
Spacious Industrial Warehouse for Lease Near Downtown Delaware

435 PARK AVENUE
DELAWARE, OHIO



NEWMARK

FOR LEASE

435 Park Avenue

DELAWARE, OHIO

226,614 SF

SPACE AVAILABLE

150,000 SF

MINIMUM DIVISIBLE

23.15 AC

SITE SIZE

\$0.50 PSF

ESTIMATED OPERATING EXPENSES



435 PARK AVENUE



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Building Specifications

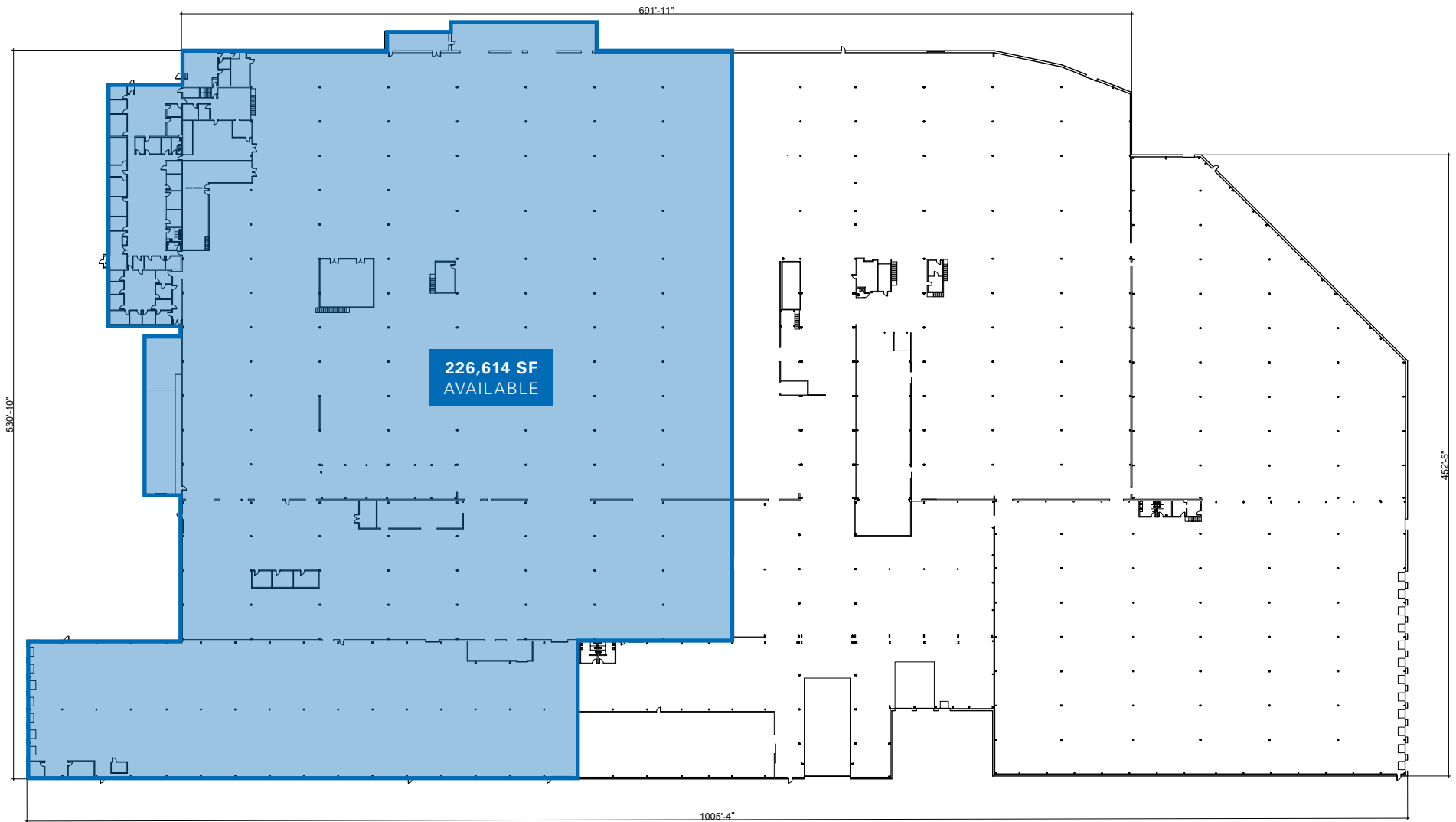
Total Building Size	470,412 SF
Warehouse Space	453,219 SF
Office Space	17,193 SF
Dock Doors	27
Drive-in Doors	5
Clear Height	14' – 30'
Column Width/Depth	25' – 50'
Walls	Masonry & Steel
Floors	6" Reinforced Concrete
Year Built	1958
Lighting	Fluorescent/LED
Parking	100+ Surface Spaces, 30 Trailer Spaces
Power	3-Phase 1600 Amp
Zoning	M2: General Manufacturing District
Rail Access	Rail Potential (CSX)
Parcel ID	519-344-17-001-000 & 519-344-17-001-001



435 PARK AVENUE



Floor Plan



Overall Site



435 PARK AVENUE

DOWNTOWN DELAWARE

OHIO WESLEYAN

36



SITE

23

INTERNATIONAL PAPER

PPG

MIDWEST ACOUST-A-FIBER

DELAWARE NEX

ACI INDUSTRIES

DELO SCREW PRODUCTS

FEDERAL HEATH SIGN COMPANY

ADVANCE AUTO PARTS

SAVARE SPECIALTY ADHESIVES

QUALITY CARRIERS

LUVATA OHIO

VERTIV

SAM DONG OHIO

JEGS

DELAWARE MUNICIPAL AIRPORT

BLUE BIRD SERVICE PARTS

ATTINDAS

FASTENAL

CAMS, INC.

INNO-PAK

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For more informations, please contact:

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