



Property Brochure – 88 S. 2nd Street, Newark, OH 43055

Discover exceptional industrial opportunity in Newark, Ohio's thriving market. This comprehensive property brochure presents a strategically positioned flex/warehouse facility offering 15,760 square feet of versatile space on a secure 1.40-acre site.

Property Overview

Location

88 S. 2nd Street
Newark, OH 43055

Available Space

15,760 SF
Entire Building

Property Type

Flex / Warehouse
Class C Industrial

Building Details

- Year Built: 1970
- Construction: Masonry/Metal
- Clear Height: 15–18 FT
- Single-Tenant Building

Site Information

- Site Size: 1.40 Acres
- Zoning: Light Industrial (LI)
- Parcel ID: 054-282042-72.001
- Status: Existing, Ready for Occupancy

This well-positioned industrial property offers the perfect blend of accessibility and functionality for businesses seeking comprehensive warehouse and distribution capabilities. The Light Industrial zoning permits a wide range of uses including warehousing, distribution, manufacturing, trade contractors, R&D, and related industrial operations, providing exceptional flexibility for growing businesses in today's dynamic market.

Space Features



15,760 SF Flex Space

Single-tenant flex/warehouse configuration offers maximum operational flexibility with dedicated office component integrated within the warehouse structure for seamless business operations.



3 Oversized Drive-In Doors

Grade-level access doors accommodate various vehicle sizes and loading requirements, ensuring efficient material handling and logistics operations for diverse business needs.



Fully Fenced & Secured

Complete 1.40-acre lot perimeter fencing provides enhanced security for inventory, equipment, and operations while maintaining professional appearance and controlled access.

8-Bay Open-Air Shelter

Unique covered storage solution perfect for fleet vehicles, contractor equipment, and materials requiring weather protection while maintaining accessibility for daily operations.

Immediate Occupancy

Delivered As-Is with all functional systems in place, allowing for rapid deployment of business operations without extensive preparation or construction delays.

The property's thoughtful design maximizes operational efficiency while providing the infrastructure necessary for businesses requiring both indoor warehouse space and secure outdoor storage capabilities. This rare combination of features makes it particularly attractive to contractors, service providers, and businesses with mixed storage and distribution needs.

Parking & Vehicle Access

30

Parking Spaces

Striped surface spaces plus additional yard capacity

1.7

Parking Ratio

Spaces per 1,000 SF of building area

1.40

Total Acres

Secured and fenced site area

Comprehensive Vehicle Support

The property features a well-designed surface parking system within the fully fenced yard perimeter. With approximately 25-30 striped parking spaces, the facility provides a parking ratio of 1.6-1.9 spaces per 1,000 square feet, exceeding typical industrial standards.

Beyond standard parking, the expansive yard area accommodates trucks, trailers, and contractor equipment, making this property particularly suitable for businesses with varied vehicle and equipment storage requirements. The secured perimeter ensures asset protection while maintaining operational flexibility.

This parking configuration supports diverse business operations, from traditional office functions requiring standard parking to industrial operations needing space for commercial vehicles, equipment staging, and material storage. The combination of formal parking areas and flexible yard space provides the adaptability that modern industrial tenants demand.



Space Condition

| | | |
|---|--|--|
| As-Is Delivery Property delivered in current functional condition with existing improvements intact | Immediate Use Ready for occupancy without extensive preparation or construction delays | Functional Systems Office, warehouse, and yard improvements operational and maintained |
|---|--|--|

The property is delivered in **As-Is condition** with all existing functional improvements included. This approach provides immediate occupancy opportunities for businesses ready to commence operations without the delays and costs associated with extensive buildout or renovation projects. The existing office component integrated within the warehouse provides essential administrative space while maintaining the operational flow between management and warehouse functions.

This condition and delivery method makes the property particularly attractive to contractors, service providers, distribution companies, and light industrial operators who can leverage the existing infrastructure to quickly establish or expand their operations. The functional nature of the space allows tenants to focus resources on business growth rather than facility preparation, providing a competitive advantage in fast-moving market conditions.

→ **Ideal for Contractors**

Perfect setup for construction, electrical, plumbing, and trade contractors requiring combined office and storage space

→ **Service Providers**

Excellent configuration for maintenance, repair, and service businesses needing equipment storage and customer access

→ **Distribution Operations**

Ready infrastructure supports logistics, delivery, and distribution businesses requiring immediate operational capability

→ **Light Industrial Uses**

Suitable for manufacturing, assembly, and processing operations within Light Industrial zoning parameters

Building & Site Specifications



Building Structure

Floors: Single story

Floor Area: 15,760 SF

Construction: Masonry/Metal



Loading Features

Drive-In Doors: 3 oversized

Dock Doors: None

Clear Height: 15-18 FT



Power & Utilities

Electrical: 3-phase available

Utilities: City water, sewer

Additional: Natural gas, electric

Safety Systems

No sprinkler system currently installed

Parking Type

Surface lot within secured, fenced perimeter

Site Access

Multiple entry points with grade-level loading capability

Zoning Compliance

Light Industrial (LI) - permits wide range of industrial uses

The building's masonry and metal construction provides durability and low maintenance requirements while supporting the operational demands of industrial users. The 15-18 foot clear height accommodates standard warehouse operations, equipment storage, and material handling requirements typical of light industrial applications.

Three-phase electrical service ensures adequate power capacity for industrial equipment and operations, though specific capacity should be verified based on individual tenant requirements. The combination of city utilities provides reliable infrastructure support for consistent business operations. The absence of a sprinkler system should be considered in tenant planning, as some operations may require installation based on use type and local requirements.

The grade-level access through three oversized drive-in doors eliminates the need for loading dock infrastructure while providing flexible access for various vehicle types and loading scenarios. This configuration particularly benefits businesses with mixed delivery requirements or those utilizing diverse vehicle fleets for their operations.

Financial Structure

\$10.00

Base Rent (NNN)

Per square foot annual base rate

\$3.00

Operating Expenses

Estimated taxes & OpEx per SF

\$13.00

Total Occupancy

Gross cost per square foot

Lease Structure

Type: Triple Net (NNN) Sublease

Base Rent: \$10.00 per square foot

Tenant Responsibilities:

- Property taxes
- Insurance
- Maintenance and repairs
- Utilities

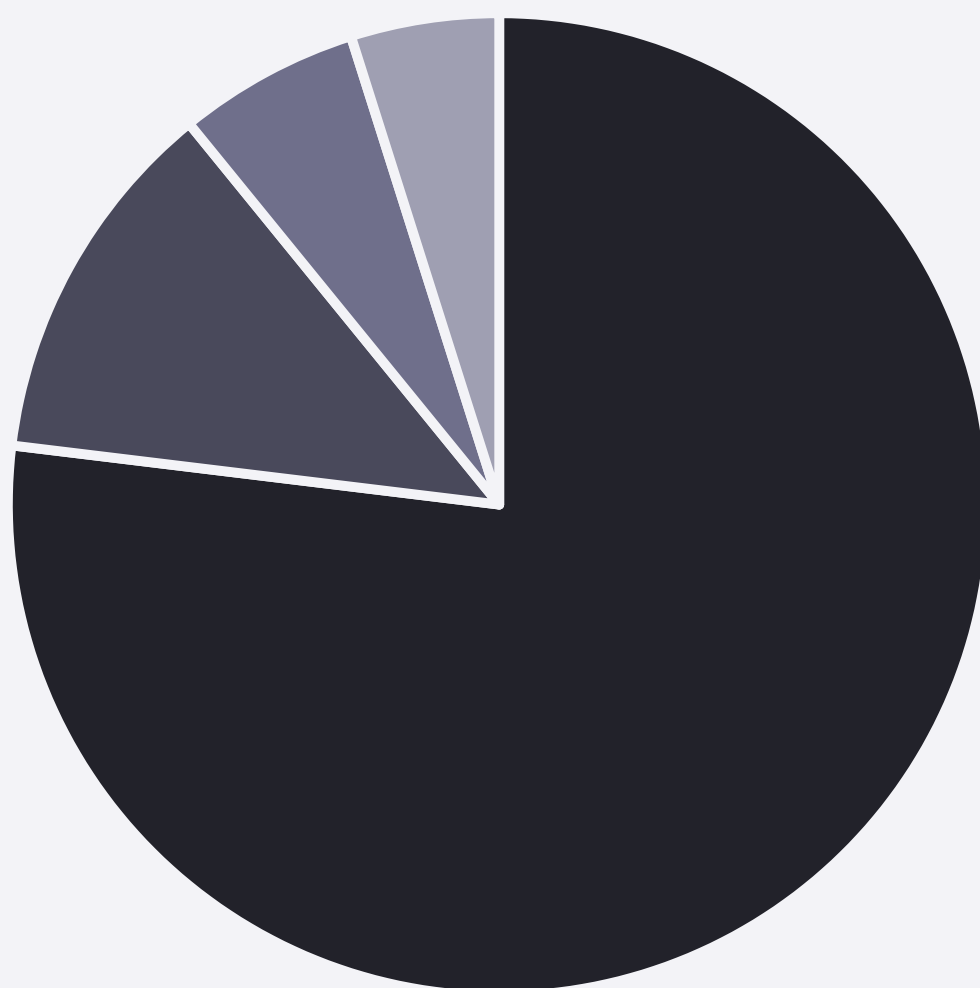
Total Investment

Annual Base Rent: \$157,600

Est. Operating Costs: \$47,280

Total Annual Cost: \$204,880

Monthly Investment: \$17,073



■ Base Rent

■ Property Taxes

■ Insurance

■ Maintenance

The Triple Net lease structure provides cost transparency and operational control for tenants while ensuring predictable occupancy costs. At \$13.00 per square foot gross, this property offers competitive pricing for the Newark industrial market, particularly considering the unique features including the 8-bay shelter and fully fenced, secure yard area.

The sublease arrangement may provide opportunities for favorable terms and faster occupancy timelines compared to traditional direct leases. Prospective tenants should verify specific terms, renewal options, and any restrictions that may apply under the sublease structure. The estimated operating expenses are competitive for the market and property type, reflecting efficient property management and reasonable carrying costs.

Key Property Highlights



Substantial Space

15,760 SF flex/warehouse with integrated office provides comprehensive operational capability in single-tenant configuration



Optimal Height

18-foot clear height accommodates standard warehouse operations with 3 grade-level drive-ins for flexible loading



Unique Shelter

Rare 8-bay open-air shelter provides weather-protected storage for fleet vehicles and contractor equipment

Flexible Zoning

Light Industrial designation permits warehousing, distribution, manufacturing, trade contractors, R&D, and related industrial uses

Immediate Availability

As-Is delivery enables rapid occupancy for businesses ready to commence operations without delay

1

2

3

Secure Site

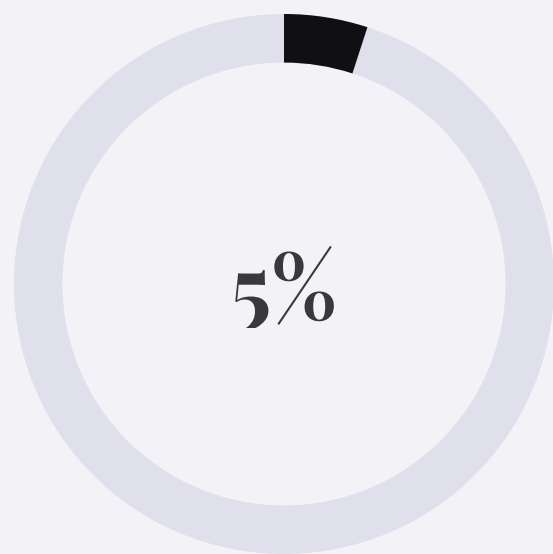
Fully fenced 1.40-acre property provides controlled access with ample parking and outdoor storage capacity

This property represents a unique opportunity in the Newark industrial market, combining traditional warehouse functionality with distinctive features that set it apart from typical industrial offerings. The 8-bay open-air shelter is particularly rare in this market segment, providing significant value for contractors, service providers, and businesses with equipment fleets requiring covered storage while maintaining operational accessibility.

The comprehensive site security through complete perimeter fencing addresses growing concerns about asset protection and operational security. Combined with the substantial outdoor storage capacity, this creates an exceptionally secure and functional industrial environment that supports diverse business operations from traditional warehousing to specialized contractor applications.

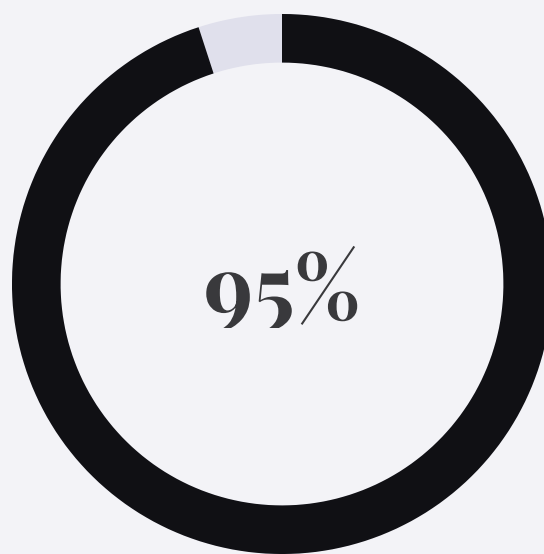
The property's immediate availability and as-is delivery method provides a significant competitive advantage for businesses needing to establish or expand operations quickly. In today's fast-paced business environment, the ability to commence operations without construction delays or extensive preparation can be the difference between capturing market opportunities and missing them to competitors.

Strategic Location Advantages



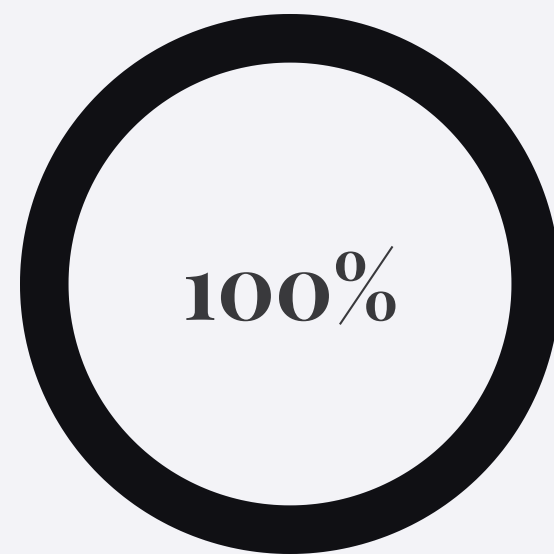
Market Vacancy

Newark industrial vacancy rate well below regional average



Market Demand

Strong absorption by contractors and service operators



Highway Access

Complete connectivity to major transportation corridors

Market Dynamics

Newark's industrial market maintains exceptional stability with vacancy rates consistently below 5%, creating a landlord-favorable environment with strong rent growth potential. This tight market reflects sustained demand from contractors, service users, and trade operators who value the area's combination of affordable operating costs and strategic location advantages.

The high demand environment particularly benefits businesses requiring specialized features like covered equipment storage and secure yards, as these properties command premium positioning in a supply-constrained market. The combination of limited availability and strong tenant demand creates significant long-term value stability for occupiers.

Transportation Network

- Direct access to SR-16
- I-70 connectivity eastbound/westbound
- Greater Columbus metro access
- Regional distribution hub location



Local Operations

Strong local contractor and service provider base creates consistent demand for industrial space



Regional Reach

Highway connectivity enables efficient service delivery across central Ohio markets



Logistics Hub

Position supports distribution and logistics operations serving Columbus metropolitan area

The property's location in Newark positions tenants at the intersection of local market strength and regional connectivity. The area's established industrial base provides a supportive environment for businesses while the transportation infrastructure enables efficient market reach across central Ohio. This combination creates sustainable competitive advantages for businesses establishing operations at this location.

Regional connectivity through I-70 and SR-16 provides access to major metropolitan markets while maintaining the operational cost advantages of a smaller market location. For distribution and logistics operations, this positioning offers the optimal balance of market access and operational efficiency that drives long-term business success.

Contact Information

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Professional Expertise

Darrick Klamut brings extensive experience in industrial and investment real estate transactions throughout central Ohio. His CCIM designation represents the highest level of professional achievement in commercial real estate, ensuring sophisticated analysis and strategic guidance throughout your property search and acquisition process.

With deep knowledge of the Newark industrial market and established relationships with local property owners and developers, Darrick provides access to both marketed and off-market opportunities that align with your specific operational requirements and business objectives.

01

Initial Consultation

Discuss your space requirements, operational needs, and timeline to ensure this property aligns with your business objectives

03

Lease Negotiation

Structure favorable terms that support your business operations and long-term growth plans

Rolls Realty Commercial

A leading commercial real estate firm serving central Ohio with comprehensive brokerage, property management, and development services. Our team's market expertise and client-focused approach ensure successful outcomes for businesses seeking industrial, office, and investment properties.

Visit us online: www.rollsrealty.com

02

Property Tour

Schedule a comprehensive site visit to evaluate the facility, yard, and unique features firsthand

04

Occupancy Planning

Coordinate smooth transition and occupancy to minimize business disruption and maximize operational efficiency

Contact Darrick Klamut today to discuss how this exceptional industrial property can support your business growth and operational objectives. With immediate availability and competitive pricing, this opportunity represents significant value in Newark's strong industrial market. Professional guidance and market expertise ensure you make informed decisions that benefit your business both immediately and long-term.