

FOR LEASE

\$18.00/SF MG

8200 Business Way, Plain City, Ohio 43064

Office/Warehouse Condo Units

- Unit A: 1,500 +/- Sq Ft W/Approx. 1,200 Sq Ft of Warehouse and 2 Offices, 1 Bathroom
- One Drive in Door—12”
- 20” ceilings, fully insulated.
- Excellent location off Industrial Parkway
- Easy access to Route 33



Click Here for Video

BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full**Industrial-Flex****List Number:** 224001989**Status:** Active**List Price:** \$2,250
List Price Sqft: \$1.51
VT:**Original List Price:** \$2,500**Parcel #:** 15-0028001-5960**Previous Use:****Use Code:****Tax District:** 15**Zoning:****For Sale:** No**For Lease:** Yes**Exchange:** No**Occupancy Rate:****Mortgage Balance:****Gross Rental Income:****Assoc/Condo Fee:****Total Op Expenses:****NOI:****Taxes (Yrly):** 2,091
Assessment:**Tax Year:** 2022
Addl Acc Cond: None Known**Tax Incentive:**
Possession:**General Information****Address:** 8200 Business Way A
Between Street: Business Way & U.S. Rte 33
Subdiv/Cmplx/Comm:
Dist to Interchange:**Unit/Suite #:** A
City: Plain City
County: Union
Mult Parcels/Sch Dis:**Zip Code:** 43064
Corp Limit: None
Township: Jerome
Near Interchange:**Building Information****Sq Ft ATFLS:** 1,495
Bldg Sq Ft:
Floors Above Grnd: 1
of Docks: 0
Year Built: 2003
Ceiling Height Ft:**Minimum Sqft Avail:** 1,495
Acreage: 2.45
Units:
Drive-In Doors: 1
Year Remodeled:
Max Ceiling Ht Feet:**Max Cont Sqft Avail:** 1,495
Lot Size:
Parking Ratio/1000:
Total Parking:
Bay Size: x
Office Sq Ft: 300
Tax Abatement: No
Abatement End Date:

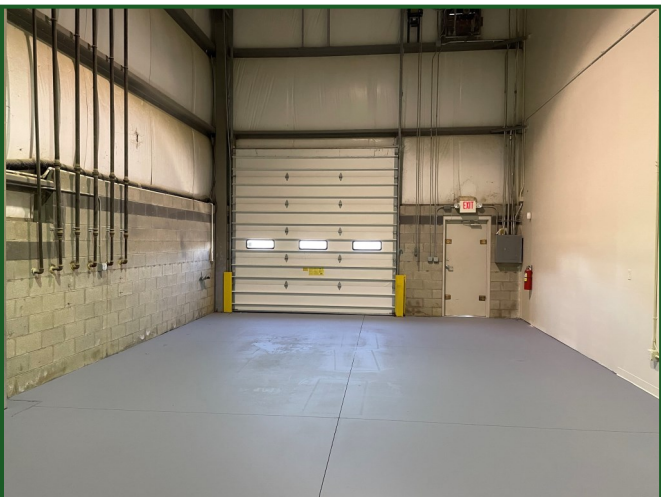
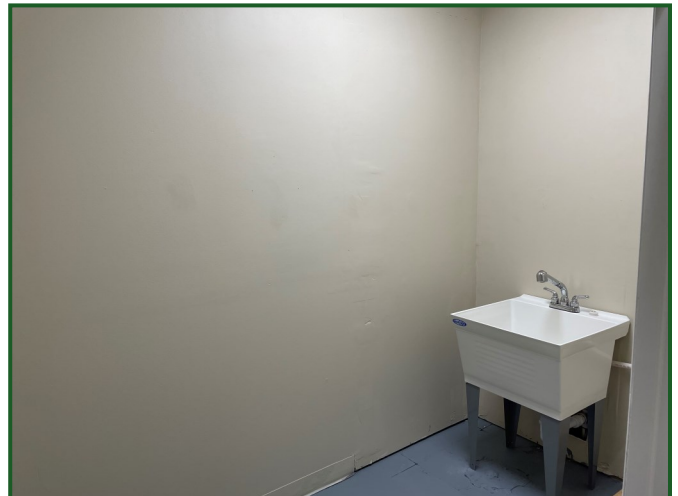
Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials**Lease Rate \$/Sq Ft:** 1,500
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 0
T Contracts Directly:
Curr Yr Est \$/SF TRL: 0
Curr Yr Est \$/SF LL:**Term Desired:**
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:**Features****Heat Fuel:**
Heat Type:
Electric:
Services Available:
Construction:
Sprinkler:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided**Property Description**

Approximately 1500 +/- Sq Ft with 1200 Sq Ft of Warehouse and 2 offices with 1 Bathroom. 1 Drive in Door 20' Ceilings, fully insulated Excellent location off Industrial Parkway Easy Access to Route 33

Sold Info**Sold Date:** **DOM:** 40**SP:**
Sold Non-MLS: No
SrAst:**Conccsns:**
Concession Comments:**Sold Non-MLS:** No
March 01, 2024**Prepared by:** Randy J Best**Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2024 MLS and FBS. Prepared by Randy J Best on Friday, March 01, 2024 11:21 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.**

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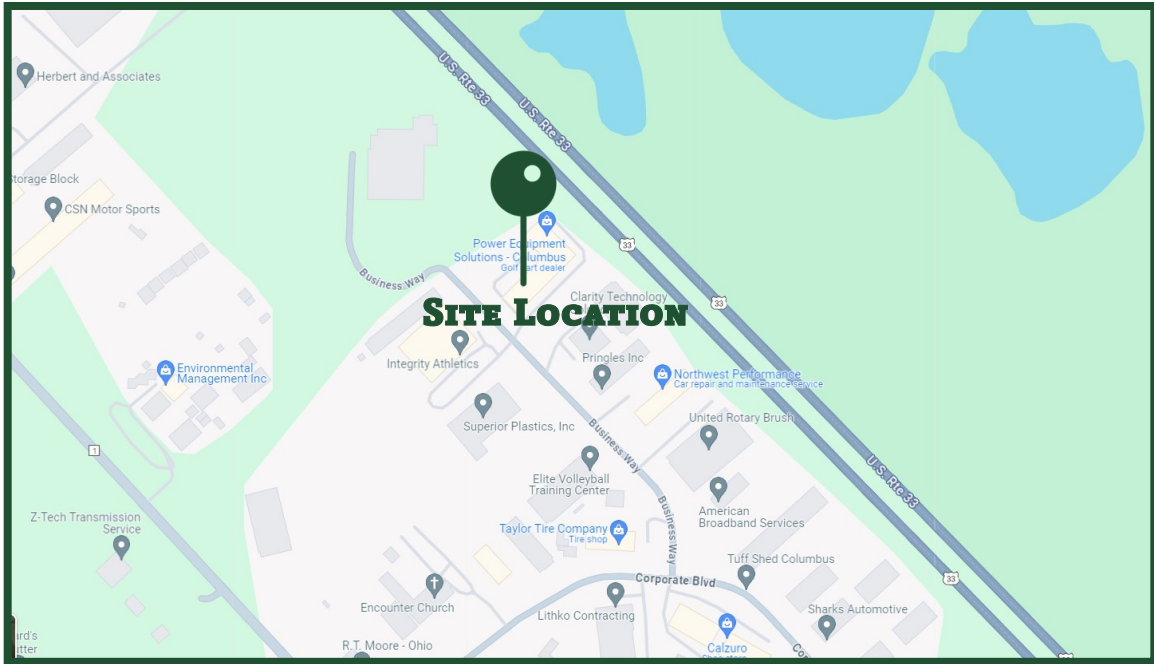
Aerial View



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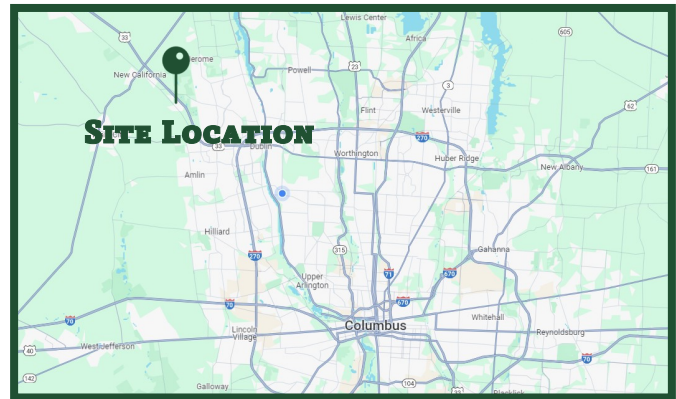


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NEARBY TRAFFIC COUNT

Street	Avg Daily Volume
INDUSTRIAL PARKWAY - CORPORATE BLVD	6,758
US HWY 33 - MITCHELL DEWITT RD	47,885
CORPORATE BLVD - BUSINESS WAY	1,561



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		202	12,006	39,226
Households (2020)		778	9,171	22,765
Avg Household Income (2020)		\$91,178	\$124,311	\$119,656

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON**
INDUSTRIES

 **FedEx**

 **Nationwide**

 **XPO**
Logistics

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN**
ELECTRIC
POWER

 **Huntington**

 **Whirlpool**
CORPORATION

 **DSW**
DESIGNER SHOE WAREHOUSE

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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