



PITTSBURGH DRIVE BUSINESS PARK

Property:

- NEW ±84,000 Sq. Ft. Multi-tenant Professional Business Park
- Building 100:
 - Units from ±1,800 up to 3,600 Sq. Ft. available now
 - (10'x12') overhead doors w/electric openers
 - 100 AMP 3 phase power
- Building 200:
 - ±3,000 Sq. Ft. unit available now
 - (10'x12') overhead doors w/electric openers
 - 100 AMP 3 phase power
- Building 300:
 - ±4,000 Sq. Ft. unit available now
 - 2(12'x14') overhead door w/electric opener
 - 200 AMP 3 phase power
- 16' Clear height
- LED lighting in office and warehouse
- Zoned M2
- 15 yr. 50% tax abatement

Location:

- Located on the Pittsburgh Drive Industrial Corridor near Delaware County Airport
- Within 3 miles of US 23 & US 42
- ±1 mile to US 36
- One of the top 10 fastest growing counties in the U.S.

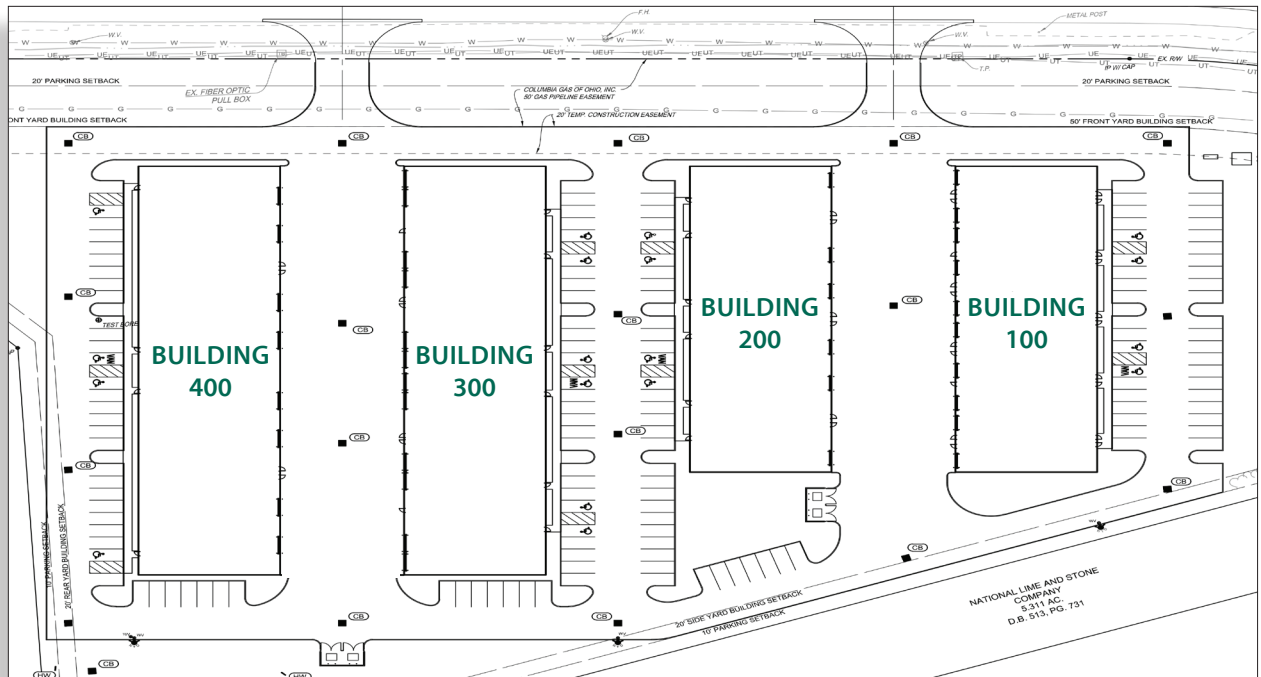
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Property Specifications:

- New construction; by Dublin Building Systems
- ±9.25 acre lot
- 16' clear height
- Zoning M-2
- Established industrial corridor with companies, such as Vertiv, PPG, Liebert & International Paper

Rental Rate:

- \$11.95-\$13.50/Sq. Ft. NNN
- 2026 Estimated Operating Expenses: \$2.12/Sq. Ft. (taxes, insurance, CAM)
- Tenant to pay own utilities, trash removal and janitorial

Available Suites:

Building	Min Avail SF	Max Avail SF	Rate	Drive -Ins	Available
300	4,000	4,000	\$12.50 NNN	1/2	Now
200	3,000	3,000	\$13.00 NNN	1	Now
100	1,800	3,600	\$13.50 NNN	1/2	Now

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PHOTOGRAPHS



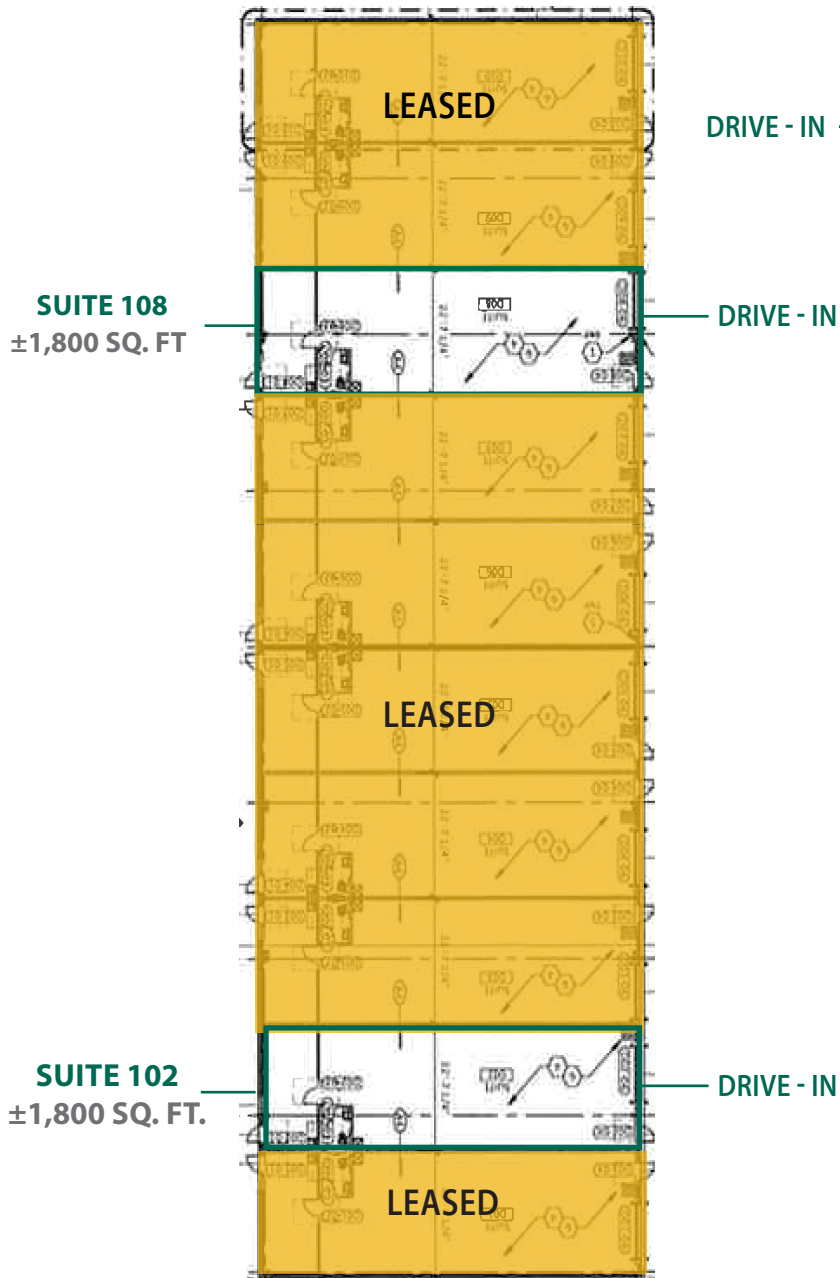
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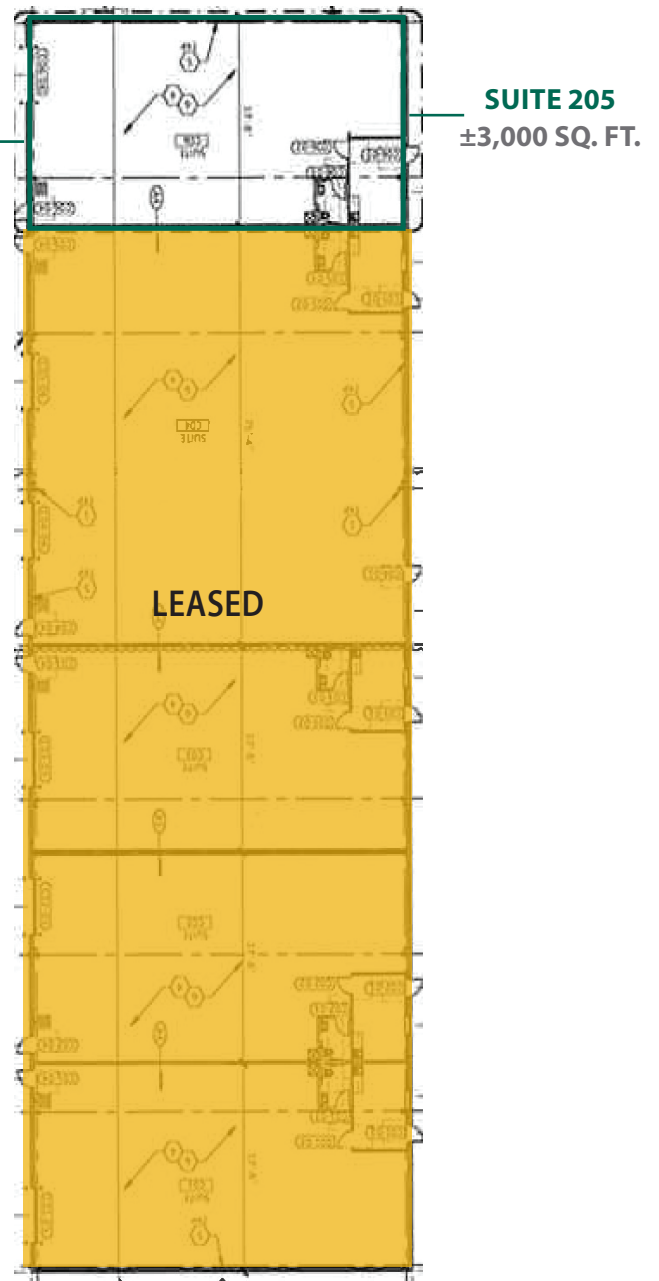


BUILDINGS 100 & 200

BUILDING 100



BUILDING 200



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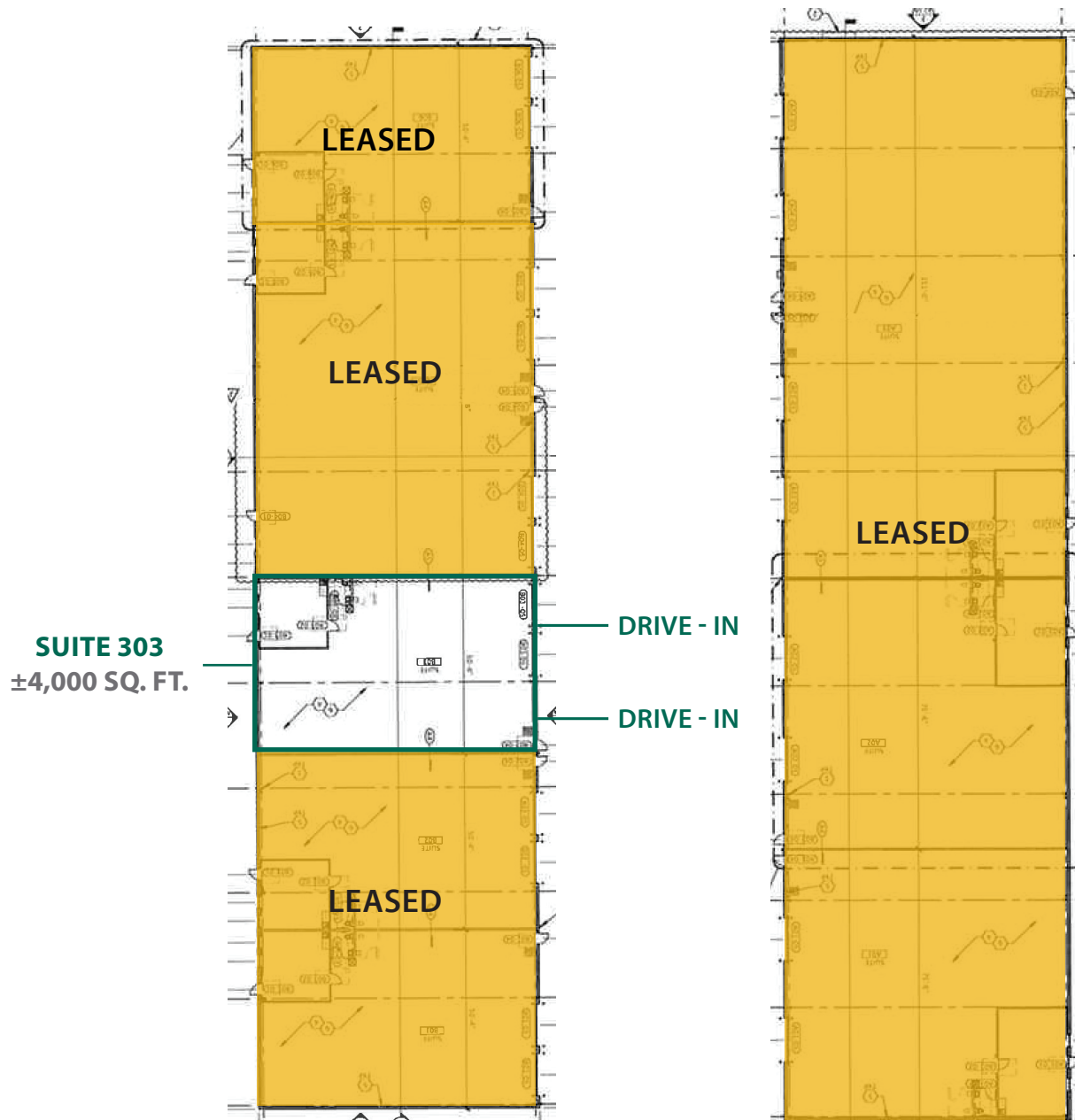
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BUILDINGS 300 & 400

BUILDING 300

BUILDING 400



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DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1751 Pittsburgh Dr, Delaware, OH 43015

CITY, STATE

Delaware, OH

POPULATION

36,162

AVG. HH SIZE

2.54

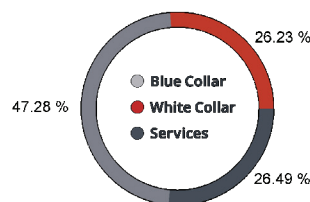
MEDIAN HH INCOME

\$67,580

HOME OWNERSHIP

Renters: **4,617**
 Owners: **8,996**

EMPLOYMENT

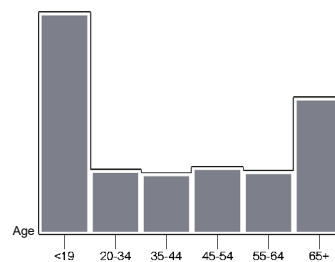


50.37 %
Employed

0.71 %
Unemployed

GENDER & AGE

48.62 %  **51.38 %** 



RACE & ETHNICITY

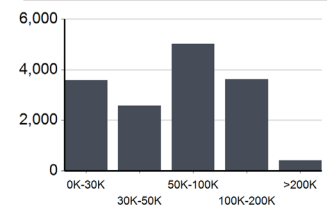
White: **94.00 %**
 Asian: **0.31 %**
 Native American: **0.26 %**
 Pacific Islanders: **0.00 %**
 African-American: **1.52 %**
 Hispanic: **1.44 %**
 Two or More Races: **2.46 %**

EDUCATION

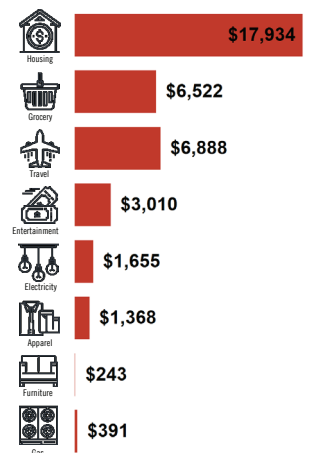
High School Grad: **29.50 %**
 Some College: **22.28 %**
 Associates: **6.02 %**
 Bachelors: **35.17 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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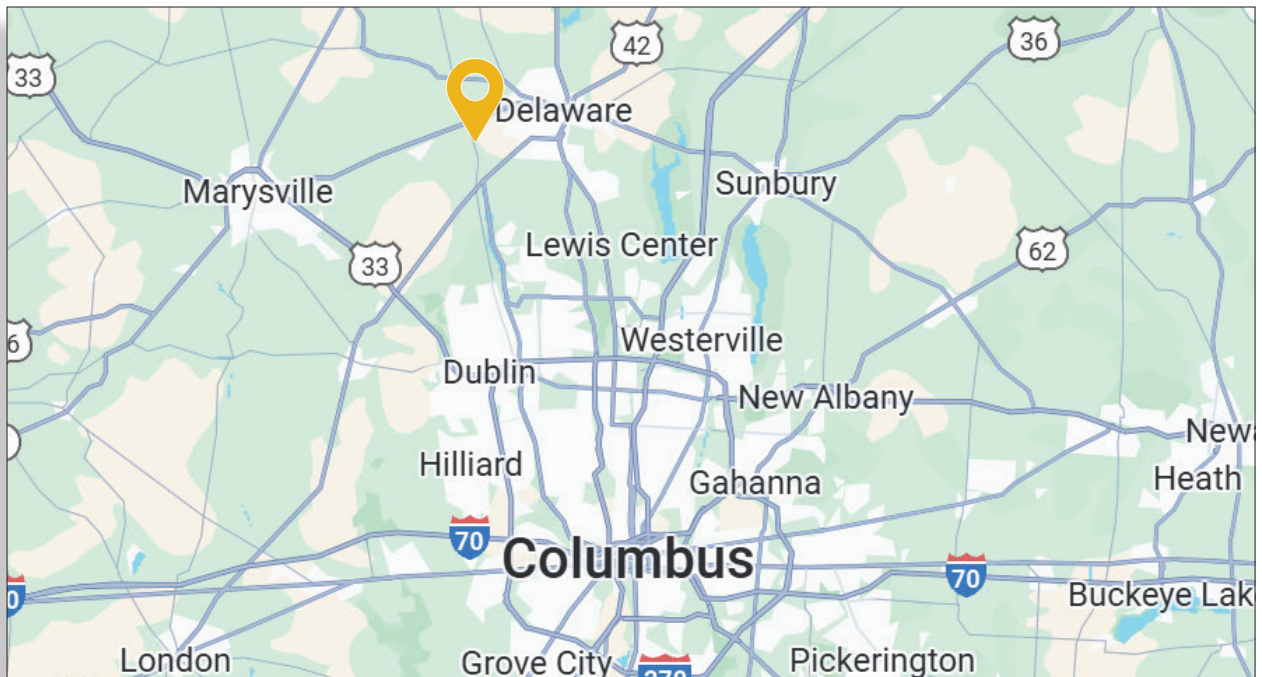
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