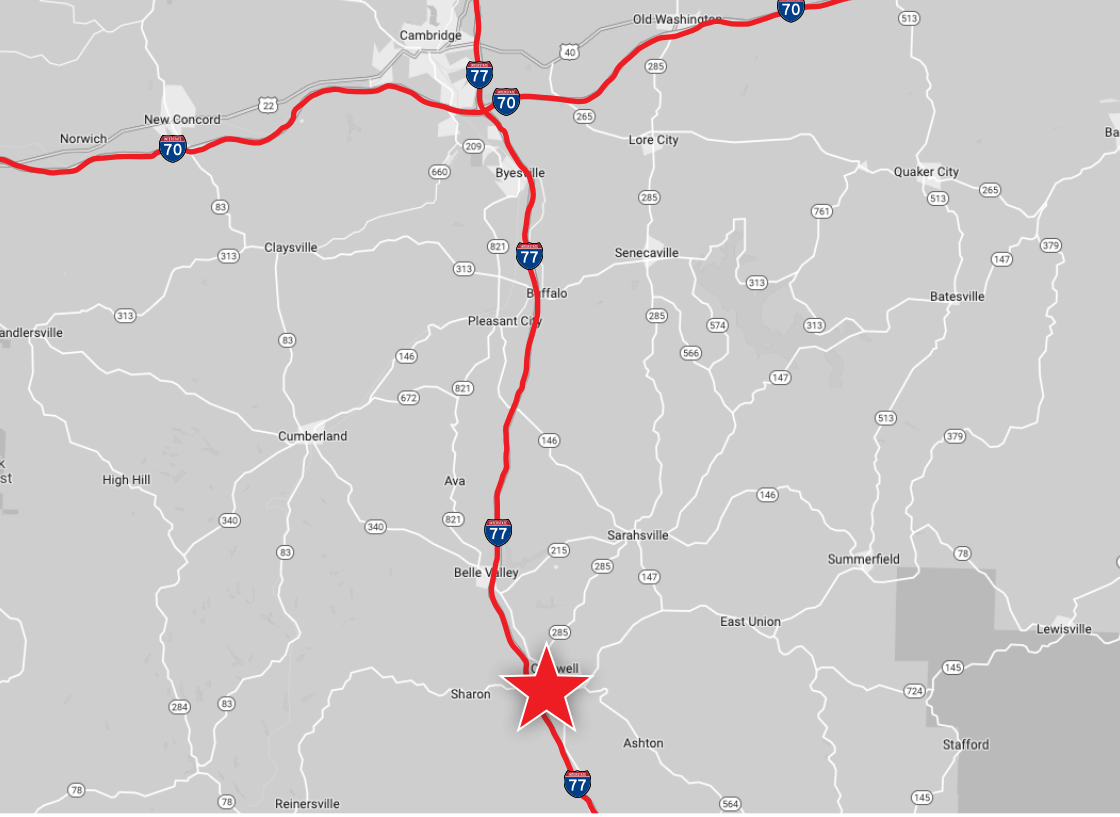
| 2022 demos | 15 min. | 30 min. | 45 min. |
|-------------------------|----------|----------|----------|
| Population | 10,373 | 72,068 | 238,587 |
| Households | 3,277 | 29,364 | 99,278 |
| Median household income | \$52,270 | \$53,230 | \$53,463 |

Source: ESRI, October 2022



County super commuter rank

- 1st through 16th
- 17th through 32rd
- 33rd through 50th
- not in top 50
- OhioSE counties



Access and proximity

This building has excellent interstate access, as it is located less than one mile from 1-77 at the Caldwell exit and is 17 miles south of 1-70.

The Ohio River provides the area with barge access 25 miles south via 1-77 to the Marietta area with several intermodal ports.

Highway access

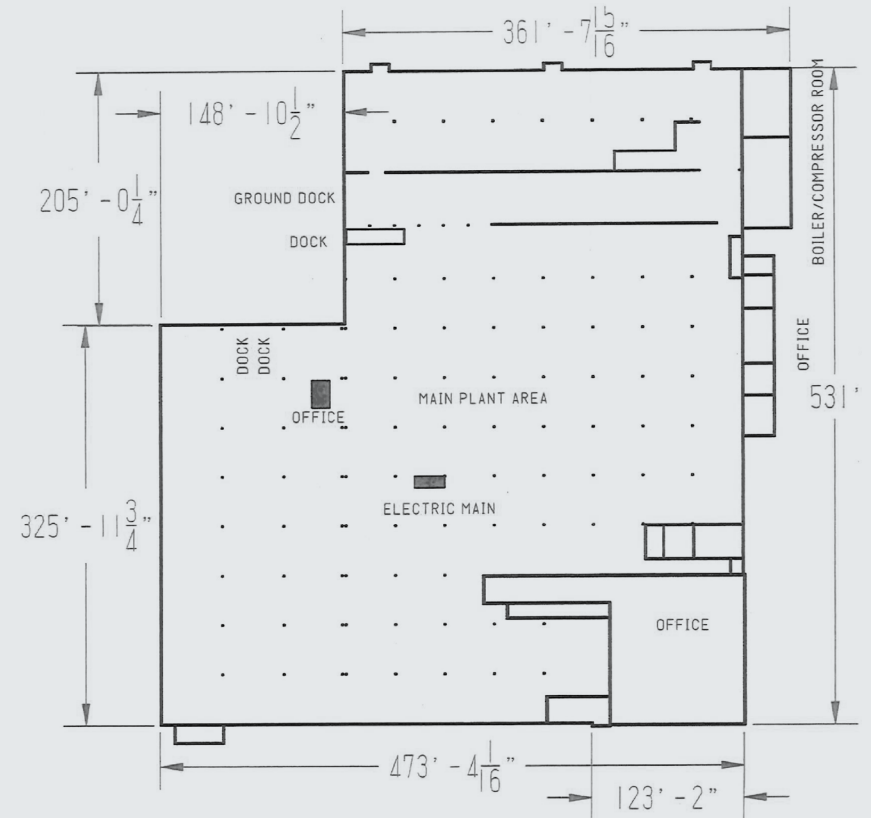
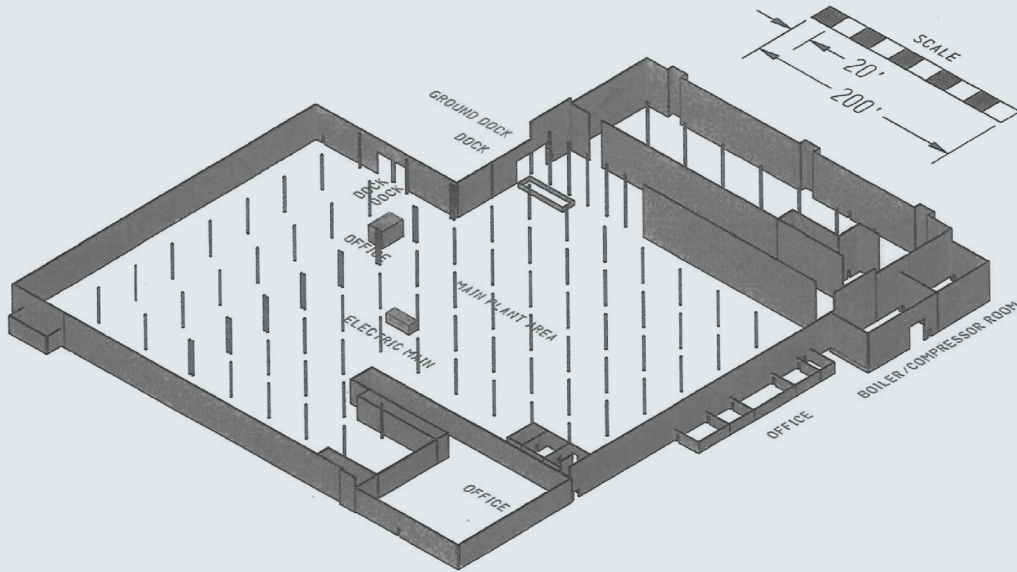
-  800 feet
-  21 miles
-  17 miles
-  80 miles



About Caldwell, Ohio

Caldwell is a village and the county seat of Noble County, Ohio. It is located along the West Fork of Duck Creek 23 miles north of Marietta.

Property specifications



| | | | | | |
|----------------------------|-----------------|--------------------------|--------------|------------------------|-------------------|
| Building size | 233,601 | Clear height | 16 - 30 feet | Zoning | I - Industrial |
| Available s.f. | Up to 233,601 | Dock doors | 2 | Built | 1951 |
| Parcel size | 17 acres | Drive-in doors | 6 | Renovated | 1972, 1987 |
| Office s.f. | 15,425 | Truck court depth | 200' | Cranes | 23 (0.5 - 10 ton) |
| Building dimensions | 470' W x 520' D | Fire suppression | Sprinkler | Floor thickness | 6" - 8" |
| Column spacing | 40 feet | Power Capacity | 10.80 MW | | |



Contact

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