

# FOR SALE & LEASE



**\$1,045,000**

## **7801 Corporate Blvd (Units E & F), Plain City, OH 43064**

- Two units, both with office and manufacturing/warehouse space.
- Unit E has offices on 1st and 2nd floors,
- Unit F has a 9x10ft Overhead Door at the Rear, and Unit E has a 12ft door on the side of the unit, and each unit features 24' ceilings.
- Excellent accessibility to highways and major retailers, in the prime location of Plain City, between Marysville and Dublin, Ohio.
- Unit E features +/- 3,000 Sq Ft and Unit F has +/- 3,030 Sq Ft.
- Units F available for lease at \$14.75 Sq Ft MG (**+/-2,300 SF Available**).



**Click for Video**

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# Property Features

**PURCHASE PRICE - BOTH UNITS** \$1,045,000

## General Information (Units E and F)

**PARCELS** 15-0028004-1200, 15-0028004-1210

**ZONING** Office/Warehouse

**YEAR BUILT** 2004

**SQUARE FOOTAGE** ±6,030 (3,030 Unit F, 3,000 Unit E)

**ACERAGE** Condo Common Area

**REAL ESTATE TAXES(2024)** \$7,897

**CONSTRUCTION TYPE** Block/Metal

**ROOFING** Flat Roof

**HVAC** HVAC In Office, Overhead in Warehouse

**ELECTRICAL ( UNIT F ONLY)** Three - Phase

**SPRINKLER** N/A

**RESTROOMS** 2 Total (1ea.)

**INSULATION** Yes

**CLEAR HEIGHTS** Approx. 24'

**DRIVE-IN** 2 Total - 10' in Unit F and 12' in Unit E

**DOCK DOORS** N/A

**PARKING** Side and Rear Combined Lot - 18 spaces

**YARD/FENCE** N/A

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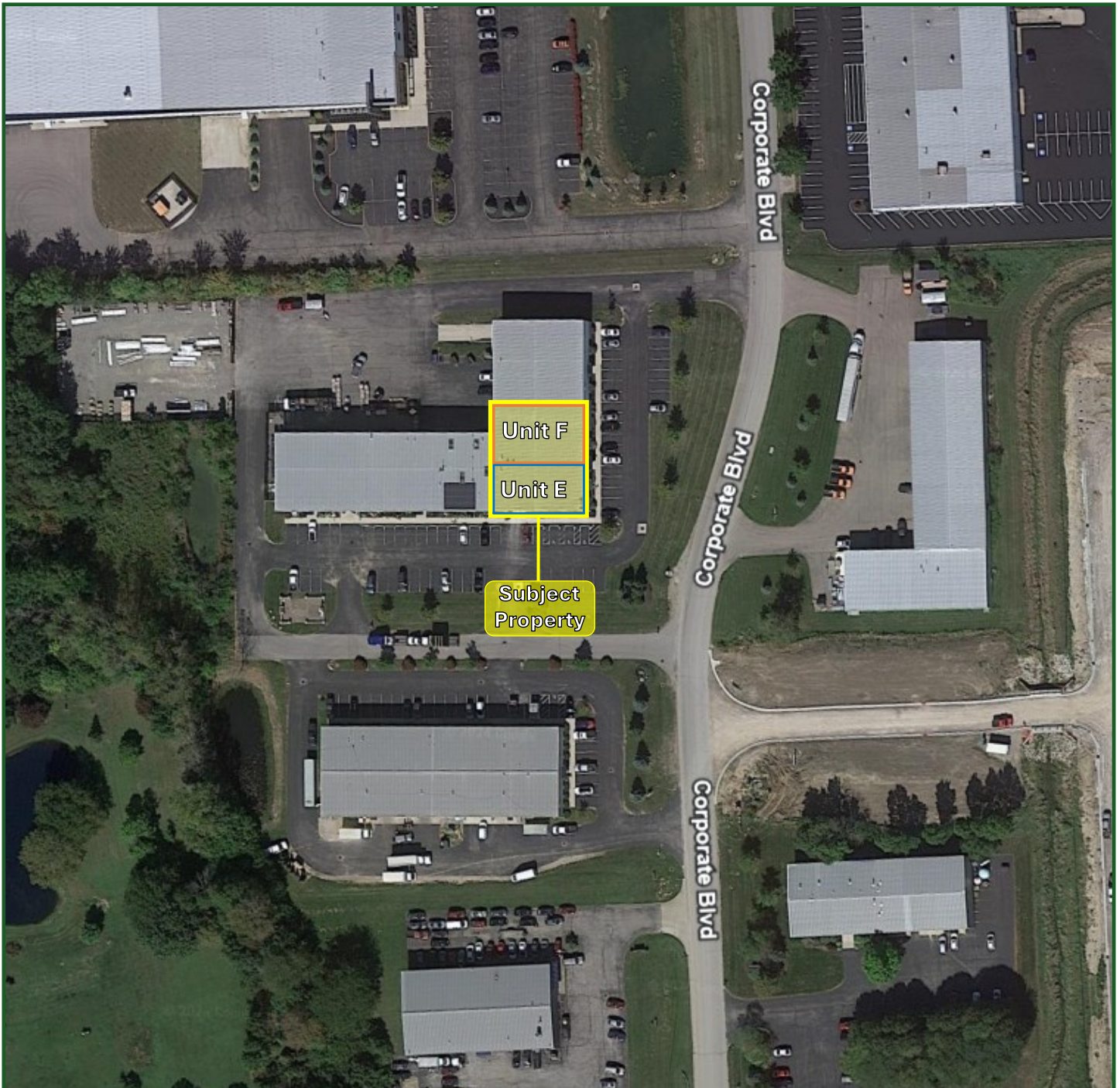


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**Aerial**



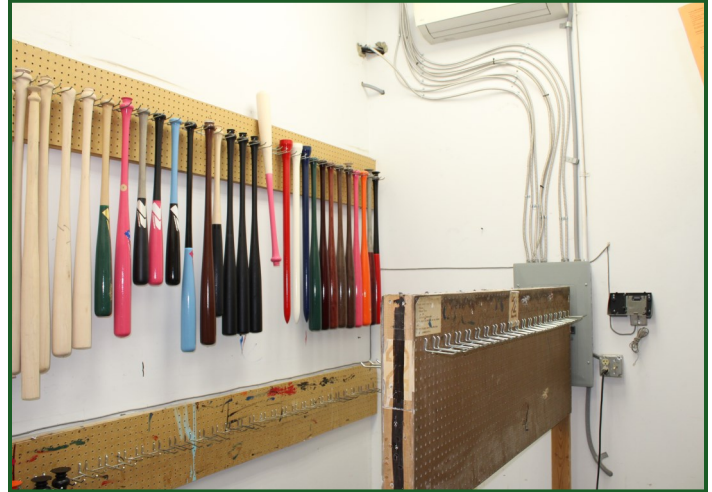
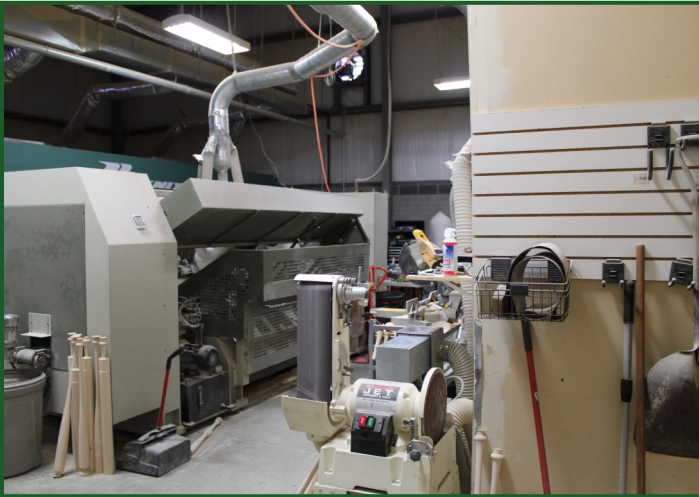
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## UNIT E

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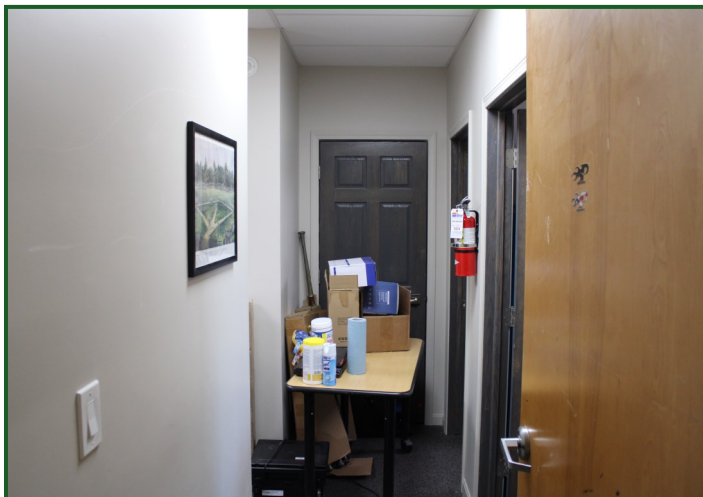
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## UNIT E — UPSTAIRS

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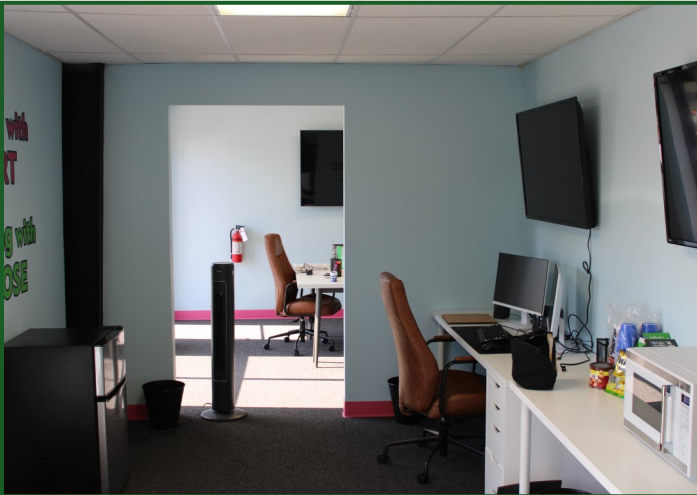


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## UNIT F

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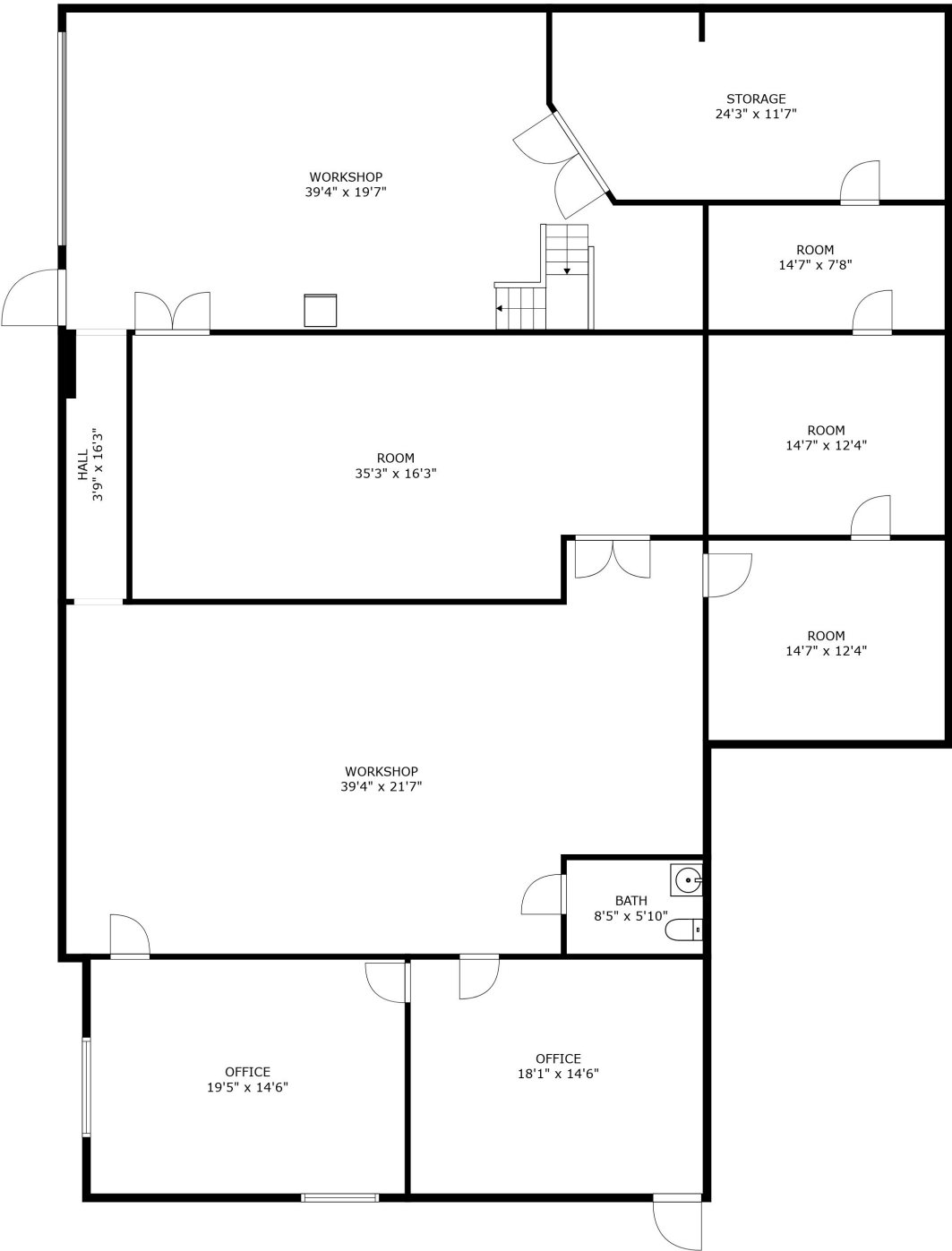
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## UNIT E First Floor



This Fi6Plan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2024 Financial Business Systems, Inc. All rights reserved.

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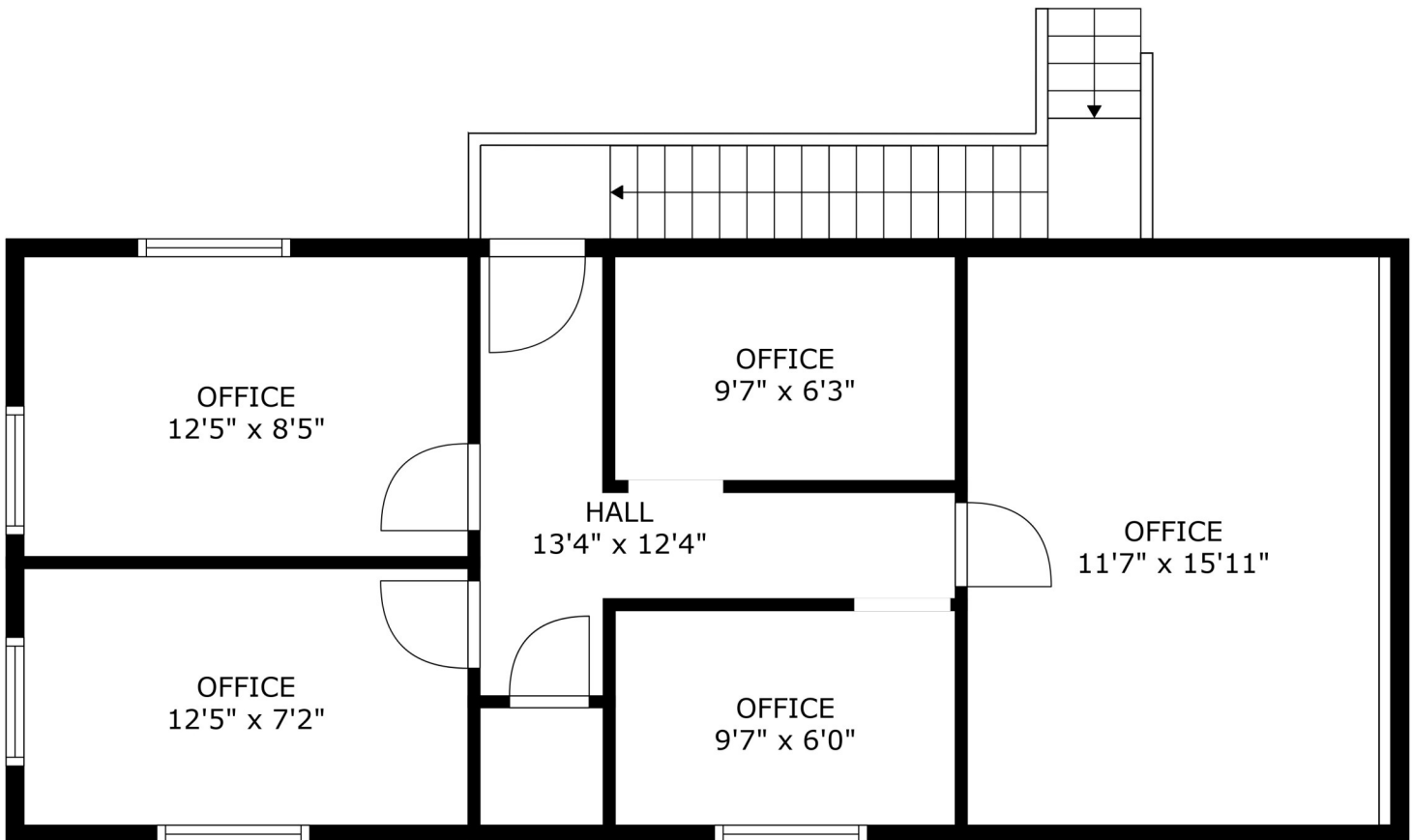
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**UNIT E**

**Second Floor**



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**FlōPlan**

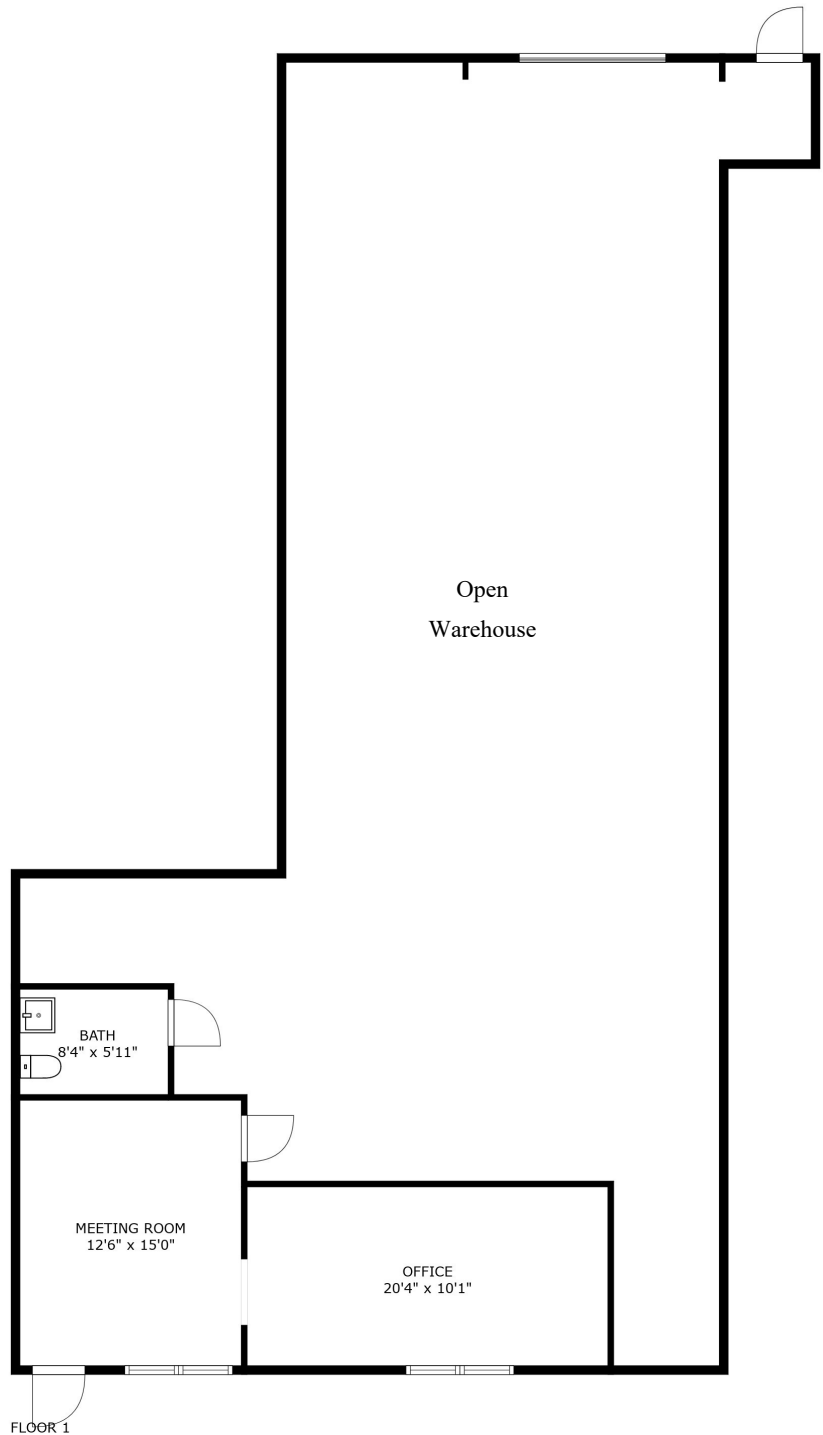
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## UNIT F



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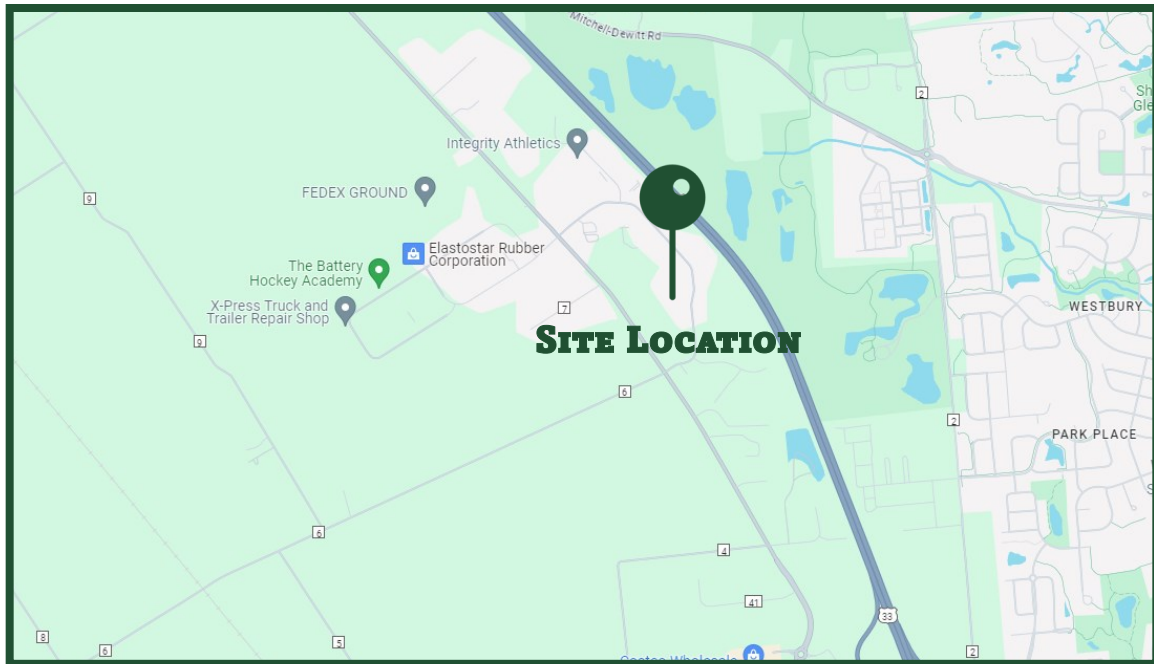
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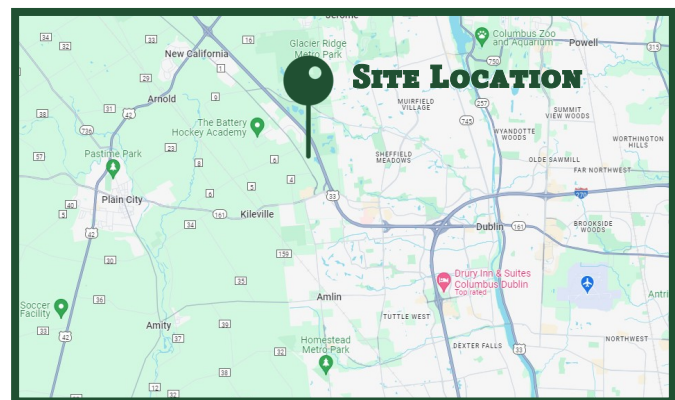


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## NEARBY TRAFFIC COUNT (2023)

Street	Avg Daily Volume
INDUSTRIAL PARKWAY - CORPORATE BLVD	10,517
INDUSTRIAL PARKWAY - DARON CT	10,589
US HWY 33 - MITCHELL DEWITT RD	47,885



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		330	15,146	44,341
Households (2020)		778	10,274	20,804
Avg Household Income (2020)		\$91,178	\$120,595	\$121,694

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PLAIN CITY  
EST. OHIO 1818

## Regional Overview

Plain City is a village nestled in Central Ohio that offers residents a serene retreat from city life while maintaining proximity to Columbus, the state capital. Situated in Madison and Union counties, it boasts picturesque countryside and a charming small-town atmosphere. The mission of the Village of Plain City is to govern with integrity and fiscal responsibility providing quality services and programs to promote prosperity, safety, and the well-being of it's citizens and community. Despite its rural ambiance, Plain City benefits from easy access to major interstates and highways, including I-270, I-71, I-70, US-33, and US-42, facilitating convenient travel routes throughout the Midwest. Being less than 40 minutes away from John Glenn Columbus International Airport (CMH) ensures accessibility to domestic and international flights, further enhancing its connectivity to the broader region.



4,065

Residents(2020)



1,697

Households (2020)



\$86,512

Median Income (2020)

### Community Organizations

- Economic Development Committee
- Tree Commission
- Parks and Recreation Committee
- Plain City Council
- Madison County Chamber of Commerce
- Union County Chamber of Commerce

## Top Employers

FedEx



igsenergy



EASE

aws



THE OHIO STATE  
UNIVERSITY



Dublin Methodist  
Hospital  
OhioHealth



SUTPHEN

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