

# WAREHOUSE SPACE FOR LEASE

**245 Deo Drive  
Newark, Ohio 43055  
Indian Valley Plaza**



**81,291 +/- SF Warehouse Space**



Appraisal Brokerage Consulting Development

*Skip Weiler*  
*skip@rweiler.com*  
10 N. High St. Suite 401  
Columbus, Ohio 43215  
614-221-4286  
[www.rweiler.com](http://www.rweiler.com)

# Property Description

## WAREHOUSE DISTRIBUTION SPACE IN NEWARK!

Former Kroger space zoned GB with conditional use variance for warehouse/distribution >25,000 SF. 81,291+/- SF available with 17' clear ceiling height (24' to ceiling deck with suspended duct work), three truck docks, and 2 overhead doors. 10 rows of 22' spaced posts going across and 5 rows of 32' spaced posts throughout. Includes 3,000 +/- SF mezzanine level with 3 offices, conference room and 2 restrooms. 2 more restrooms on the main level. Tenant is responsible for interior and exterior maintenance. Landlord is responsible for taxes and insurance. **Space will be available 11/15/2020.**

<b>Address:</b>	<b>245 Deo Drive Newark, OH 43055</b>
<b>County:</b>	<b>Licking</b>
<b>PID:</b>	<b>054-270264-05.000</b>
<b>Location:</b>	<b>Between N 21st St &amp; Mt Vernon Rd</b>
<b>Available:</b>	<b>81,291 +/- SF</b>
<b>Year Built:</b>	<b>1979</b>
<b>Lease Rate:</b>	<b>\$3.39/SF MG</b>
<b>Oper. Exp.:</b>	<b>\$3.00/SF</b>
<b>Zoning:</b>	<b>GB - General Intensity Business District</b>
<b>Parking:</b>	<b>Plenty of parking</b>



### Features:

- 17' clear ceiling (24' to ceiling deck with suspended duct work)
- 3 truck docks
- 2 overhead doors
- 10 rows of 22' spaced posts going across
- 5 rows of 32' spaced posts throughout
- mezzanine level - 3,000 +/- SF including 3 offices, 2 restrooms & conference room
- 2 restrooms on the main level

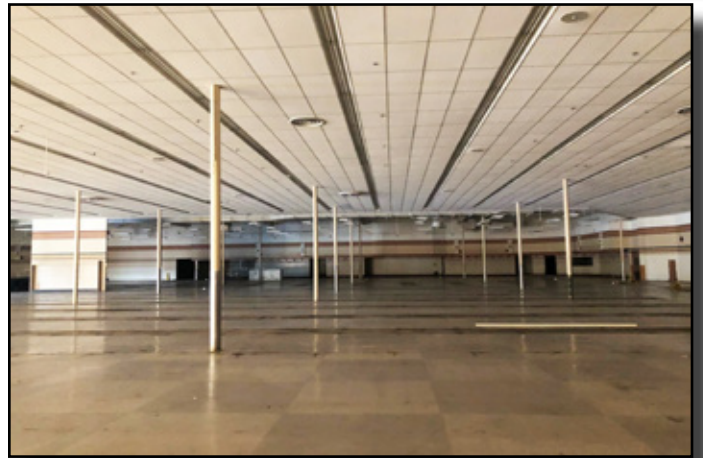
# Photos



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**WEILER**  
COMPANY

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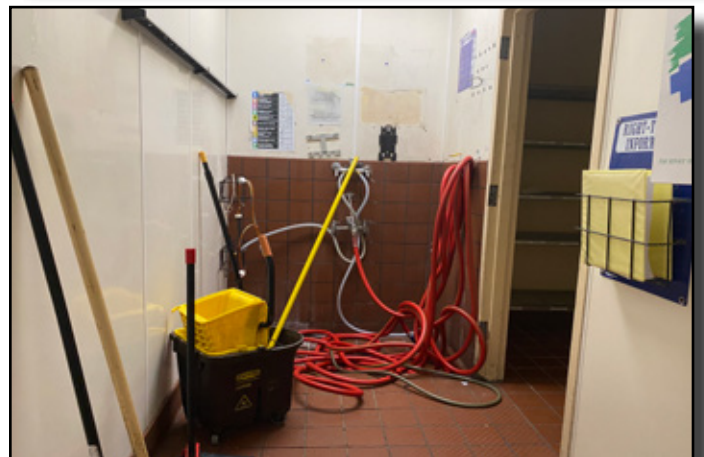
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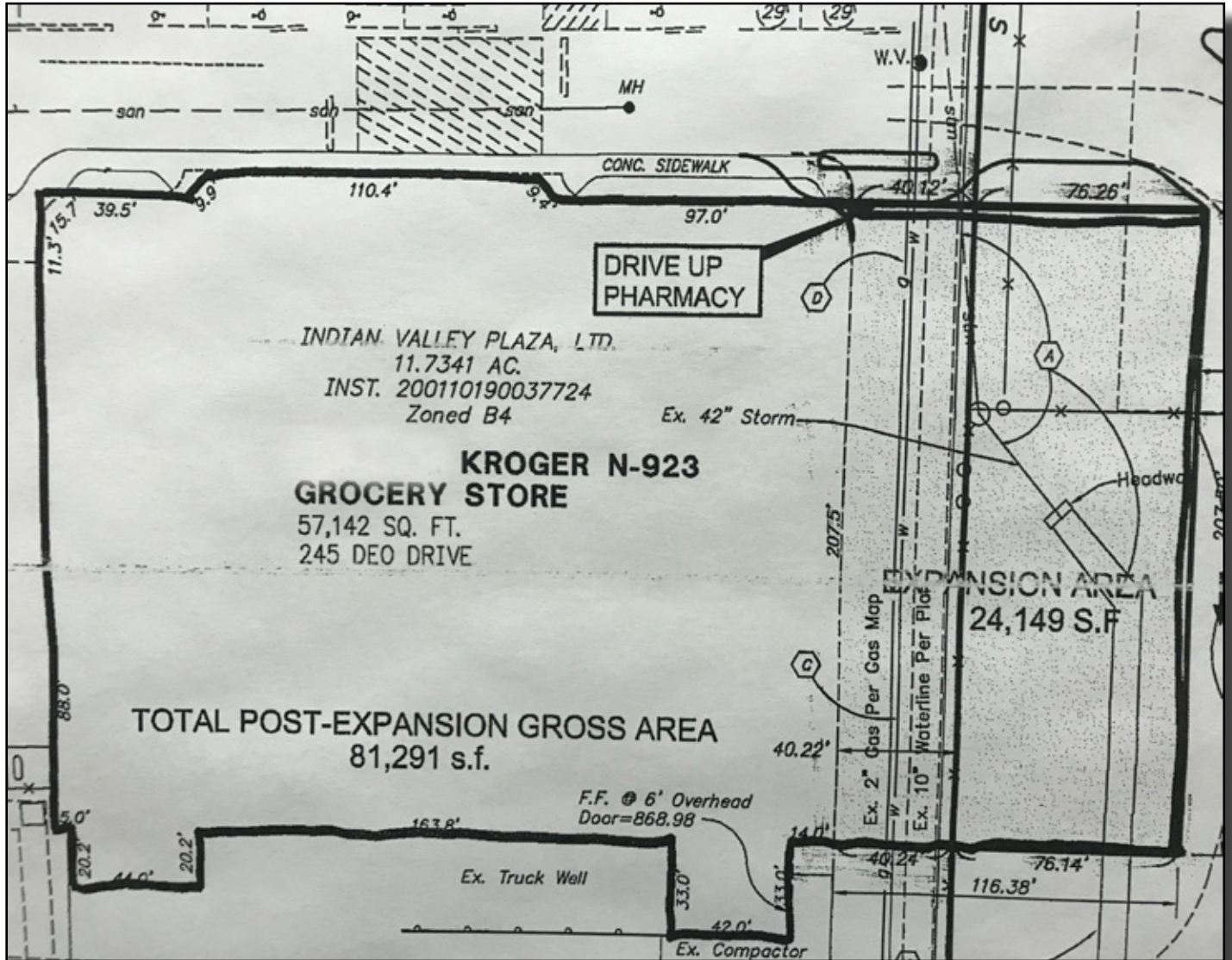
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# Photos

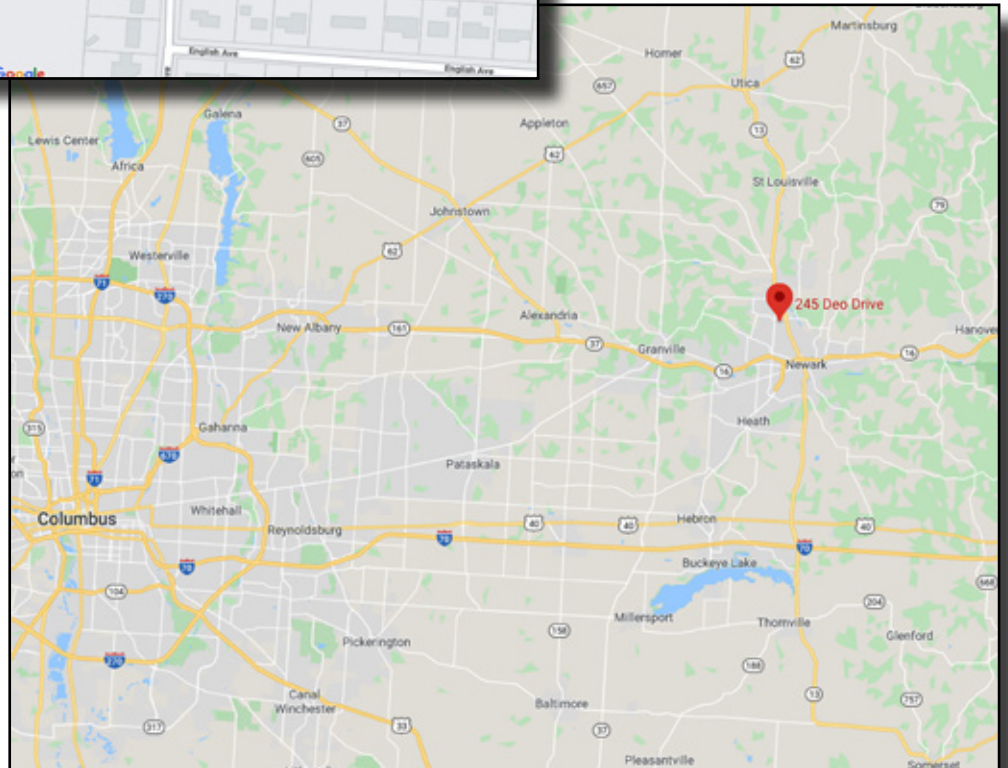
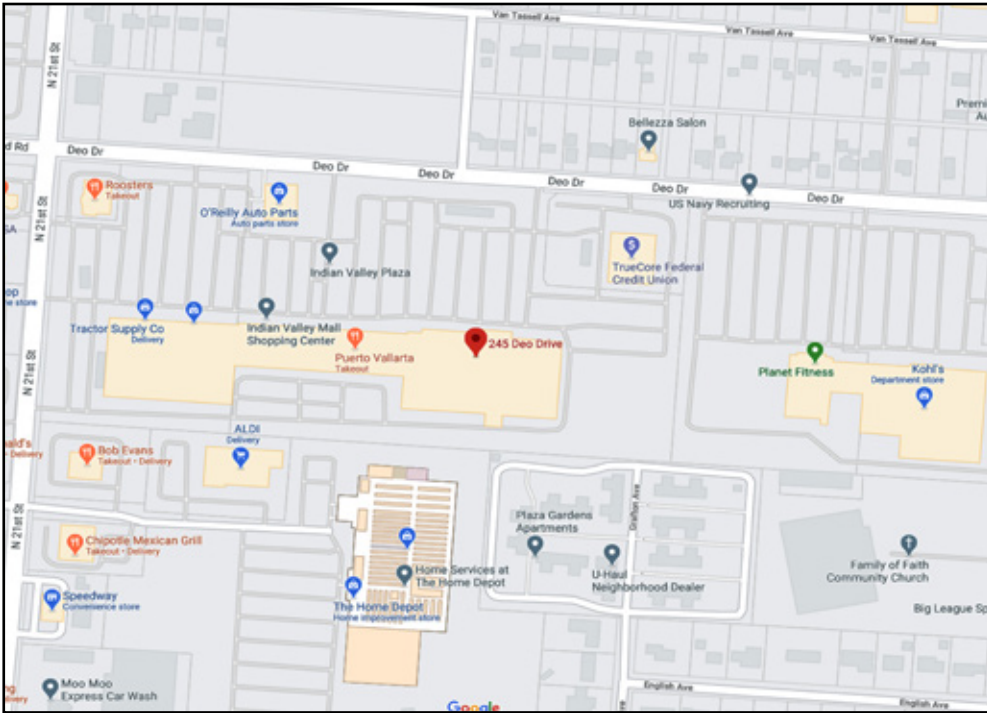


# Site Plan





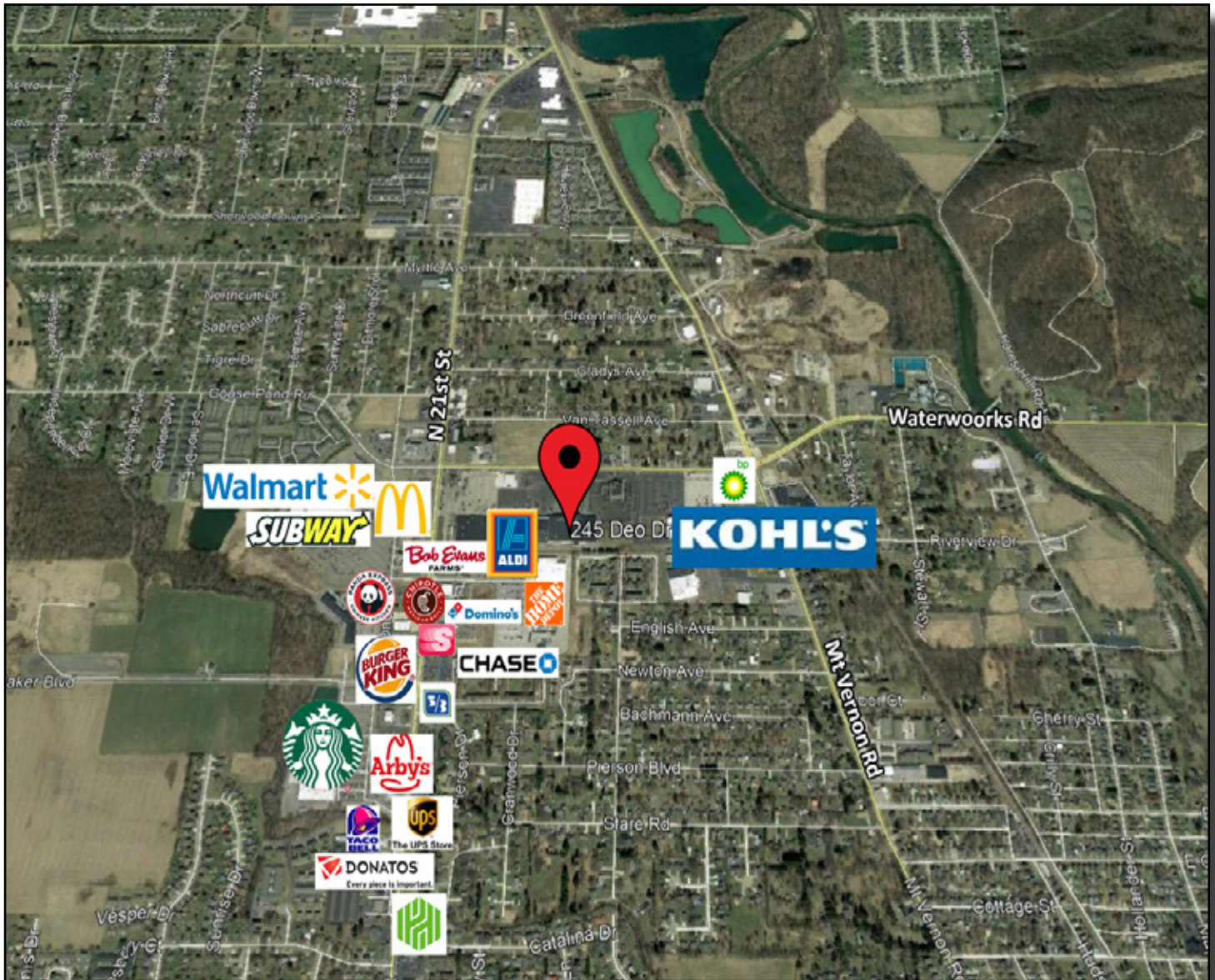
# Street Maps



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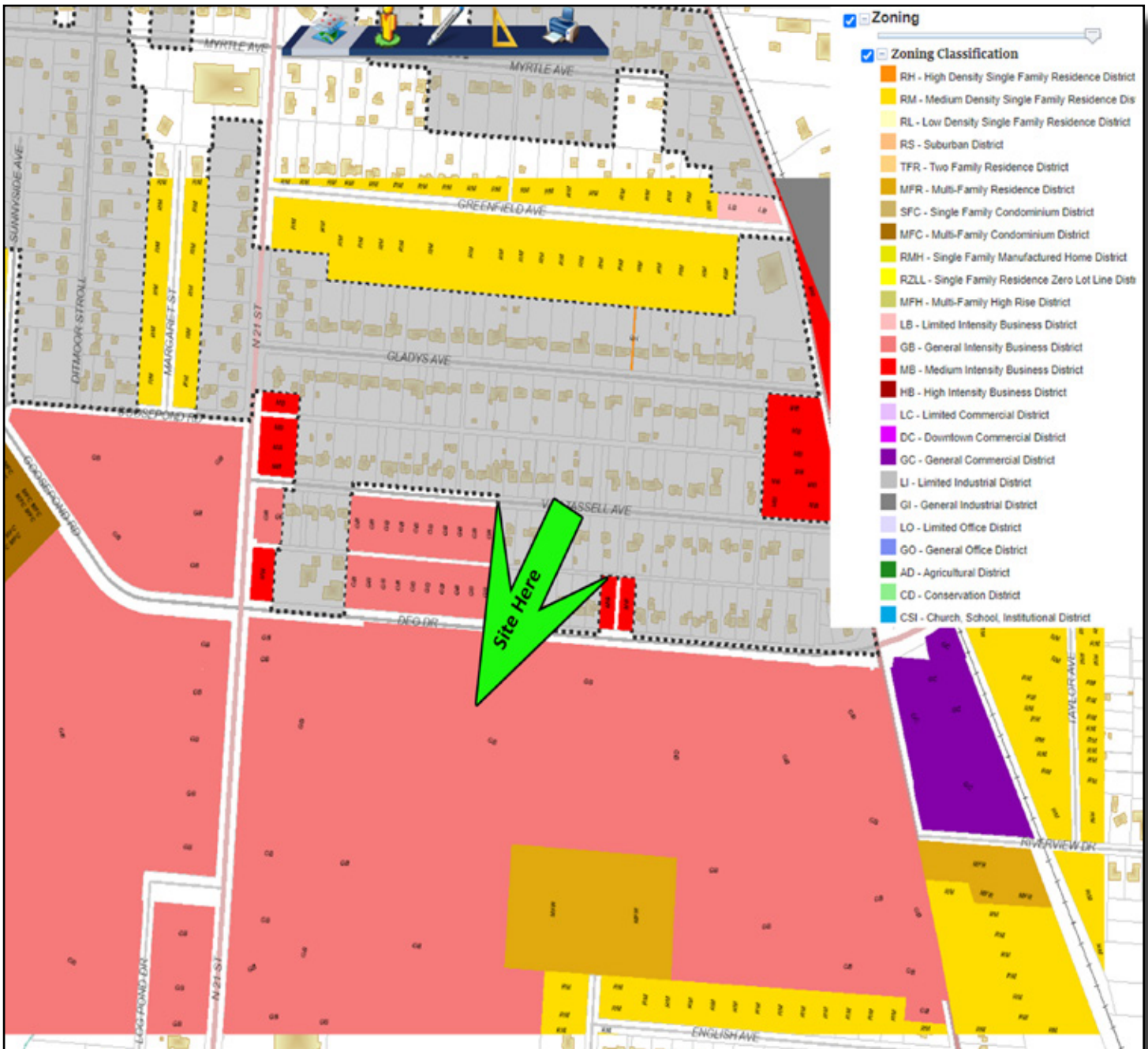
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# Property Location



**Great Location!**  
Indian Valley Shopping Center  
Easy access to main arteries

# Zoning Map



[Click here to see zoning text](#)



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# Zoning Appeals Decision



**CITY OF NEWARK  
ENGINEERING & ZONING**

c/o Engineering Department

40 West Main Street Newark, Ohio 43055 Tel 740.670.7727 Fax 740.349.5911 www.newarkohio.net

## Notice of Board of Zoning Appeals Decision

July 23, 2020

Indian Valley Plaza LTD  
PO Box 321  
Newark, OH 43058

**Application Number: BZA-20-008**

Dear Property Owner,

At a Public Hearing held on Thursday, July 23, 2020, the Board of Zoning Appeals of the City of Newark considered your Application of Appeal proposing for the following project:

**Address of Project:** 245 Deo Drive  
**Current Zoning:** GB (General Business)  
**Project Description:** Conditional Use (Warehouse >25,000 sq. ft.)

**Ordinance/Article/Section:**

08-33 50 50.4

**Requirement:** Wholesale and distribution warehouses greater than 25,000 square feet require a conditional use.

**Proposal:** Operate a Distribution Warehouse in a building with an area of 81,291 square feet. Any size greater than 25,000 square feet requires conditional use.

**Conclusion:** The proposed use requires approval of a conditional use.

On the basis of evidence presented at the Public Hearing, and pursuant to Article 150 of Ordinance 08-33, otherwise known as the Zoning Code, the Board of Zoning Appeals **granted** your Appeal Application **subject to the following conditions**

Ordinance/Article/Section: \_\_\_\_\_ Action Taken: \_\_\_\_\_  
Subject to the attached conditions.

You are hereby advised that if you are aggrieved by the decision of the Board, you may present to the Court of Common Pleas of Licking County a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality.

### STATEMENT OF CERTIFICATION

STATE OF OHIO, LICKING COUNTY, SS:

I, Steve Layman, Chairman of the Board of Zoning Appeals of the City of Newark, Ohio, within and for said City, and in whose custody the files, Journals and Records of said Board are required by the Ordinances and Resolutions of the City of Newark, Ohio, to be kept, do hereby certify that the foregoing is a true copy of the original entry evidencing the Board's decision in the premises and remaining on file and of record in this office. Said decision of the Board of Zoning Appeals is currently in full force and effect.

WITNESS my signature, this 23rd day of July, 2020.

Chairman, Board of Zoning Appeals

Secretary, Board of Zoning Appeals




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# Demographics

## Demographic Summary Report

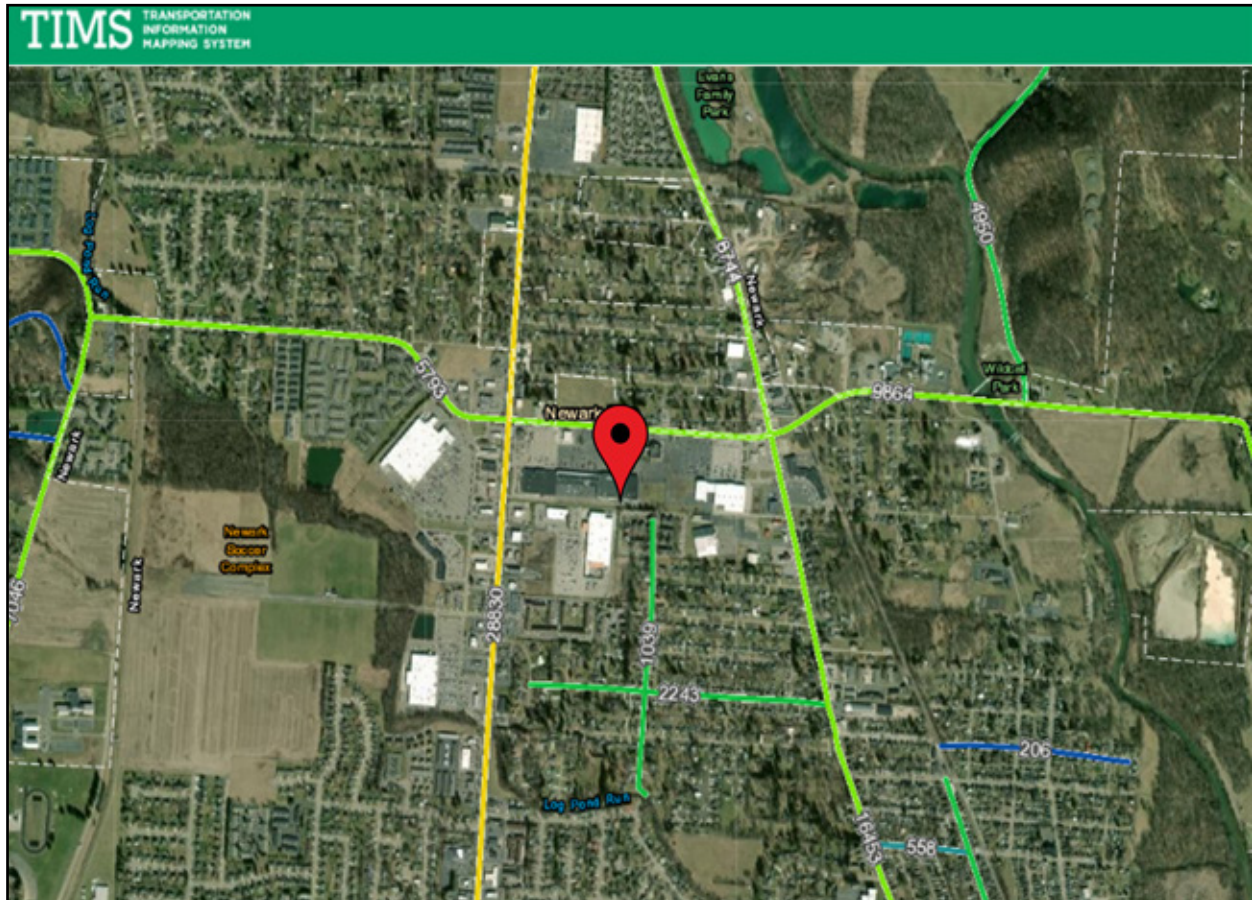
Indian Valley Plaza				
243-315 Deo Dr, Newark, OH 43055				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2025 Projection	8,921	46,645	75,011	
2020 Estimate	8,547	44,946	72,195	
2010 Census	7,833	42,662	68,038	
Growth 2020 - 2025	4.38%	3.78%	3.90%	
Growth 2010 - 2020	9.12%	5.35%	6.11%	
<b>2020 Population by Hispanic Origin</b>	150	755	1,273	
<b>2020 Population</b>	8,547	44,946	72,195	
White	7,831 91.62%	41,027 91.28%	66,040 91.47%	
Black	294 3.44%	1,730 3.85%	2,589 3.59%	
Am. Indian & Alaskan	15 0.18%	159 0.35%	237 0.33%	
Asian	148 1.73%	642 1.43%	1,305 1.81%	
Hawaiian & Pacific Island	8 0.09%	24 0.05%	31 0.04%	
Other	251 2.94%	1,363 3.03%	1,993 2.76%	
U.S. Armed Forces	0	7	18	
<b>Households</b>				
2025 Projection	4,157	19,392	30,199	
2020 Estimate	3,987	18,703	29,088	
2010 Census	3,676	17,839	27,523	
Growth 2020 - 2025	4.26%	3.68%	3.82%	
Growth 2010 - 2020	8.46%	4.84%	5.69%	
Owner Occupied	2,257 56.61%	11,208 59.93%	18,246 62.73%	
Renter Occupied	1,730 43.39%	7,495 40.07%	10,842 37.27%	
<b>2020 Households by HH Income</b>	3,986	18,704	29,089	
Income: <\$25,000	1,209 30.33%	5,304 28.36%	7,396 25.43%	
Income: \$25,000 - \$50,000	962 24.13%	4,701 25.13%	7,027 24.16%	
Income: \$50,000 - \$75,000	651 16.33%	3,248 17.37%	4,941 16.99%	
Income: \$75,000 - \$100,000	328 8.23%	2,119 11.33%	3,771 12.96%	
Income: \$100,000 - \$125,000	424 10.64%	1,362 7.28%	2,152 7.40%	
Income: \$125,000 - \$150,000	131 3.29%	702 3.75%	1,333 4.58%	
Income: \$150,000 - \$200,000	116 2.91%	739 3.95%	1,403 4.82%	
Income: \$200,000+	165 4.14%	529 2.83%	1,066 3.66%	
<b>2020 Avg Household Income</b>	\$64,960	\$62,981	\$68,915	
<b>2020 Med Household Income</b>	\$45,412	\$46,577	\$50,524	



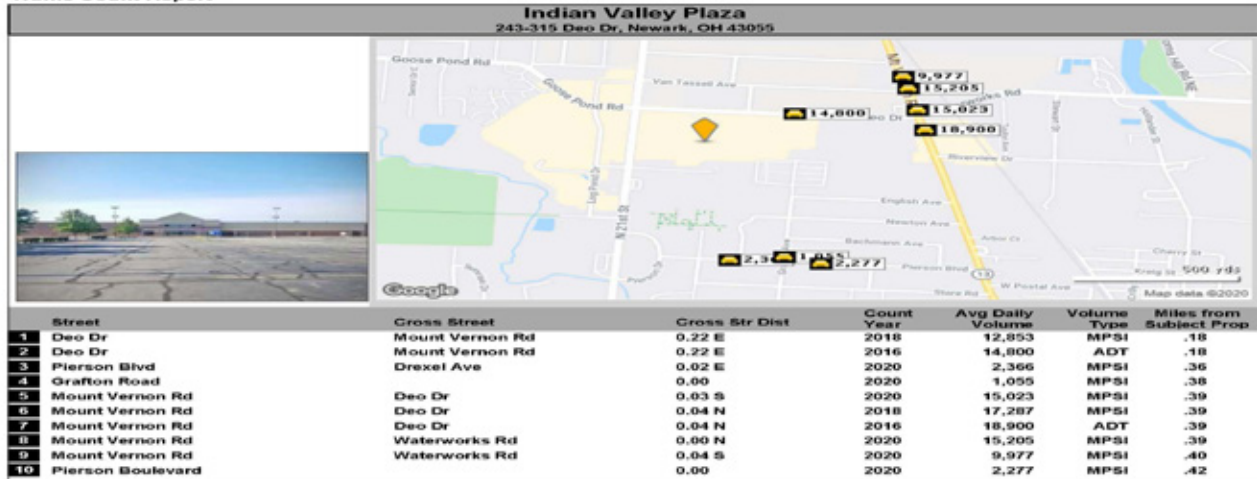
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# Traffic Map



## Traffic Count Report



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# County Highlights

## LICKING COUNTY

### DEMOGRAPHICS

 172,198  
RESIDENTS

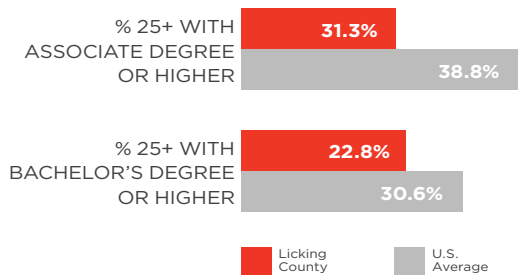
 39.7  
MEDIAN AGE

 64,230  
HOUSEHOLDS

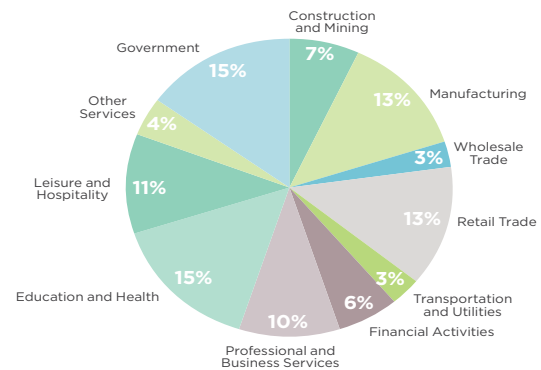
 \$56,549  
MEDIAN HOUSEHOLD INCOME

### WORKFORCE

4.3% UNEMPLOYMENT RATE



### EMPLOYMENT BY INDUSTRY



### LARGEST PRIVATE SECTOR EMPLOYERS

COMPANY	FTE	OPERATIONS
Amazon	1,540	Amazon Web Services cloud data center, e-commerce fulfillment
L Brands Inc.	1,407	Distribution and fulfillment of apparel and beauty products, personal care manufacturing
State Farm Insurance	1,205	Back office, claims processing, customer service
Owens Corning	900	R&D and manufacturing of insulation products
Ascena Shared Services	850	Shared services office for IT, sourcing and procurement, apparel distribution and fulfillment
AEP Transmission	630	Electricity transmission plant
Harry & David Holdings, Inc.	624	Fulfillment and call center of food gift company
Anomatic Corporation	585	Anodized aluminum, stamping
Speed Commerce, Inc.	492	Logistics services
The Boeing Company	425	Aerospace radio and navigation system manufacturing and repair

Source: U.S. Census Bureau, 2016 Population Estimates; U.S. Census Bureau, American Community Survey 2015; EMSI, 2017; Bureau of Labor Statistics, LAUS, seasonally adjusted by Columbus 2020 (2016 average)

# Market Highlights

## COLUMBUS ECONOMIC MARKET FORTUNE 1000 HEADQUARTERS

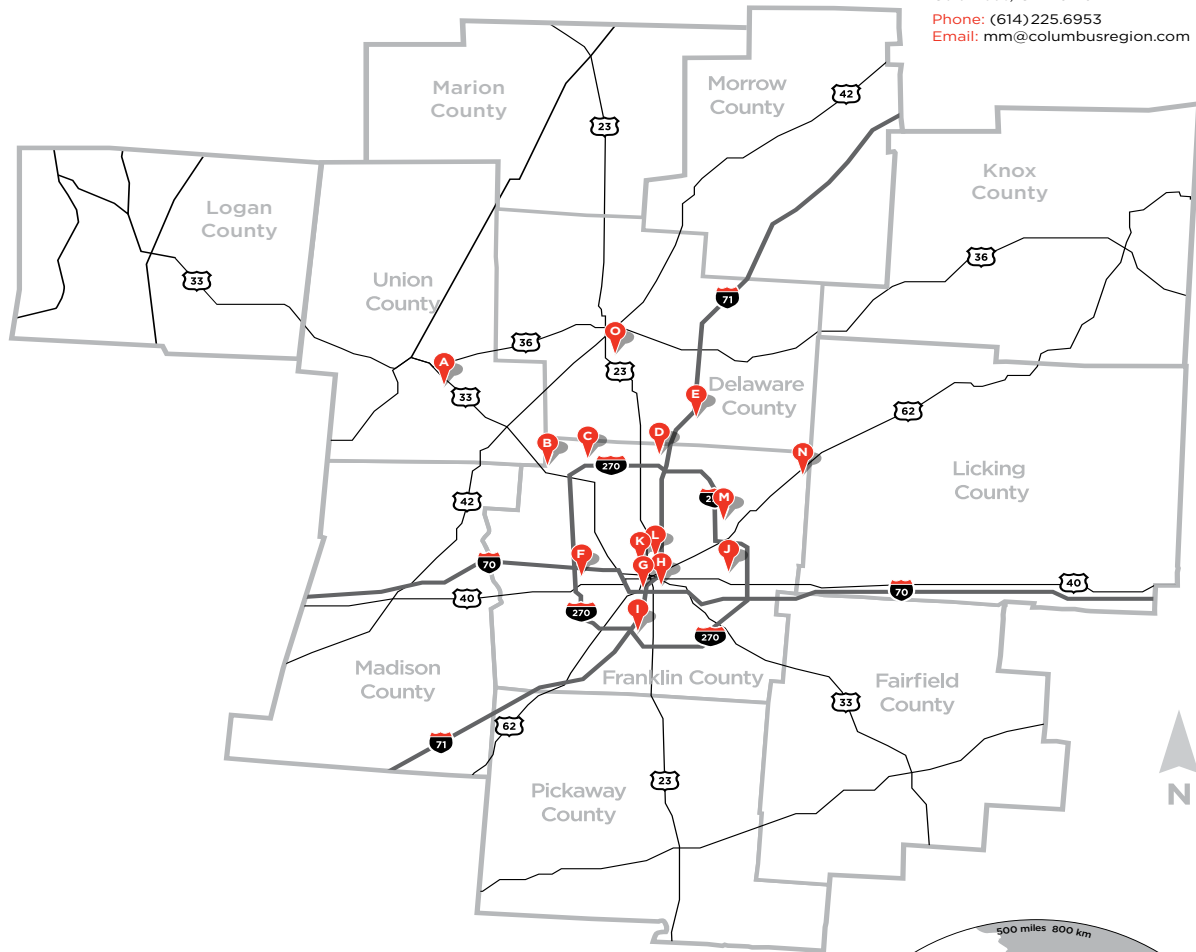
## THE COLUMBUS REGION

### MATT McCOLLISTER

Vice President, Economic Development  
150 South Front ST, Suite 200  
Columbus, OH 43215

Phone: (614) 225.6953

Email: mm@columbusregion.com



- |  |                             |
|--|-----------------------------|
| A - Scotts Miracle-Gro Co.                                     | I - Bob Evans Farms         |
| B - Pacer  | J - Retail Ventures Inc.    |
| C - Cardinal Health  | K - American Electric Power |
| D - Worthington Industries                                     | L - Nationwide              |
| E - Mettler-Toledo International, Inc.                         | M - Limited Brands          |
| F - Big Lots   | N - Abercrombie & Fitch     |
| G - Huntington Bancshares                                      | O - Greif                   |
| H - Hexion Specialty Chemicals/Momentive Performance Materials |                             |



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