

BARTLETT BENNER REALTY



432 S EWING STREET

Commercial Investment
Opportunity



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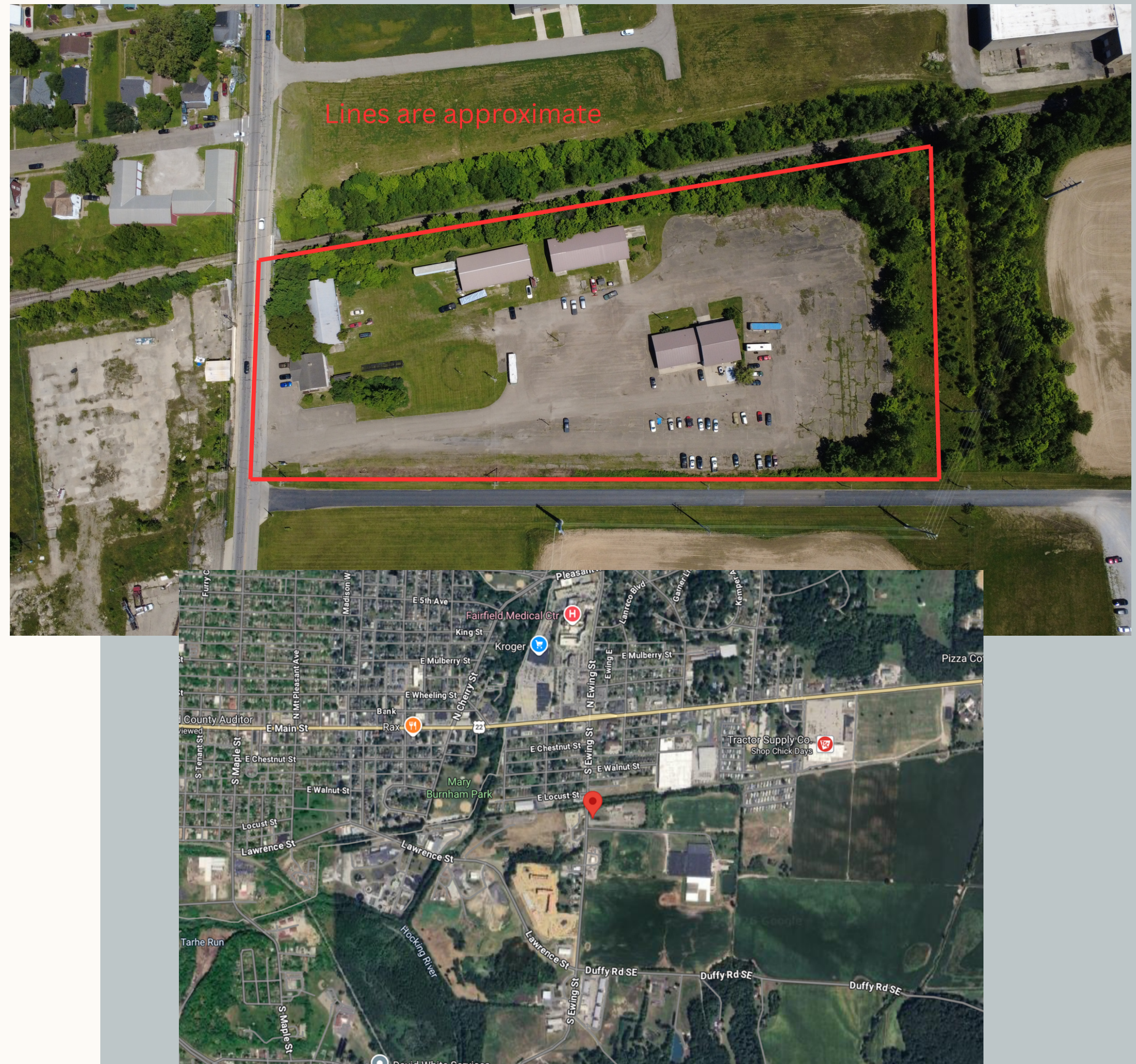


Location

432 S Ewing St Lancaster OH
43130

This 5.75-acre property is zoned Advanced Manufacturing and offers a versatile investment or owner-user opportunity. Improvements include a 1,344 sq. ft. office building and four pole buildings totaling approximately 16,112 sq. ft., measuring 3,200 sq. ft., 3,520 sq. ft., 3,840 sq. ft., and 5,552 sq. ft. Each building is equipped with office space and restrooms, features drive-through overhead doors, and three of the buildings include loading docks. Constructed between 1993 and 1998, the property has been well maintained and includes partial paving throughout the site. All buildings are currently leased on a month-to-month basis to long-term tenants, providing immediate income while allowing flexibility for future use. With ample excess land available for additional industrial buildings, storage units, outdoor storage, or future expansion, this property offers significant upside potential. Conveniently zoned for Advanced Manufacturing, the site is well suited for a variety of industrial, warehouse, contractor, or investment applications. Listing agent has a financial affiliation with the property.

Asking Price: \$975,000





432 S Ewing St — 5.75 Acres (Short CRE Summary)

📍 Location

- 5.75 acres on S Ewing St, Lancaster
- Near Fairfield Medical Center (~1 mile)
- Located in a medical + commercial + industrial transition corridor

Market Position

- Strong medical spillover demand
- Growing service + industrial corridor
- Nearby housing and healthcare expansion activity

Best Uses

- Flex industrial / commercial contractor park
- Medical support or office uses
- Hybrid commercial (office + warehouse + service retail)
- Storage Unit development

Key Advantage

- Large, contiguous 5.75-acre site in a tightening corridor
- Flexible enough for multi-building or phased development

Bottom Line

A prime flex development site positioned between Lancaster's medical and industrial growth zones, ideal for industrial + commercial mixed-use development

Gross Rent Roll

432 S Ewing St — Current Rent Roll (5.75 Acres)

All Tenants (100% Month-to-Month)

- **Uncle Steve's Garage — \$1,600/mo (5,600 SF ±)**
- **Ultimate Home Healthcare — \$700/mo (1,700 SF ±)**
- **Car Garage #1 — \$800/mo (3,200 SF ±)**
- **Car Garage #2 — \$900/mo (3,500 SF ±)**
- **The Cabinet Guy — \$1,200/mo (3,800 SF ±)**
- **Fairfield Medical Center snow dump — \$1,500 per dump (variable income)**







Lines are approximate

