

1005 & 10051
Delaware Ave
Marysville, OH 43040

FOR SALE \$4,250,000

Prime development opportunity with 3 existing buildings on 2 parcels and combined 4.27 acres. Conveniently located next to interstates and many national retailers.

Two parcels included in sale:
Parcel ID: 29-0004415.0000
1.07 Acres
Parcel ID: 29-0004422.0000
3.2 Acres

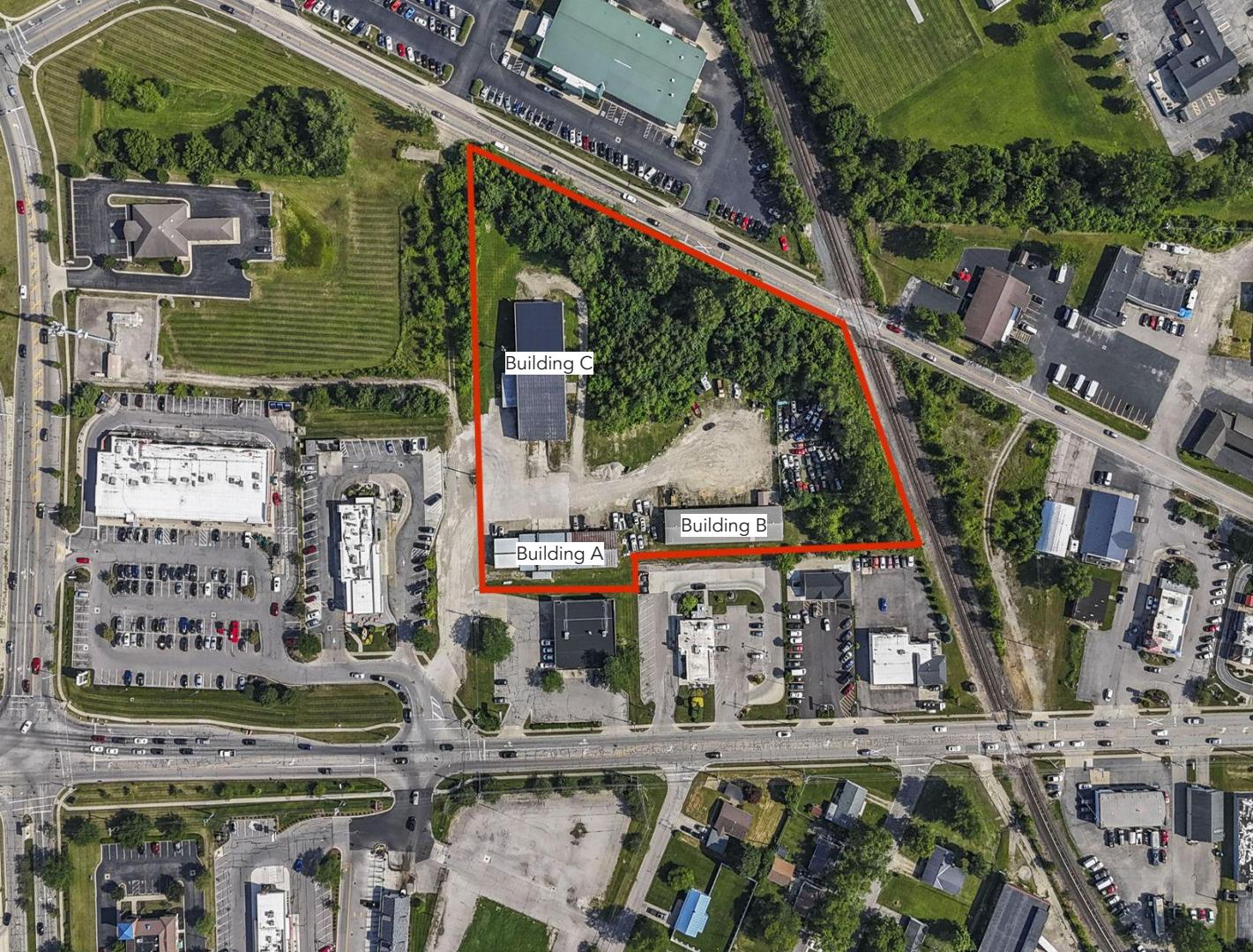
[Site Photo Link](#)

Each building metered separately for gas and electric

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SMART MOVE
RE/MAX

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Potential Ingress/Egress

E 5th Street

Building C

Building B

Building A

US-33



Merchants National Bank



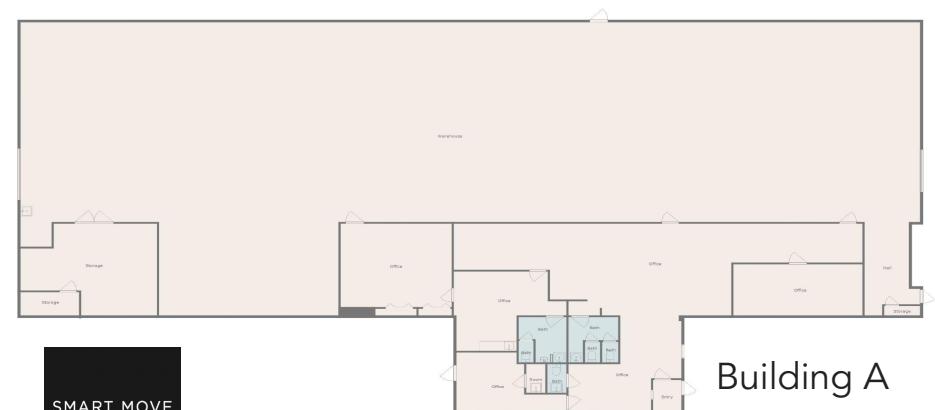
Delaware Ave





Investments and Recent Developments in Marysville, Ohio

- Amazon Web Services is investing \$1 billion in data centers in Marysville. This investment is expected to create thousands of jobs as well as grow the local technology ecosystem and related industries.
- Marysville has a strong job market including major employers Honda of America Manufacturing, Scott's Miracle-Gro Company and Memorial Health, in addition to retail employers Walmart, Krogers, Nestlé and Home Depot.
- Honda has invested heavily in Union County, where Marysville is located, with a primary focus on their EV Hub and facilities like the Marysville Auto Plant, East Liberty Auto Plant, and Anna Engine Plant. Honda's investments in these 3 Ohio plants total over \$1 billion, aimed at enabling flexible production lines that can manufacture gasoline, hybrid, and electric vehicles. In a separate joint venture with LG Energy Solution, Honda is establishing a \$4.4 billion battery plant in Fayette County, Ohio, located between Columbus the state capital and Cincinnati, further improving the region's position in the electric vehicle market.
- Grand Communities, a subsidiary of the Kentucky-based Fischer Homes, is building a development named "Skybrook" on 120 acres in Marysville.
- The Silo's at the Water & Light District is a \$110 million project that will redevelop the old water and light plant into mixed use development with over 220 multifamily units, 26,000 square feet of food, beverage and event space, and 15,000 square feet of co-working space.
- The Marysville East Section 3 development plan is also underway with improvements to East 5th Street are planned, including pavement resurfacing, curb replacements, and storm sewer upgrades.



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Building A
~10,400 SF
[Photo Link](#)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Building B

~6,000 SF

[Photo Link](#)





Building C
~5,984 SF
[Photo Link](#)

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REDONE

