



FOR LEASE | **274,697 SF**
435 PARK AVENUE | **DELAWARE, OH**



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INVESTORS
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PROPERTY DETAILS

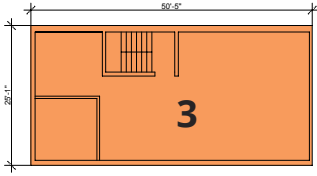
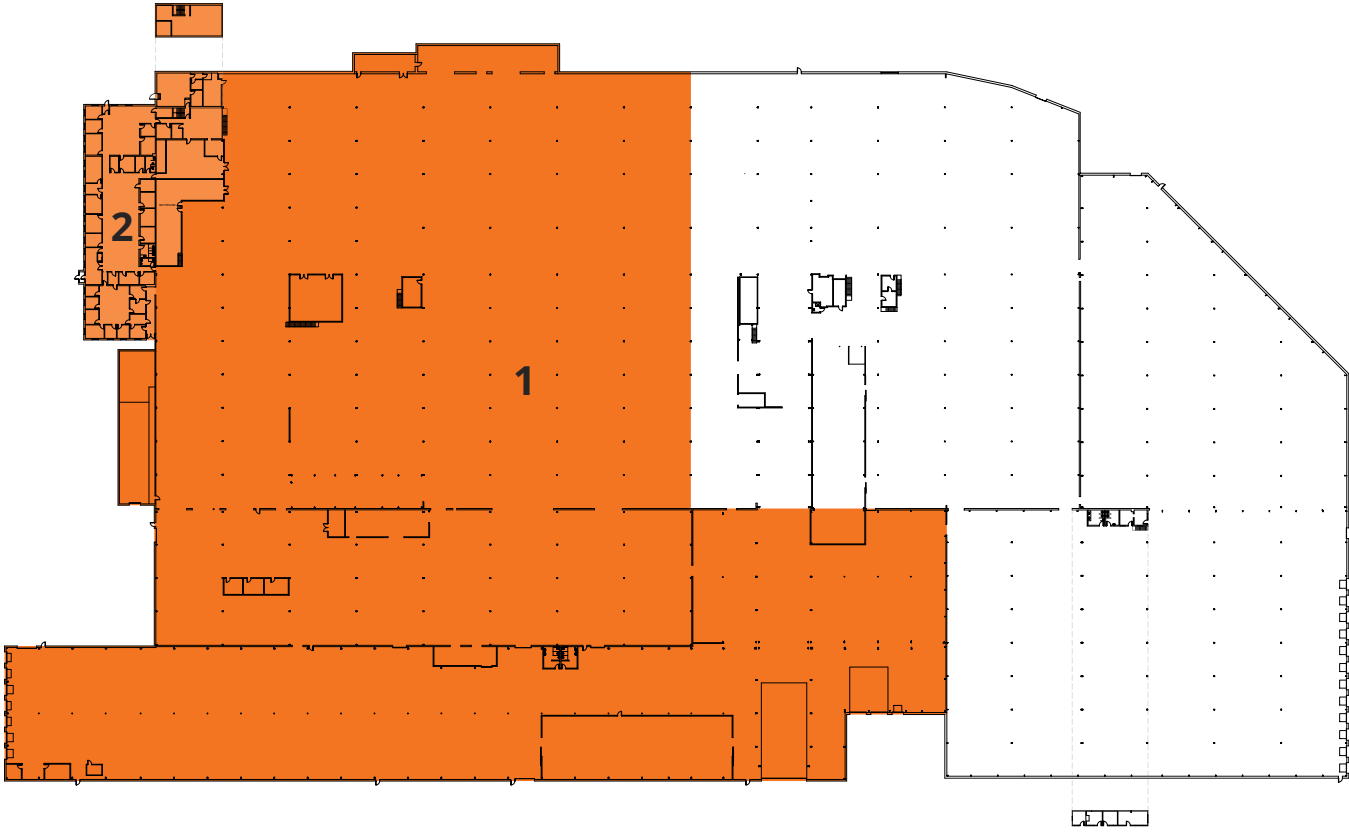
435 PARK AVENUE | DELAWARE, OH

AVAILABLE SPACE	274,697 SF
WAREHOUSE SPACE	258,145 SF
OFFICE SPACE	16,552 SF
DOCK DOORS	8
DRIVE-IN DOORS	5
CLEAR HEIGHT	20' - 26'
COLUMN WIDTH & DEPTH	25' x 50'
WALLS	Masonry & Steel
FLOORS	6" Reinforced Concrete
YEAR BUILT	1958
LIGHTING	Fluorescent/LED
POWER	3-Phase 1600 Amp
PARKING	100+ Surface Spaces 30 Trailer Spaces
LAND AREA	23 Acres
ZONING	M2: General Manufacturing District
RAIL ACCESS	Rail Potential (CSX)
PARCEL ID	519-344-17-001-000 519-344-17-001-001
OPEX ESTIMATE	\$0.50/SF



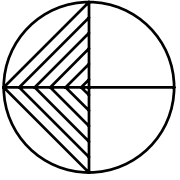
FLOOR PLAN

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SECOND FLOOR OFFICE

NUMBER	SPACE DESIGNATION	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	8	20' - 26'	258,145 SF
2	FIRST FLOOR OFFICES	N/A	N/A	15,289 SF
3	NORTH SECOND FLOOR OFFICES	N/A	N/A	1,263 SF
TOTAL				274,697 SF



LOCATION MAP

435 PARK AVENUE | DELAWARE, OH

I-71	10 MILES
COLUMBUS, OH	28 MILES
DAYTON, OH	79 MILES
CINCINNATI, OH	132 MILES
INDIANAPOLIS, IN	183 MILES

