

WESTERVILLE, OH



# 220W Schrock Rd

## 100,800 SF | For Sale or Lease

**Redevelopment** Opportunity

**CBRE**

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**CBRE**

200 Civic Center Drive

Fourteenth Floor

Columbus, OH 43215

# Executive Summary

**100,800 SF | 9.869 AC**

220 W. Schrock Road represents a 100,800 square foot vacant opportunity on a sprawling 9.869-acre campus in Westerville, Ohio. Available for sale or lease, this versatile property holds immense potential for a variety of redevelopment opportunities including life science, clean manufacturing, flex office or a mixed-use development. The building is equipped with two dock doors and a robust 1600-watt generator, which offers support for the entire building. The building also has multiple training and conference rooms, a generously sized onsite café, and abundant parking at a ratio of 6.94 per 1,000 square feet.



- **IDEAL FOR REDEVELOPMENT**
- **EXISTING INFRASTRUCTURE FOR OPEN PLAN, HIGH-DENSITY USER**
- **BUILDING CAN BE DEMISED TO 25,000 SF**
- **TWO DOCK DOORS**
- **1600 WATT GENERATOR ON SITE PROVIDING FULL BUILDING SUPPORT**



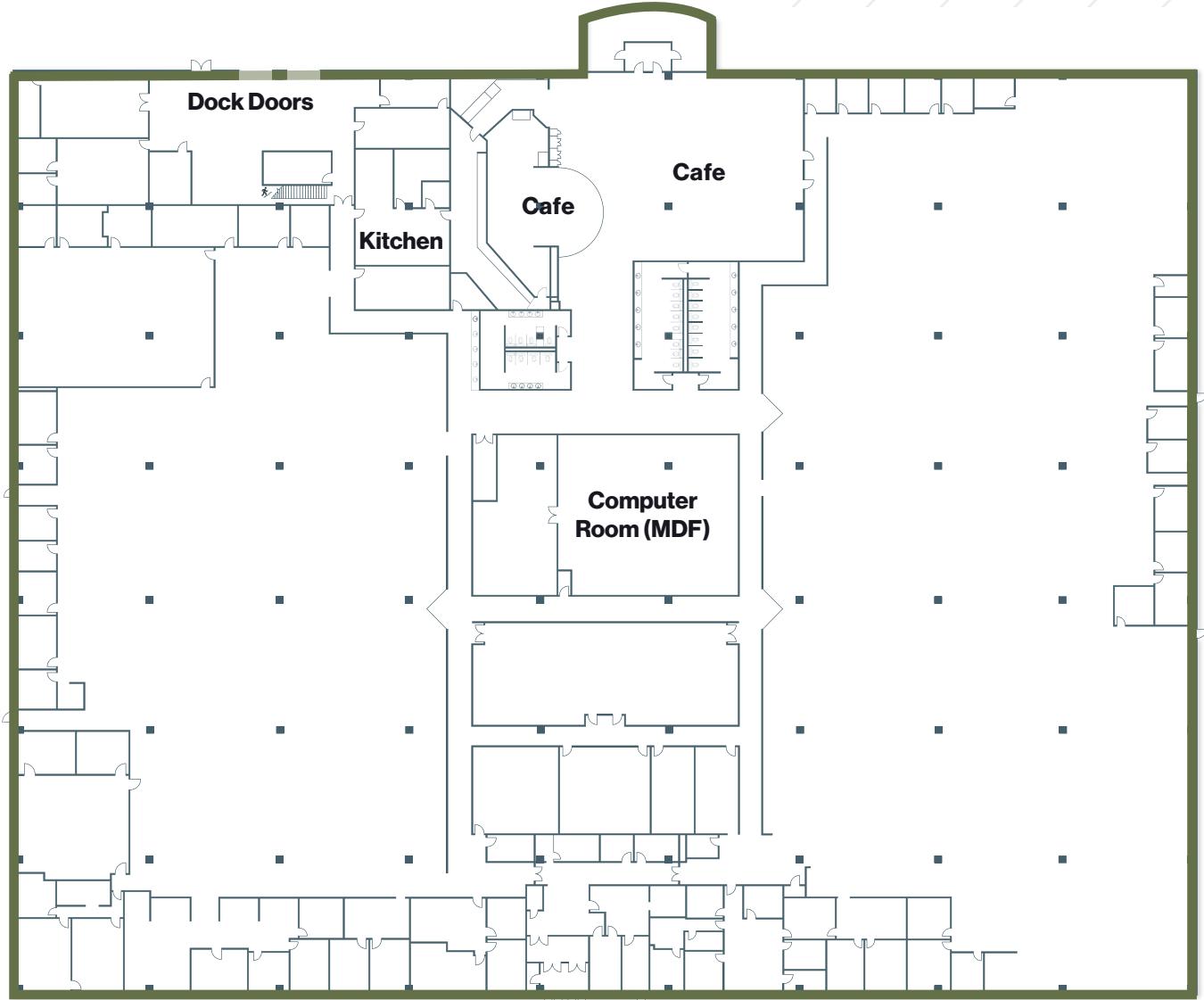
## Property Overview

Campus Size	9.869 Acres
Building Size	100,800 Square Feet
Stories	One (1)
Year Built	1990
Ceiling Height	22'
Dock Doors	Two (2) Dock Doors
Parking	6.94 / 1,000 SF
Vacancy	100%
Misc	Portion of Raised Floor and Backup UPS Units for Former Data Center
Sale Price	Negotiable
Lease Price	Negotiable



# Floor Plan

100,800 Square Feet



# Aerial Overview

9.869 Acres

**6.94 / 1,000 SF**

Parking Ratio

**21,045 (2023)**

Average Annual Daily Traffic



Schrock Rd

Wetherby

Park Meadow Rd

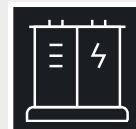


PROPERTY

## Highlights



MULTIPLE TRAINING &  
CONFERENCE ROOMS



1600 WATT GENERATOR  
ON SITE



LARGE ONSITE  
CAFÉ



TWO  
DOCK DOORS



RECENT

## Improvements

- NEW PAVED PARKING LOT AS OF JUNE 2024
- NEW EPOXY FLOORING IN KITCHEN
- NEW LVT FLOORING IN CAFE / DINING AREA
- ALL LIGHT FIXTURES IN BUILDING RETRO-FITTED WITH LED BULBS
- NEW CARPETING THROUGHOUT
- NEW ELECTRIC VEHICLE CHARGING STATIONS
- NEW LED LIGHT POSTS IN PARKING LOT / WALL PACKS ON BUILDING



#### LOCATION HIGHLIGHTS



**<1 Mile**  
to I-270



**15 Min**  
John Glenn Columbus  
International Airport



**<1 Mile**  
to Mt. Carmel St. Ann's Hospital



**20 Min**  
to Downtown Columbus

**220**  
W Schrock Rd



**Uptown Westerville**

**Kroger**

**Walmart Supercenter**

*S State St*

*ESchrock Rd*

NOTABLE LOCATIONS WITHIN ONE-MILE

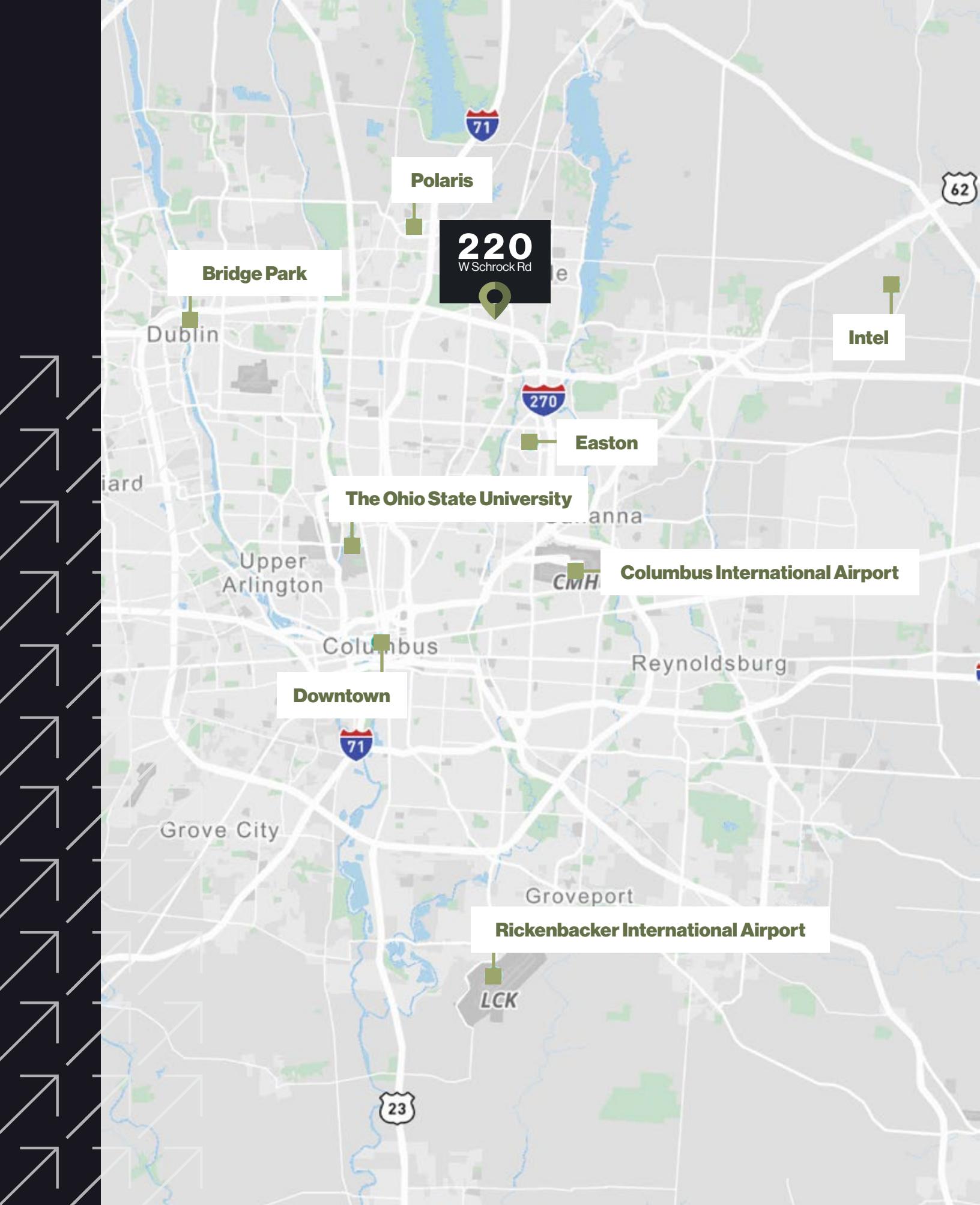
**FOUR HOTELS**

**MORE THAN 35  
RESTAURANTS**

**NINE MEDICAL  
ESTABLISHMENTS**

**ONE FULL-SERVICE  
INPATIENT HOSPITAL**





# Demographics



Demographic Comprehensive	1 MILE	3 MILES	5 MILES
<b>Place of Work</b>			
2023 Businesses	964	4,440	9,993
2023 Employees	12,119	65,378	159,268
<b>Population</b>			
2023 Population - Current Year Estimate	8,353	107,684	267,454
2028 Population - Five Year Projection	8,300	108,435	271,420
<b>Households</b>			
2023 Households - Current Year Estimate	3,549	42,639	107,427
2028 Households - Five Year Projection	3,534	43,111	109,371
<b>Household Income</b>			
2023 Average Household Income	\$91,913	\$99,340	\$104,372
2028 Average Household Income	\$106,603	\$113,404	\$118,643
2023 Median Household Income	\$69,263	\$75,655	\$77,251
2028 Median Household Income	\$80,120	\$84,500	\$87,262
<b>Housing Value</b>			
2023 Median Value	\$252,421	\$262,393	\$277,363
2023 Average Value	\$275,086	\$281,682	\$312,329



MIXED USE / FLEX SPACE / LIFE SCIENCE / OFFICE



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**CBRE**

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