

1000 Brice St

Newark, OH 43055



Offering Summary

Sale Price:	\$1,200,000
Building Size:	11,600 SF
Lot Size:	1 Acres
Zoning:	General Commercial
APN:	055-282810-00.007

Property Overview

Discover a prime investment opportunity at 1000 Brice St in Newark, Ohio—an industrial/flex property offering 11,600 SF across two fully-leased buildings with long-term tenants. Zoned General Commercial, this property provides versatility and potential. Building 1 features a 6,000 SF storage warehouse with a 24' clear height, loading dock, and power access, with water and sewer easily added as connections are available onsite. Located behind it, Building 2 spans 5,600 SF and operates as a fully climate-controlled sports training facility, complete with a workroom, offices, and two restrooms. Both buildings benefit from a significant tax abatement in place for the next 12+ years, ensuring stable returns for the discerning investor. Lease details are available upon request and signed NDA.

Property Highlights

- 11,600 SF industrial/flex space building
- Fully Leased to long-term tenants
- Modern and well-maintained facility



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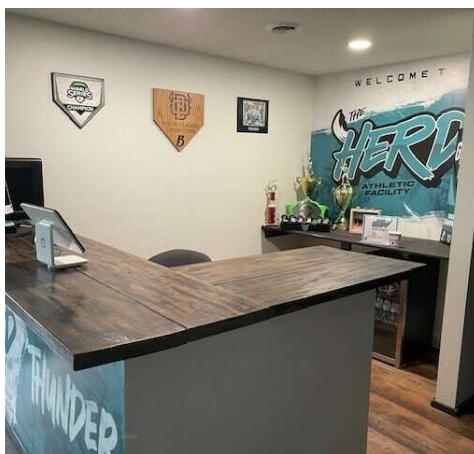
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Additional Photos

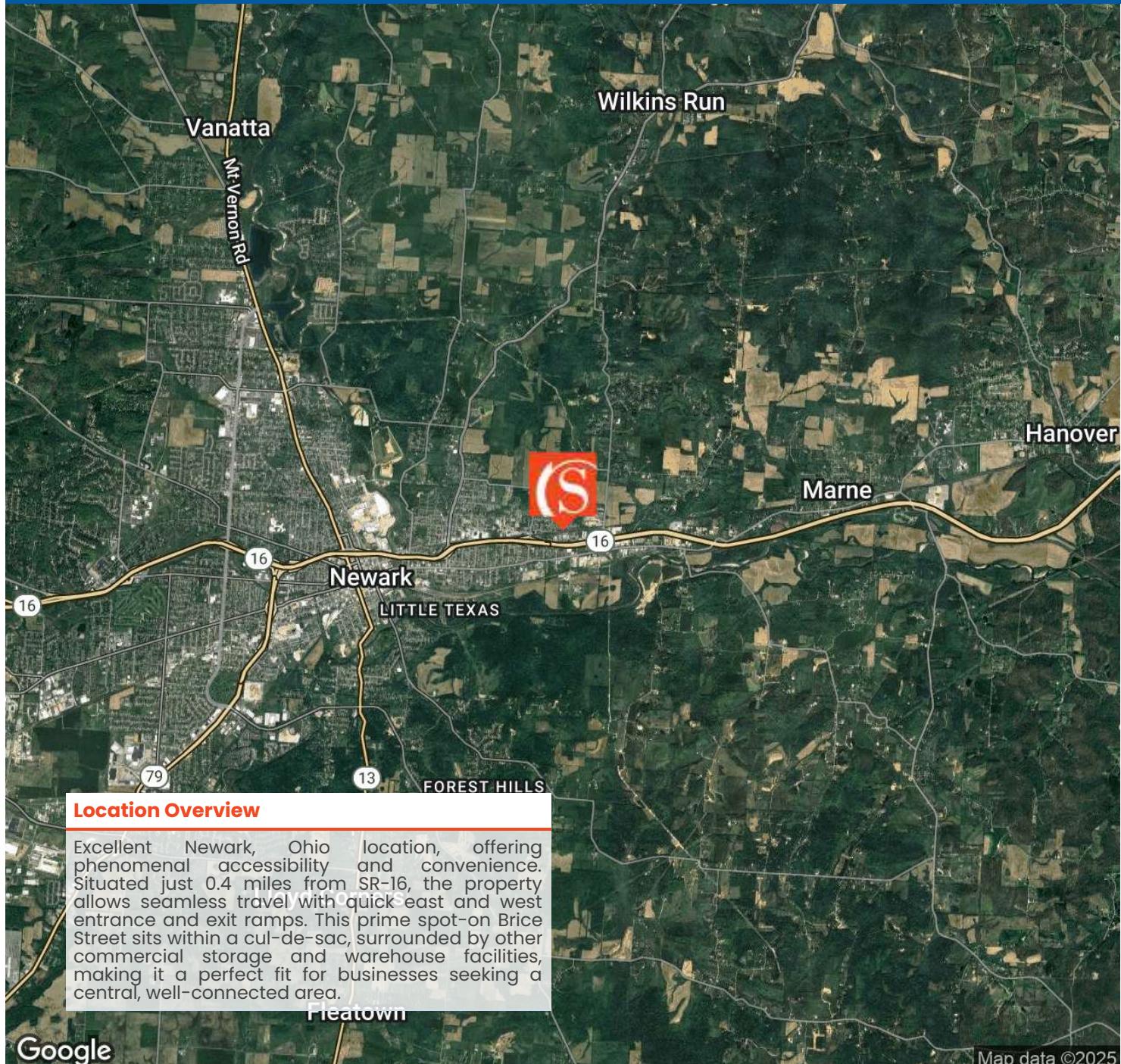
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Location Overview

Excellent Newark, Ohio location, offering phenomenal accessibility and convenience. Situated just 0.4 miles from SR-16, the property allows seamless travel with quick east and west entrance and exit ramps. This prime spot-on Brice Street sits within a cul-de-sac, surrounded by other commercial storage and warehouse facilities, making it a perfect fit for businesses seeking a central, well-connected area.

Google

Map data ©2025



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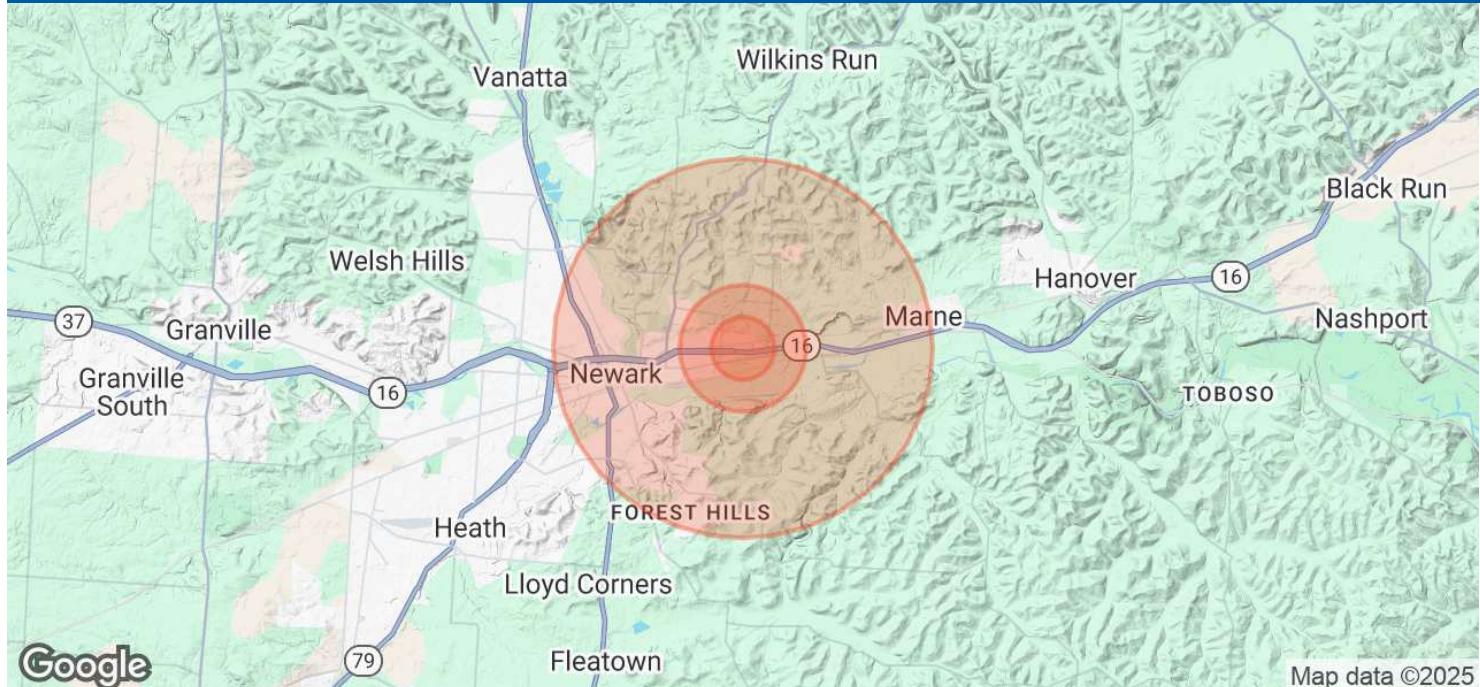
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Population

	0.5 Miles	1 Mile	3 Miles
Total Population	971	3,361	23,784
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	42	39	39

Households & Income

	0.5 Miles	1 Mile	3 Miles
Total Households	380	1,294	9,387
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$80,813	\$68,202	\$66,968
Average House Value	\$238,886	\$189,584	\$170,187

Demographics data derived from AlphaMap



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