



FOR SALE

INDUSTRIAL - FLEX PROPERTY



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The Offering:

3CRE is pleased to present a versatile Industrial/Flex/Retail opportunity located at 7754 OH-73 in Wilmington, Ohio. This property is available for sale and features two buildings totaling 10,537 square feet, including a 6,000 SF building and a 4,065 SF building. The site sits on 9.86 total acres and includes approximately 6 acres of dedicated compact gravel parking and outdoor storage space. The property is fully fenced with gated access and is zoned C-2, allowing for a wide variety of commercial and light industrial uses.

Strategically positioned along OH-73, the property offers excellent accessibility and visibility for industrial, flex, and retail users looking to serve Wilmington and the surrounding regional markets. Its large outdoor yard area and flexible zoning make it ideal for contractors, equipment-based businesses, distribution users, or retail operators requiring both building space and substantial outdoor storage.

Property Highlights:

- **Space Available** - 10,537 SqFt

Building 1 - 6,472 SqFt | 944 SqFt Office With Mezzanine

Building 2 - 4,065 SqFt

- **Clear Height** - 16'
- **Parking** - 6 Acres of Dedicated Parking
- **Fenced & Gated Compact Gravel Lot**
- **(2) Drive In Doors** (14' x 24' & 10' x 10')
- **(One) Barn Door** (14' x 15')
- **5.2 Miles From Wilimington Air Park**

- **Power** - Single-Phase 120V/200 AMP
- **Lighting** - LED 4-Strip
- **Year Built** - 2017
- **Clinton County**
- **Total Building Square Feet** - 10,537 SF
- **Acreage** - 9.86 Acres
- **Zoning** - C2
- **Class** - B
- **Parcel IDs** | 100061605000000
- **Construction** - Metal



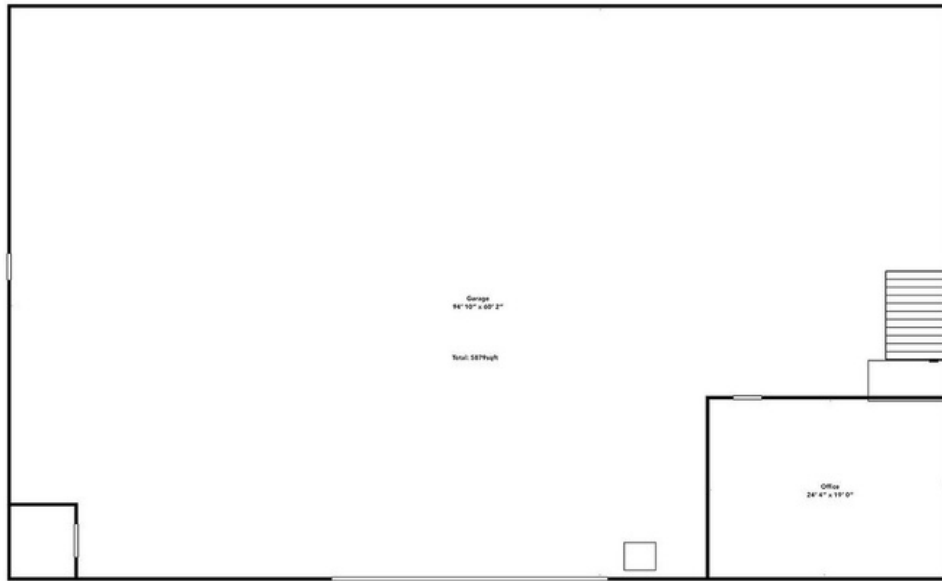
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9.86 ACRES



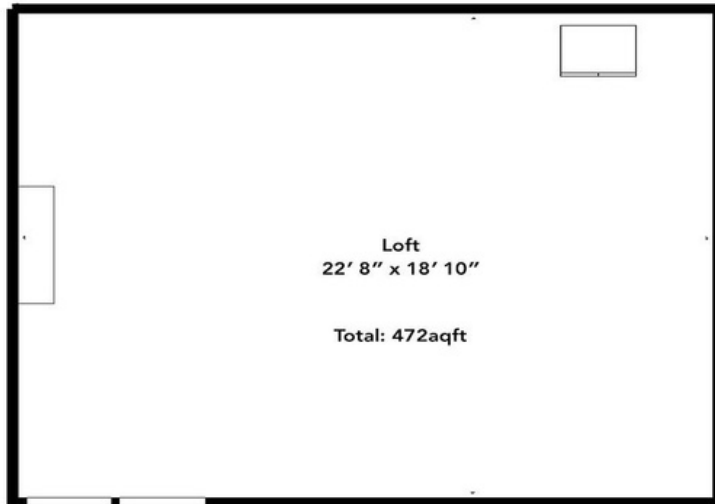




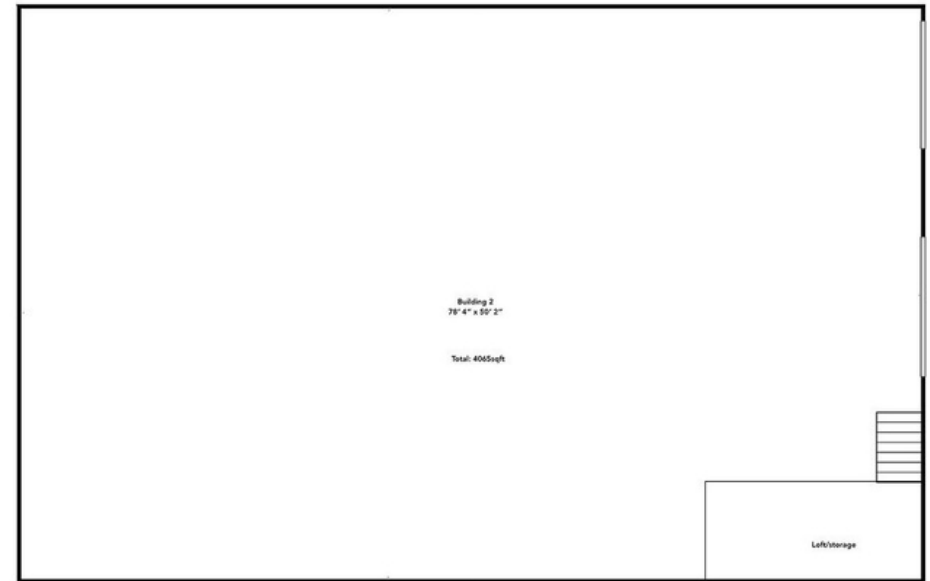




Building 1
6,000sqft.



Loft (Building 1)
472sqft,



Building 2
4065sqft.

3 MILE
5 MILE
10 MILE
POPULATION

781

2,866

31,968

**AVERAGE HOUSEHOLD
INCOME**

\$90,609

\$83,973

\$73,363

**NUMBER OF
HOUSEHOLDS**

288

996

12,608

MEDIAN AGE

43

38.8

40.7

TOTAL BUSINESSES

13

229

1,549

TOTAL EMPLOYEES

32

3,365

13,744



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