

16710 SQUARE DRIVE, MARYSVILLE, OH, 43040

**PRICE REDUCED! -
\$5,950,000**



58,399± SF INDUSTRIAL FOR SALE OR LEASE

Todd Spencer, SIOR, CCIM
todd.spencer@lee-associates.com
C 614.327.0258

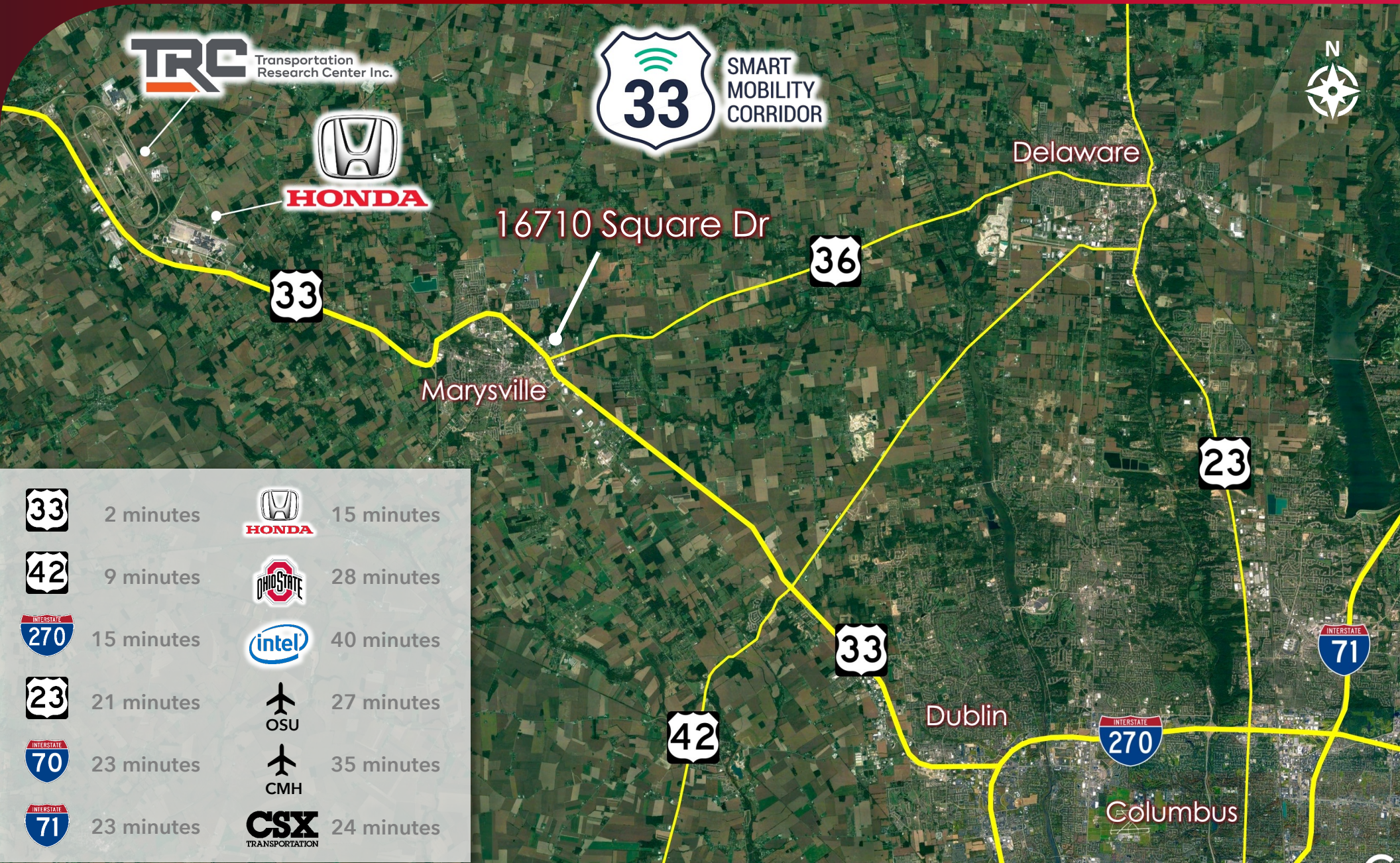
Mike Spencer, SIOR
mike.spencer@lee-associates.com
C 614.353.3852

Alex Kuniega
alex.kuniega@lee-associates.com
C 440.318.4078

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

33 SMART MOBILITY CORRIDOR

16710 SQUARE DRIVE, MARYSVILLE, OHIO



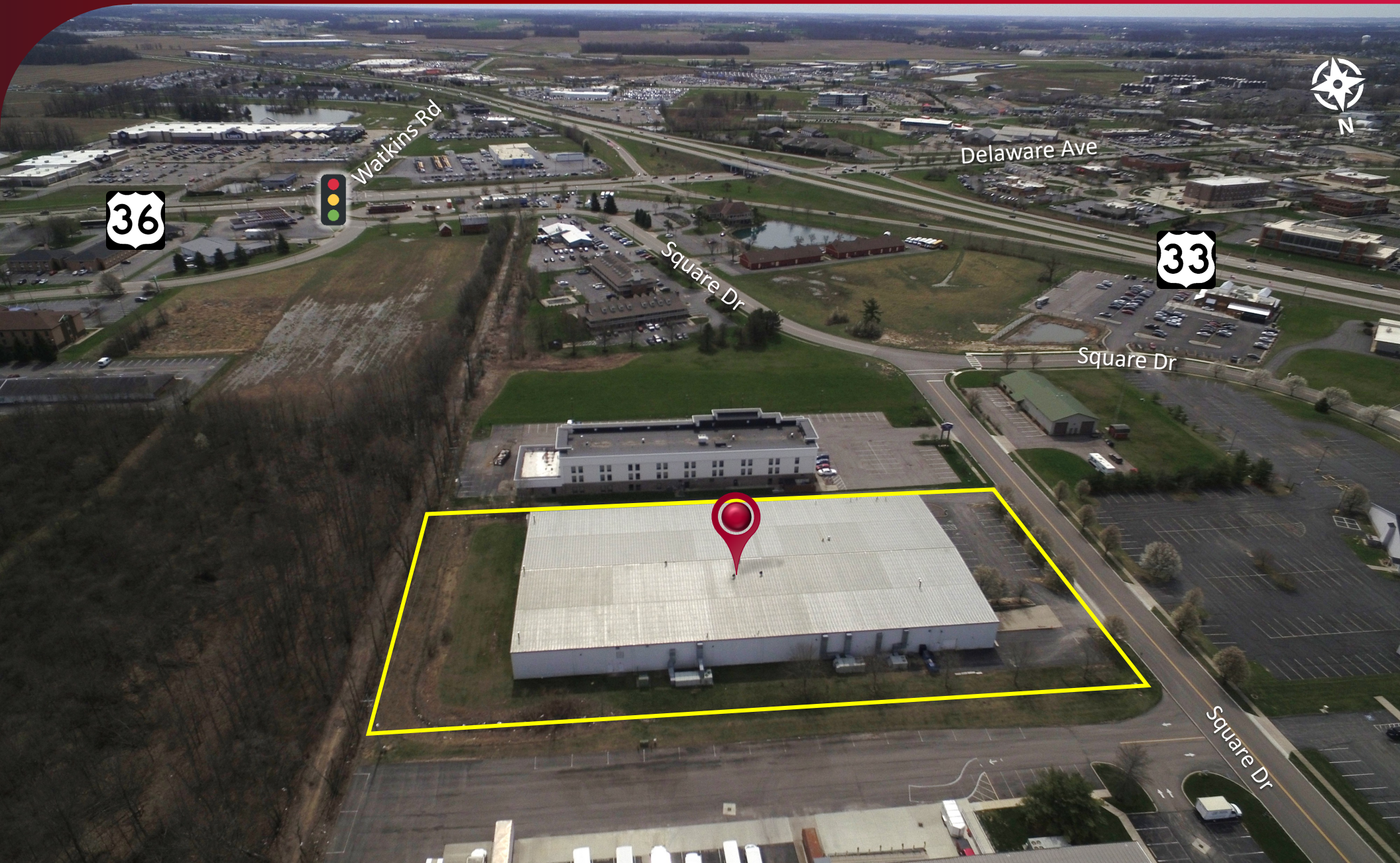
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58,339 SF



2 Docks / 3 Drive Ins



3000 AMP 480 V



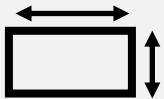
Fully Temp Controlled



19'6" - 22' Clear Height



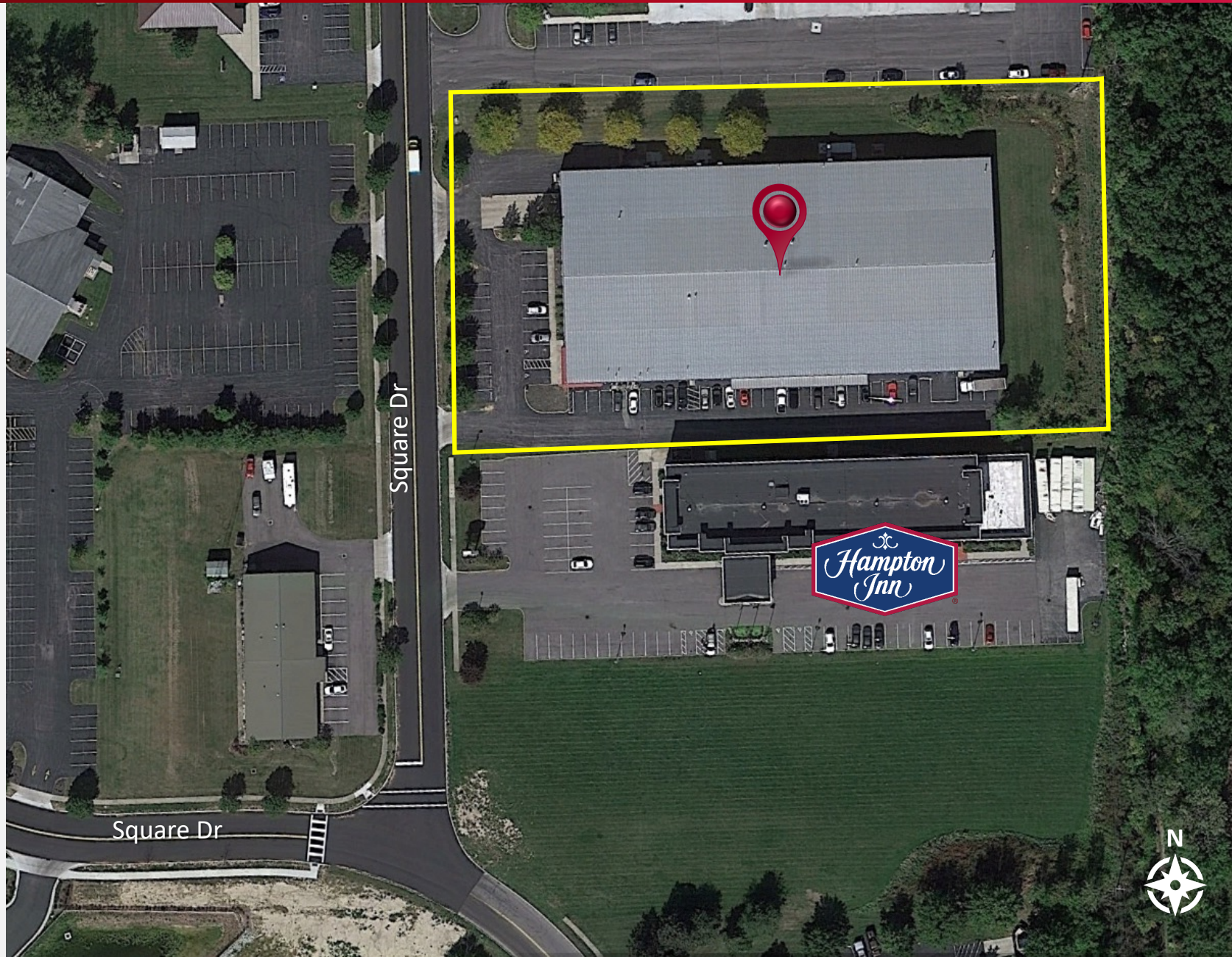
50 Auto Spaces



325' X 160' Building



3.0 Acres



PROJECT SPECIFICATIONS

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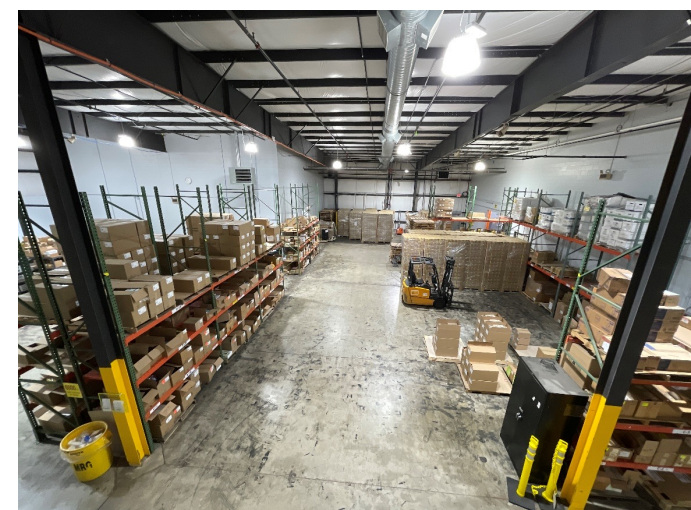
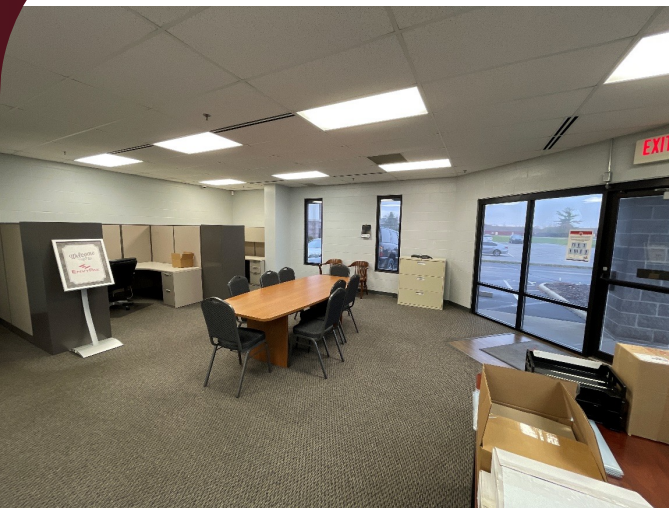


Municipality	City of Marysville, OH
Total Building	58,399± SF (includes structural mezzanine)
Building Dimensions	325' deep X 160'
Office / RRs / Breakroom	4,000± SF
Production / MFG/ Assembly	38,000± SF
Warehouse	10,000± SF
Structural Mezzanine	6,399± SF
Demising	Concrete Masonry Block wall separates areas
Site Size	3.0 acres (260' frontage)
Built	2000
Zoning	Regional Mixed-Use District
Construction Type	Pre-engineered steel building
Exterior Walls	Masonry block and metal wall
Column Spacing	25' X 80'
Roof	Metal seam with metal deck, double pitch
Roof Drainage	Exterior roof drains / downspouts
Floor	6" concrete slab
Ceiling Height	19'6" - 22'
Production / MFG / WH Lighting	LED
HVAC	Fully temperature controlled facility, gas heat
Fire Suppression	Wet Overhead System - 1,271 GPM / 42.77 PSI

Compressed Air System	Plumbing and compressor in place
Loading Configuration	Dock Doors on Front / Drive In Doors on Sides
Dock Doors	(2) 8' wide X 10' high
Dock Door Equipment	Levelers, weather seals, bumpers, track guards
Drive In Doors (grade level)	(3) 10' wide X 10' high
Auto Parking Building Total	50 spaces (2 ADA accessible)
Water / Sanitary / Storm Sewer	City of Marysville
Electric Service	277/480V 3 Phase, 3000 AMP
Parcel ID Union County	2900160101000
Signage	Building / Suite
Airport Access	Union County Airport (MRT) 2.2 Miles Ohio State University Airport (OSU) 22.1 Miles John Glenn Intl (CMH) 36.8 Miles Rickenbacker Intl (LCK) 42.8 Miles
Logistical Access	US 33 via Delaware Ave 0.6 Miles to US 33 16.2 Miles to I-270 Columbus Outerbelt 24.6 Miles to I-70 West Side via I-270 24.6 Miles to I-71 North Side via I-270
Corporate Neighbors	UCO Industries, Nissin Intl Transport, Rudis, Alpha Container, Dicastal Logistics

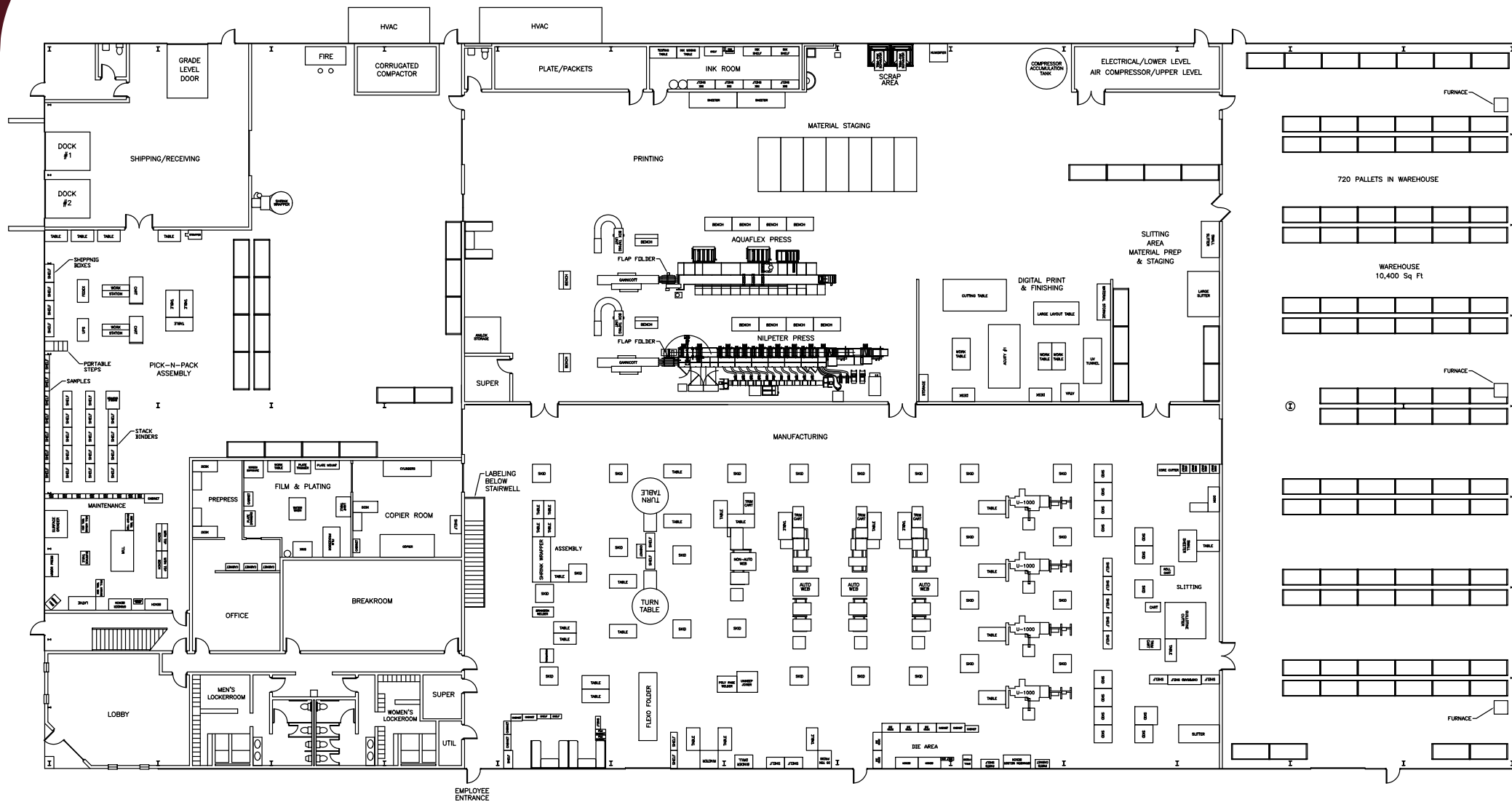
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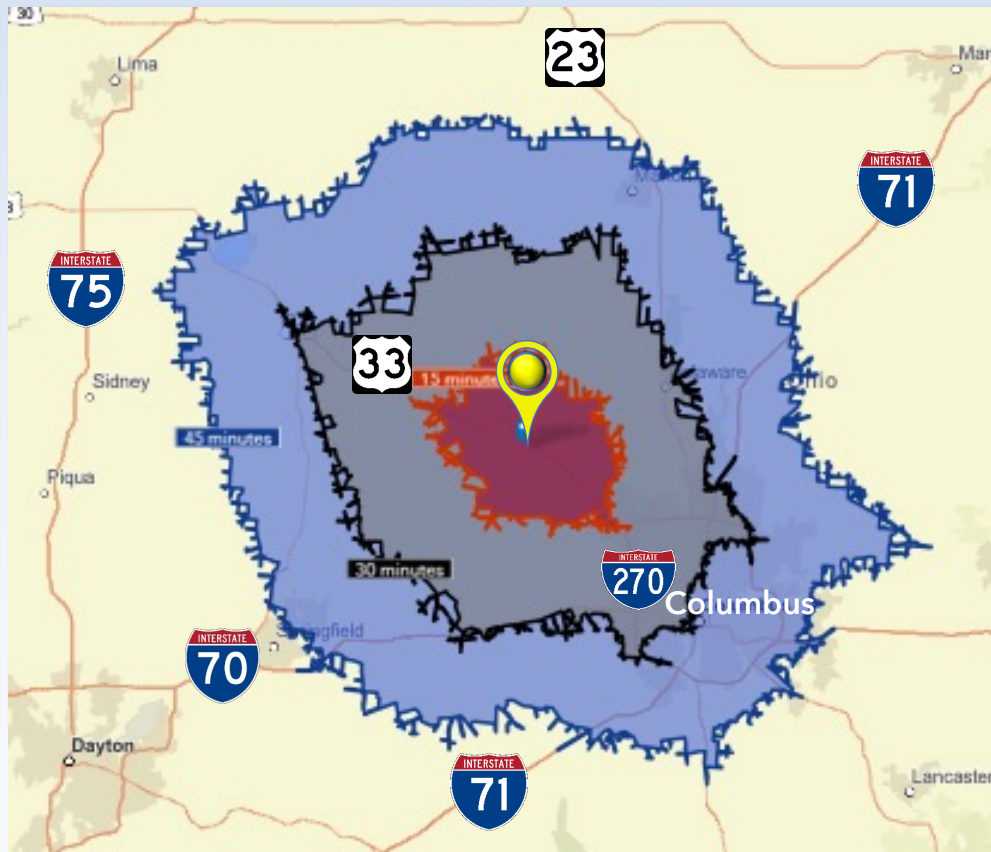


LABOR & DEMOGRAPHICS

16710 SQUARE DRIVE, MARYSVILLE, OHIO

45,000+

TRANSPORTATION AND PRODUCTION RELATED
WORKERS WITHIN 30 MINUTES



Within 15 Minutes



55,810

Population



25,396

Employed



733

Transportation &
Warehousing Workers



3,370

Production
Workers

Within 30 Minutes



776,100

Population



407,292

Employed



11,430

Transportation &
Warehousing Workers



33,915

Production
Workers

Within 45 Minutes



1,815,136

Population



967,493

Employed



29,138

Transportation &
Warehousing Workers



67,763

Production
Workers

BETA DISTRICT & 33 SMART MOBILITY CORRIDOR

16710 SQUARE DRIVE, MARYSVILLE, OHIO



Where the future is tested in the Columbus Region

WELCOME TO ONE OF TECH'S FASTEST GROWING HOTSPOTS.

Spanning three municipalities in one of the fastest-growing metros in the United States, The Beta District is an innovative region that provides a competitive edge to businesses and project teams alike.

The Beta District is located in the Columbus Region, which is home to some of the world's most recognizable brands and is one of the fastest-growing tech hubs in the country. In addition to being the 14th largest city in the U.S., Columbus is known for its friendly and open atmosphere. Whether you need talent, capital, or collaboration — you'll find it here.

THE BETA DISTRICT IS IDEAL FOR



AG-TECH



ADVANCED AIR
MOBILITY



TRANSPORTATION



TECHNOLOGY



SMART CITIES



HEALTHCARE



LOGISTICS &
DISTRIBUTION



INSURANCE



FINANCE



AUTOMOTIVE
MANUFACTURING



WHERE THE FUTURE OF TRANSPORTATION IS PROVEN.

The 33 Smart Mobility Corridor is a prime location for the testing of connected vehicle technology.

Along the corridor lies rapidly growing, top-rated, and internationally-recognized suburban and exurban communities. It is here where you will find one of the largest concentrations of advanced manufacturing, logistics, and automotive integrators in the Midwest.

- 35-miles of freeway traveled by 56,000+ vehicles per day from vehicles
- 29 connected intersections in Marysville
- 16 connected vehicle intersections in Dublin, including a multi-lane roundabout
- Testing in all four weather seasons
- Testing low-altitude air traffic management system to ensure unmanned aircraft can operate safely.
- Testing in rural, exurban, suburban, and urban land-use scenarios
- Three data centers in Dublin
- 432 strands of roadside fiber installed with high ability to expand
- 63 roadside units installed
- Developing an online repository for collected data

WHERE THE LEADING INNOVATORS PLAY, TOGETHER.

The Beta District is home to thousands of companies, one of the world's largest research universities, globally recognized names in R&D, and award-winning technology companies.



**A REGION THAT
GIVES YOU A COMPETITIVE ADVANTAGE**

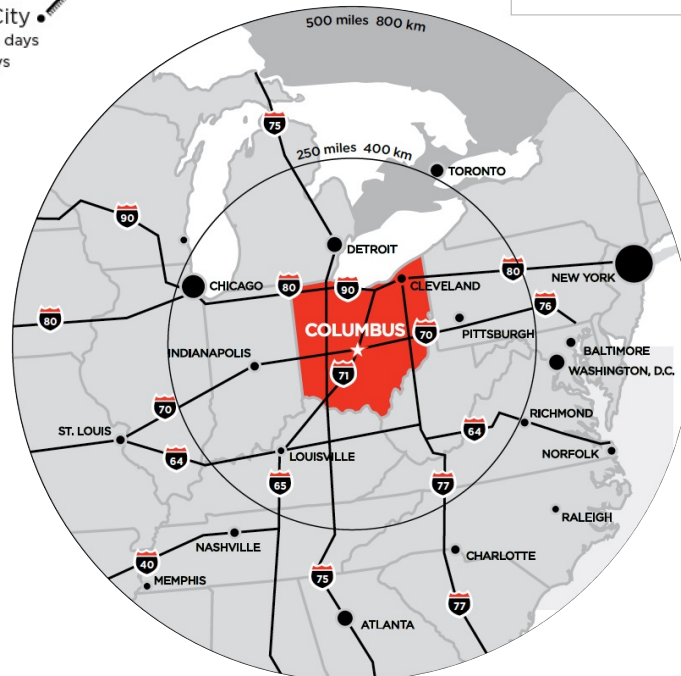
MARKET ACCESS

16710 SQUARE DRIVE, MARYSVILLE, OHIO



1 Day Truck Drive:

- 48 % US Population
- 33 % Canadian Population
- 44 % US Manufacturing
- 48 % US Headquarters



Population



2,599,353

50 Mile Radius



33,729,958

250 Mile Radius



138,988,255

500 Mile Radius

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