



211 Montgomery Avenue

Newark, OH 43055



Offering Summary

Lease Rate:	\$8.00 SF/yr (Gross)
Building Size:	6,000 SF
Available SF:	3,600 SF
Lot Size:	0.3 Acres
Year Built:	1999
Zoning:	Limited Industrial
APN:	054-196104-00.001

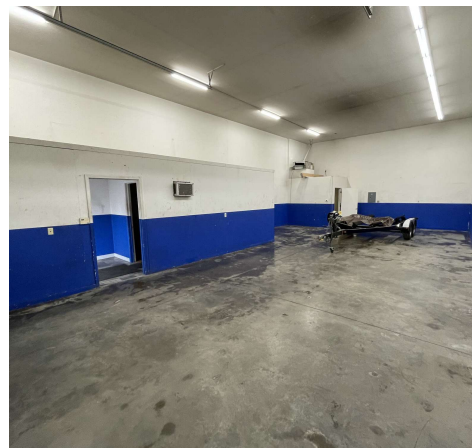
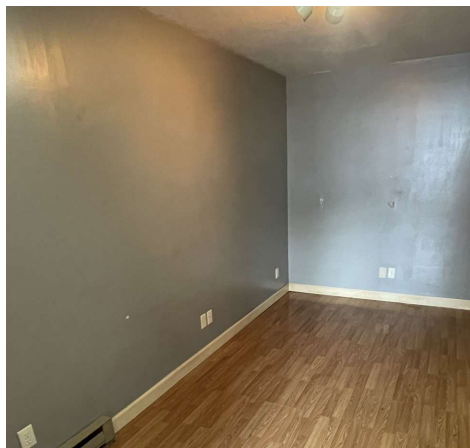
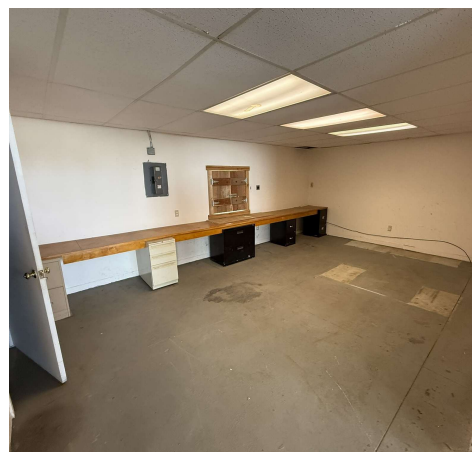
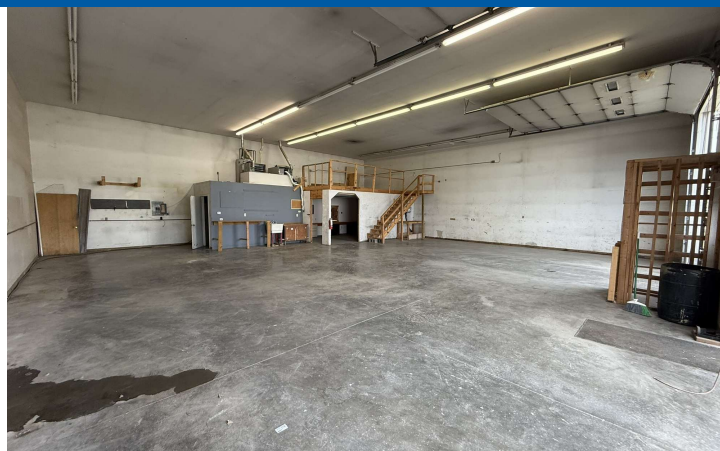
Property Overview

Now available: a versatile 3,600 SF flex/warehouse space ideal for small businesses, contractors, or light industrial users. The property is divided into two functional spaces, conveniently connected by a man door, providing flexibility for multiple operations or storage layouts. Each space features a 14-foot overhead garage door for efficient loading and unloading. The unit also includes two private offices and two restrooms to support your team's needs. Office areas are air-conditioned for year-round comfort, while the warehouse space is heated with efficient gas heat. Perfectly suited for storage, light manufacturing, or service operations, this clean and well-maintained space offers the adaptability to support a wide range of business uses. Don't miss the chance to lease in a convenient and accessible location.



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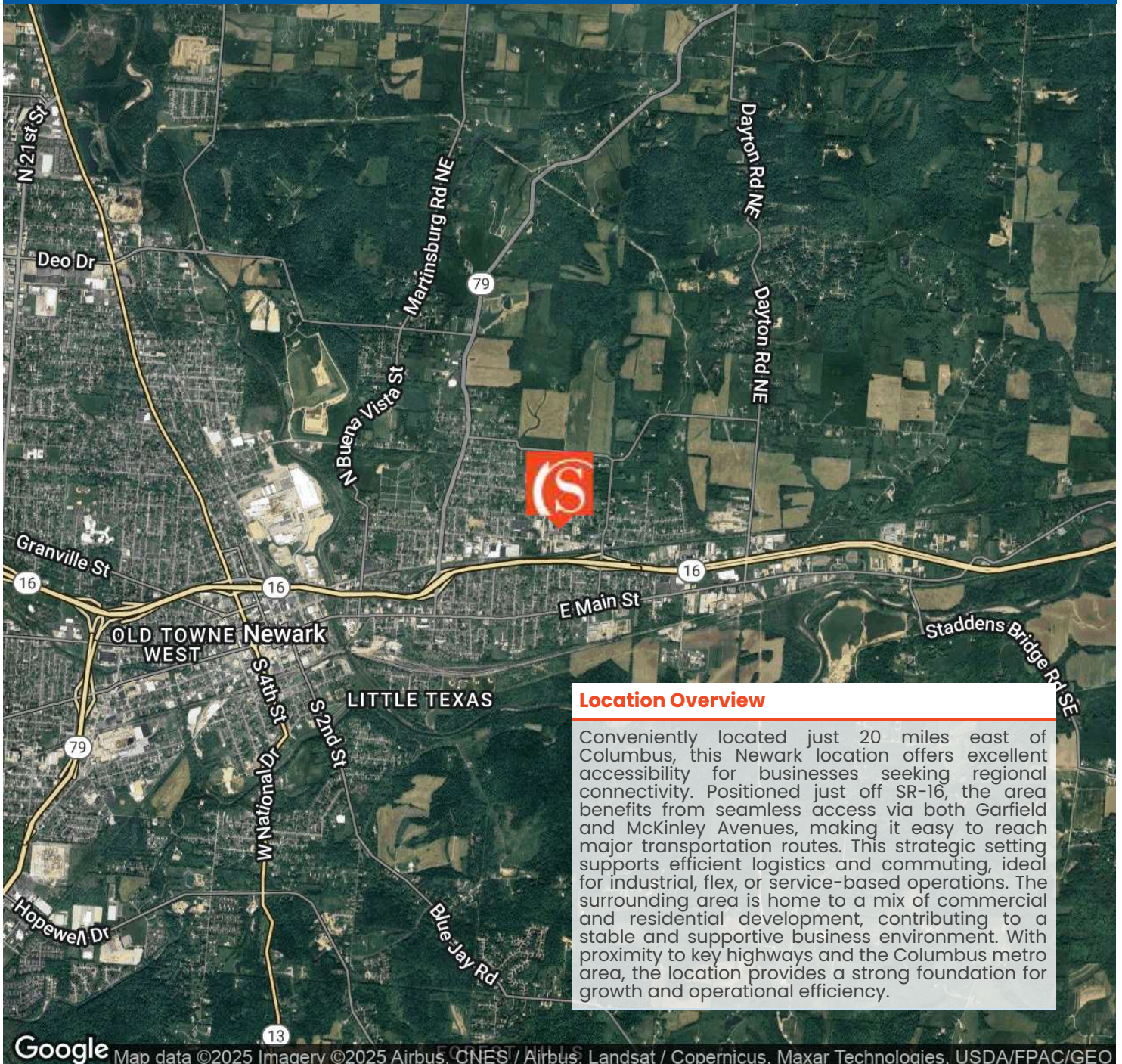
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Location Overview

Conveniently located just 20 miles east of Columbus, this Newark location offers excellent accessibility for businesses seeking regional connectivity. Positioned just off SR-16, the area benefits from seamless access via both Garfield and McKinley Avenues, making it easy to reach major transportation routes. This strategic setting supports efficient logistics and commuting, ideal for industrial, flex, or service-based operations. The surrounding area is home to a mix of commercial and residential development, contributing to a stable and supportive business environment. With proximity to key highways and the Columbus metro area, the location provides a strong foundation for growth and operational efficiency.

Google

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Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.

