

FOR LEASE



\$14.75/SF MG

8200 Business Way (C), Plain City, Ohio 43064

Office / Warehouse For Lease in Plain City

- **Unit C:** 3,000 +/- Sq Ft of Warehouse Space
- 2 Restrooms
- One Drive in Door—12”
- 20” ceilings, fully insulated.
- Excellent location off Industrial Parkway
- Easy access to Route 33

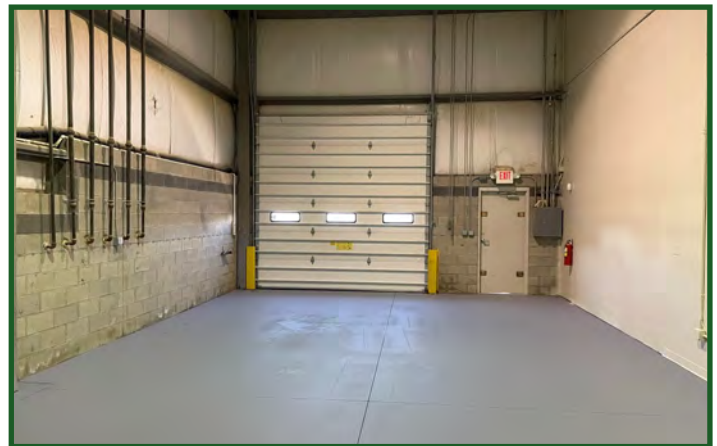
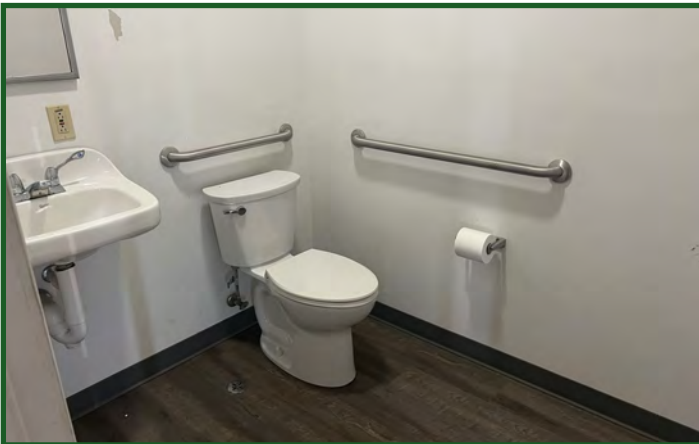


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BEST CORPORATE REAL ESTATE
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Property Information

LEGAL

Legal Property Description:	Office/Warehouse
Price:	14.75/SF MG
Parcel Number:	15-0028001-5980
Occupancy:	0%

LAND

Land Acreage:	Varies
Current Zoning:	OFC/WH
Jurisdiction:	Jerome Township

STRUCTURAL

Building Square Footage:	3,000
Unit Square Footage:	3,000
Floors Above Ground:	1
Year Built:	2003

ADDITIONAL INFO

Drive-in Doors:	1 (12')
Lot Specifics:	Excellent Access to Route 33 in Plain City
Parcel Benefits:	Proximity to Major Roadways
Fees and Associations:	N/A
Water/Sewer System:	Plain City
Utilities:	Tenant Pays Utilities

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*Line Drawings are Approximate

Parcel View



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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.

SITE LOCATION



TRAFFIC COUNT

Street	Avg Daily Volume
Industrial Parkway	10,517
Corporate Boulevard	10,589
US 33	47,885

NEARBY MAJOR ROADS & HIGHWAYS



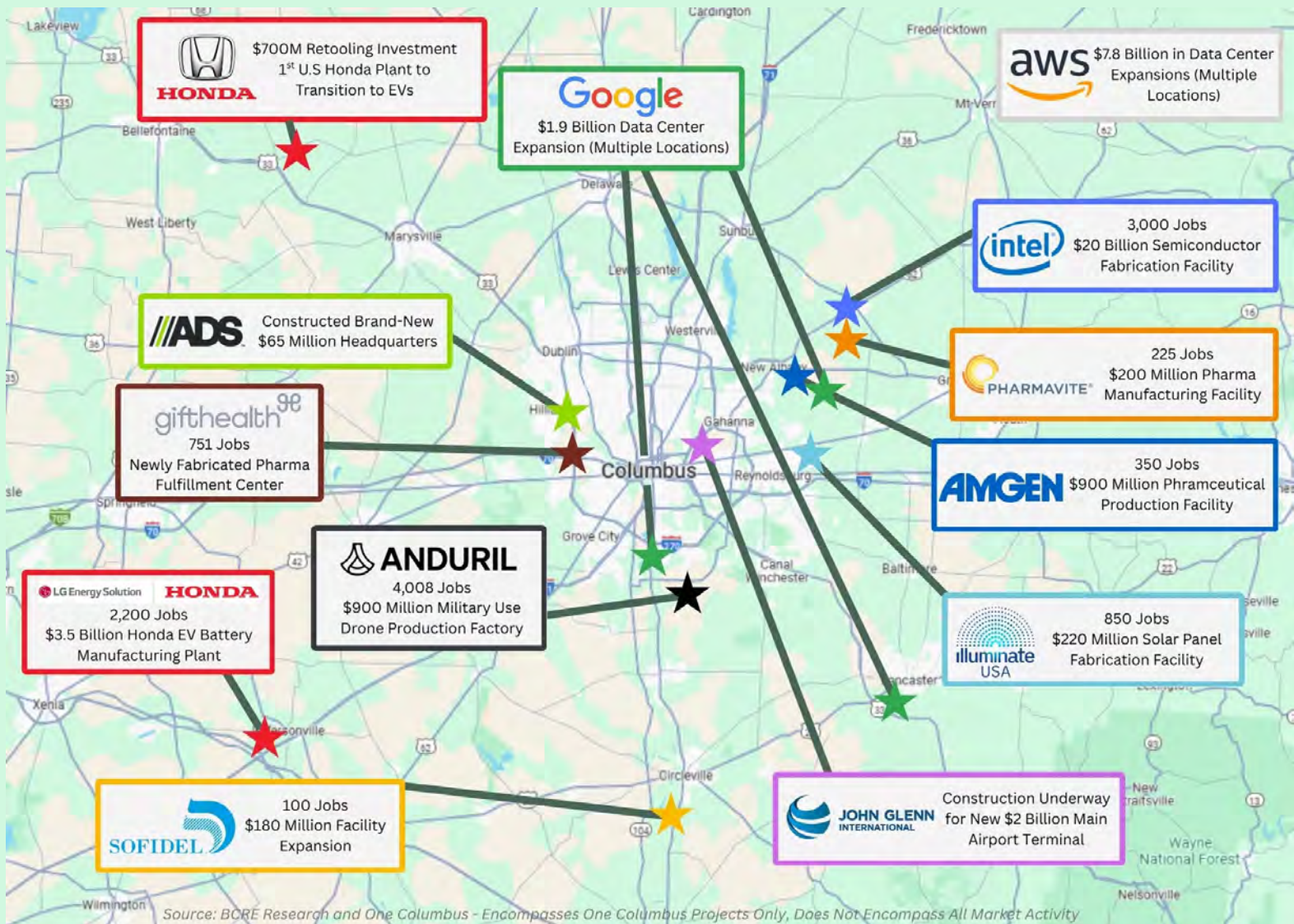
DEMOGRAPHICS

		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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NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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Disclaimer And Confidentiality Agreement - Continued -

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