

WESTERVILLE, OH



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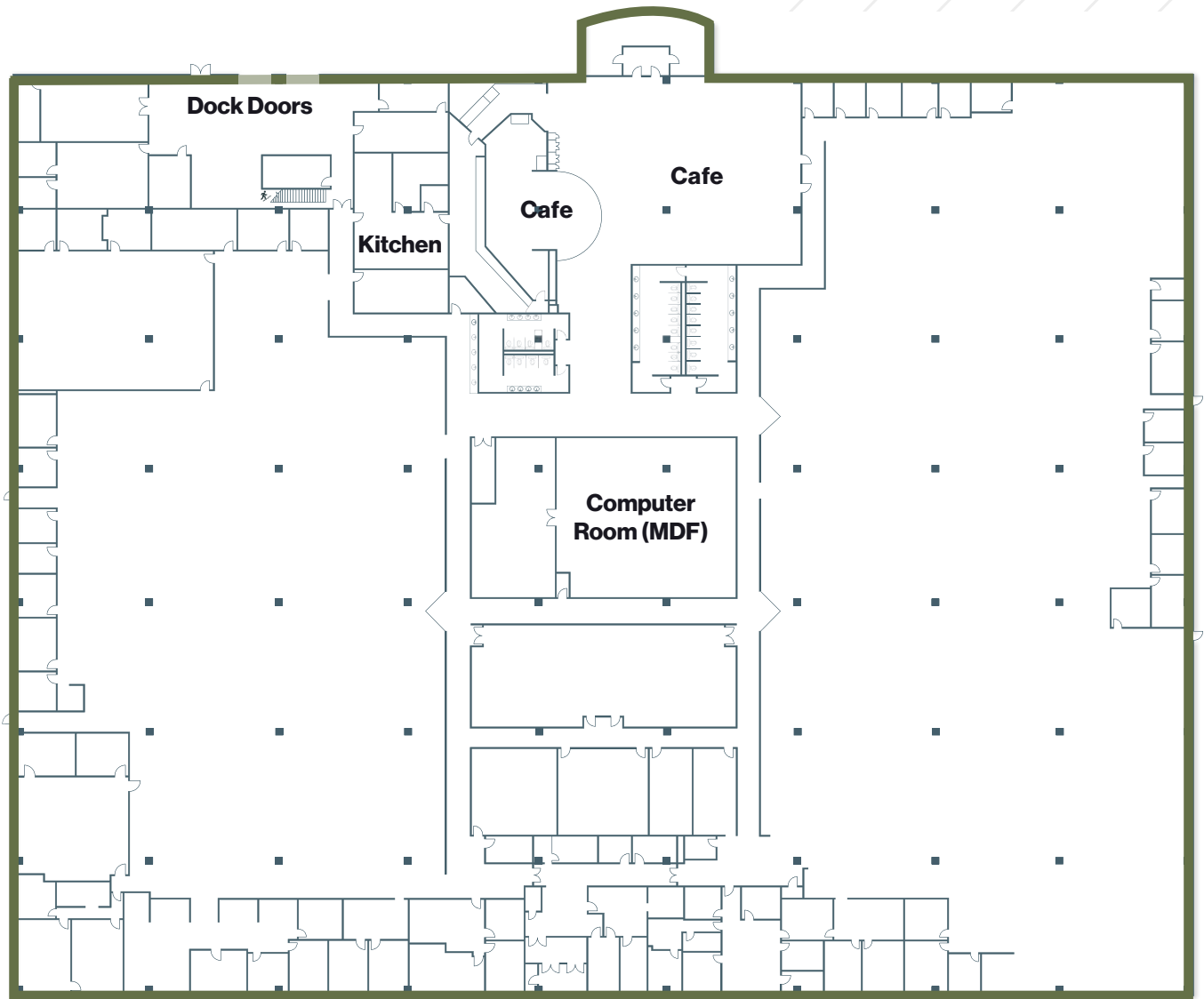
Sale Price	Negotiable
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Lease Price	Negotiable
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Floor Plan

100,800 Square Feet



Aerial Overview

9.869 Acres

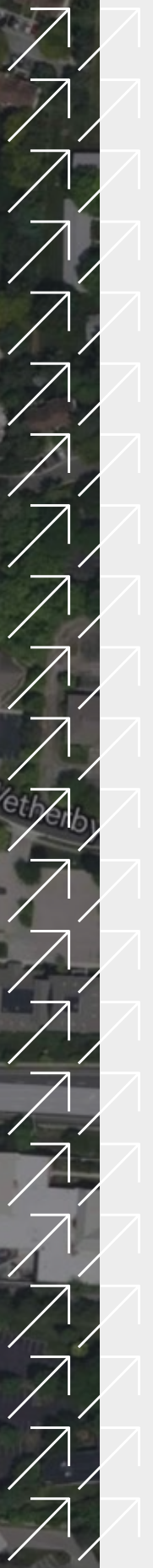
6.94 / 1,000 SF
Parking Ratio



21,045 (2023)
Average Annual Daily Traffic

Schrock Rd

Wetherby



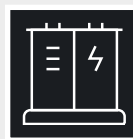


PROPERTY

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



I-270

Cleveland Ave

Mount Carmel St. Ann's

220
W Schrock Rd



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

E Schrock Rd

S State St

NOTABLE LOCATIONS WITHIN ONE-MILE

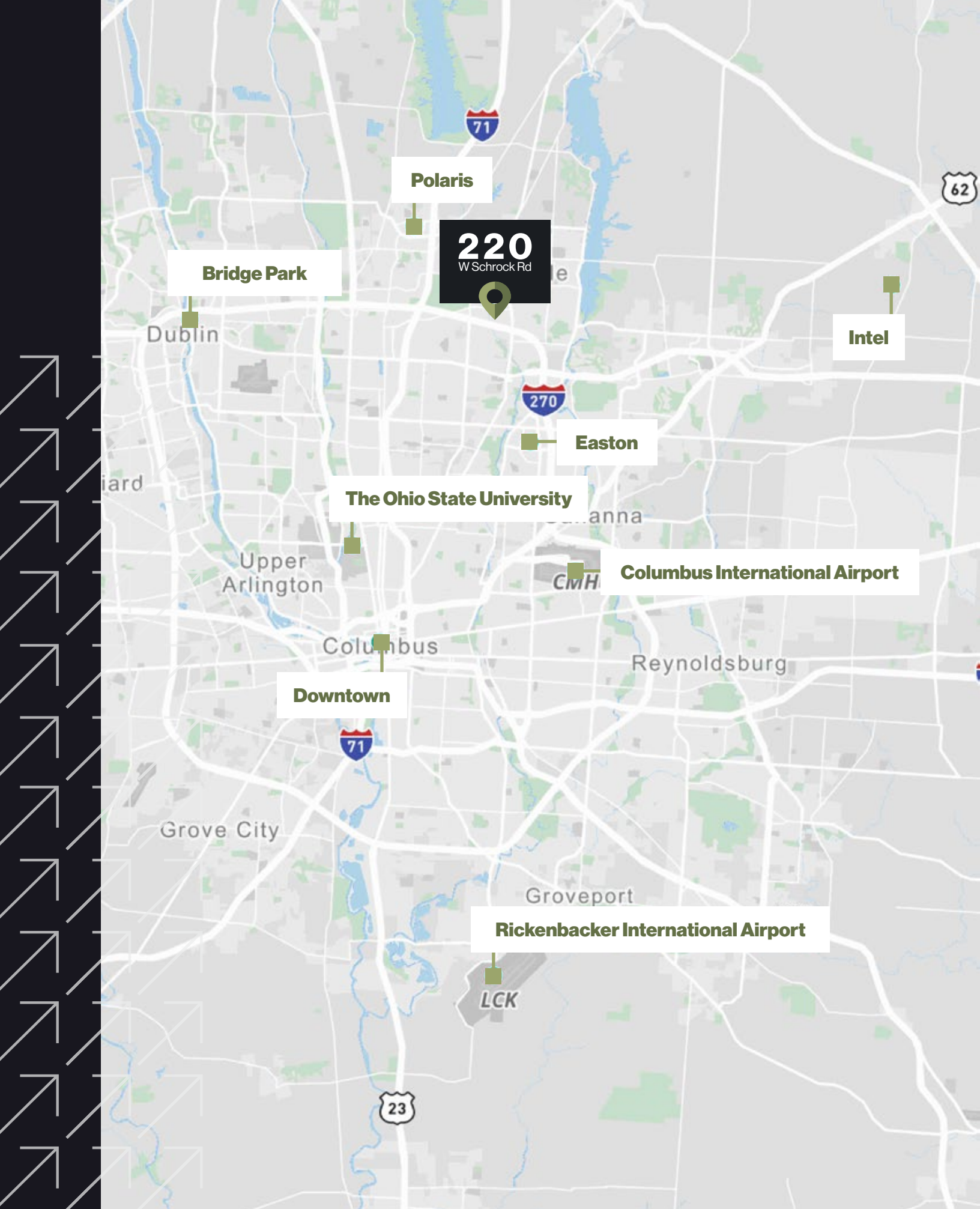
FOUR HOTELS

**MORE THAN 35
RESTAURANTS**

**NINE MEDICAL
ESTABLISHMENTS**

**ONE FULL-SERVICE
INPATIENT HOSPITAL**





Polaris

220
W Schrock Rd

Bridge Park

Intel

Easton

The Ohio State University

Columbus International Airport

Downtown

Rickenbacker International Airport

Demographics



Demographic Comprehensive	1 MILE	3 MILES	5 MILES
Place of Work			
2023 Businesses	964	4,440	9,993
2023 Employees	12,119	65,378	159,268
Population			
2023 Population - Current Year Estimate	8,353	107,684	267,454
2028 Population - Five Year Projection	8,300	108,435	271,420
Households			
2023 Households - Current Year Estimate	3,549	42,639	107,427
2028 Households - Five Year Projection	3,534	43,111	109,371
Household Income			
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
Housing Value			
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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