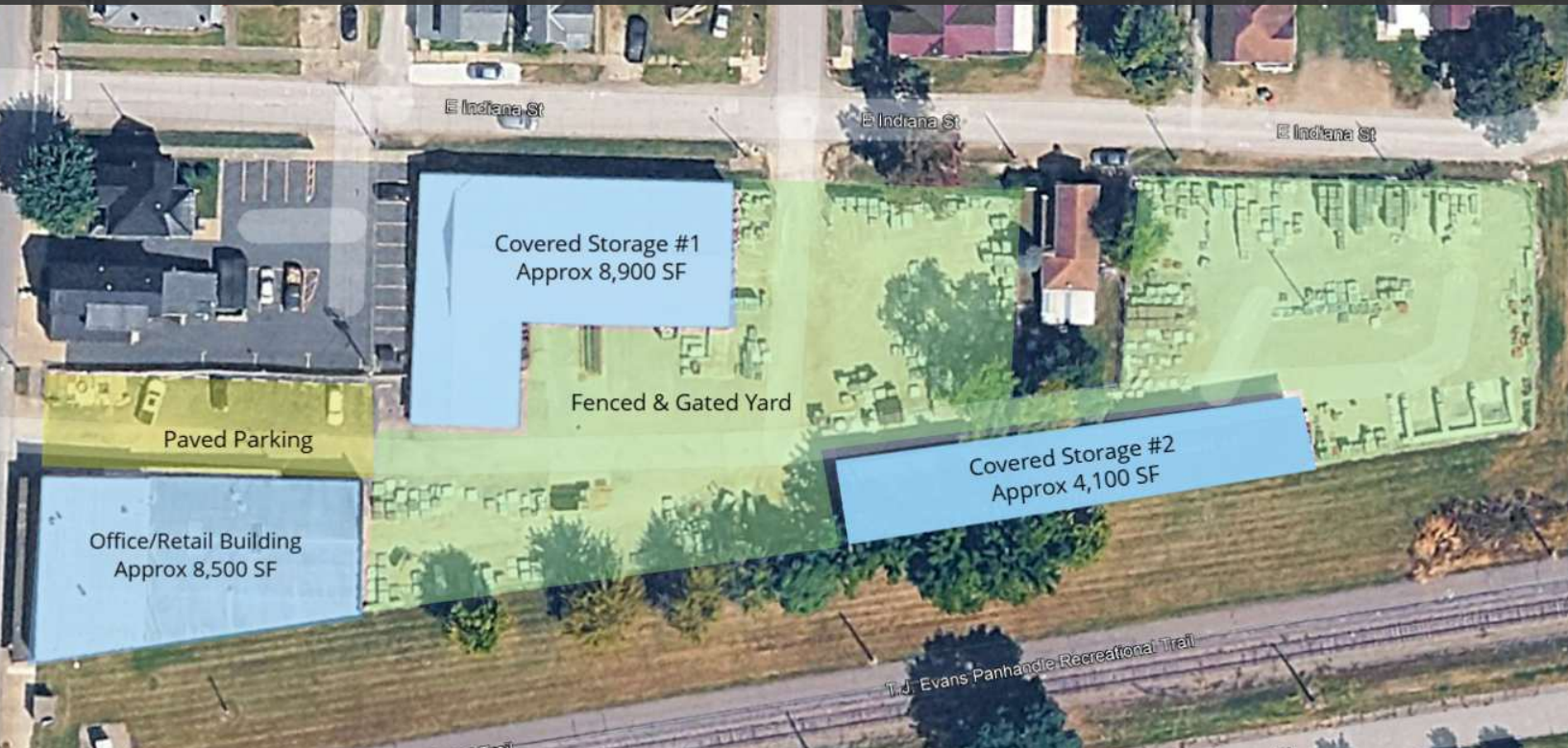




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# FENCED YARD & STORAGE

# NEWARK

130 N CEDAR ST, NEWARK, OH 43055

## ED FELLOWS

VP Brokerage  
614.760.5660 x123  
efellows@capitolequities.com



## Property Highlights

- This 1.8+/- acre property provides a secured, fenced yard and storage facility, in addition to a conditioned office/retail building for business operations, with immediate access to Highway 16
- The site is fully fenced, with three gated entry points
- Yard storage makes up approximately 0.9 acres of the property
- Site includes two covered storage buildings totaling approximately 13,000 SF
- Covered Storage #1 has 225-amp, 3-phase power to building
- The Cedar Street facing building provides approximately 8,500 SF of conditioned office/retail space plus additional storage, accessed via 8' x 8' drive in door

## Location Description

This central Newark location offers easy access to major transportation routes, including highways and freight railways, providing essential connectivity for industrial distribution operations. The site is adjacent to the intersection of Route 16 and Route 79 (Cedar Street), with immediate highway access. The area boasts a strong manufacturing and distribution hub with established businesses and a skilled labor force.

### OFFERING SUMMARY

Fenced Yard Space	0.9+/- Acres
Covered Storage	13,000 +/- SF
Retail/Office Building	8,500 +/- SF
Monthly Net Rent	\$4,500.00
Utilities, Taxes & Insurance	Paid by Tenant

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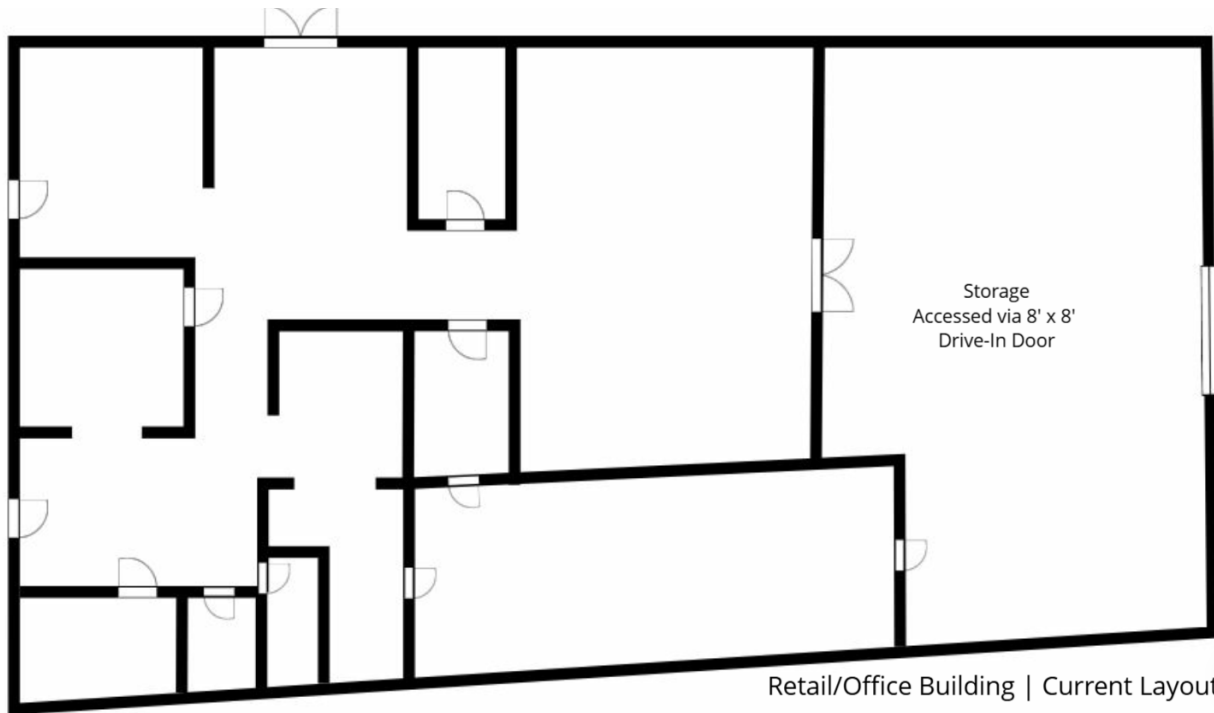
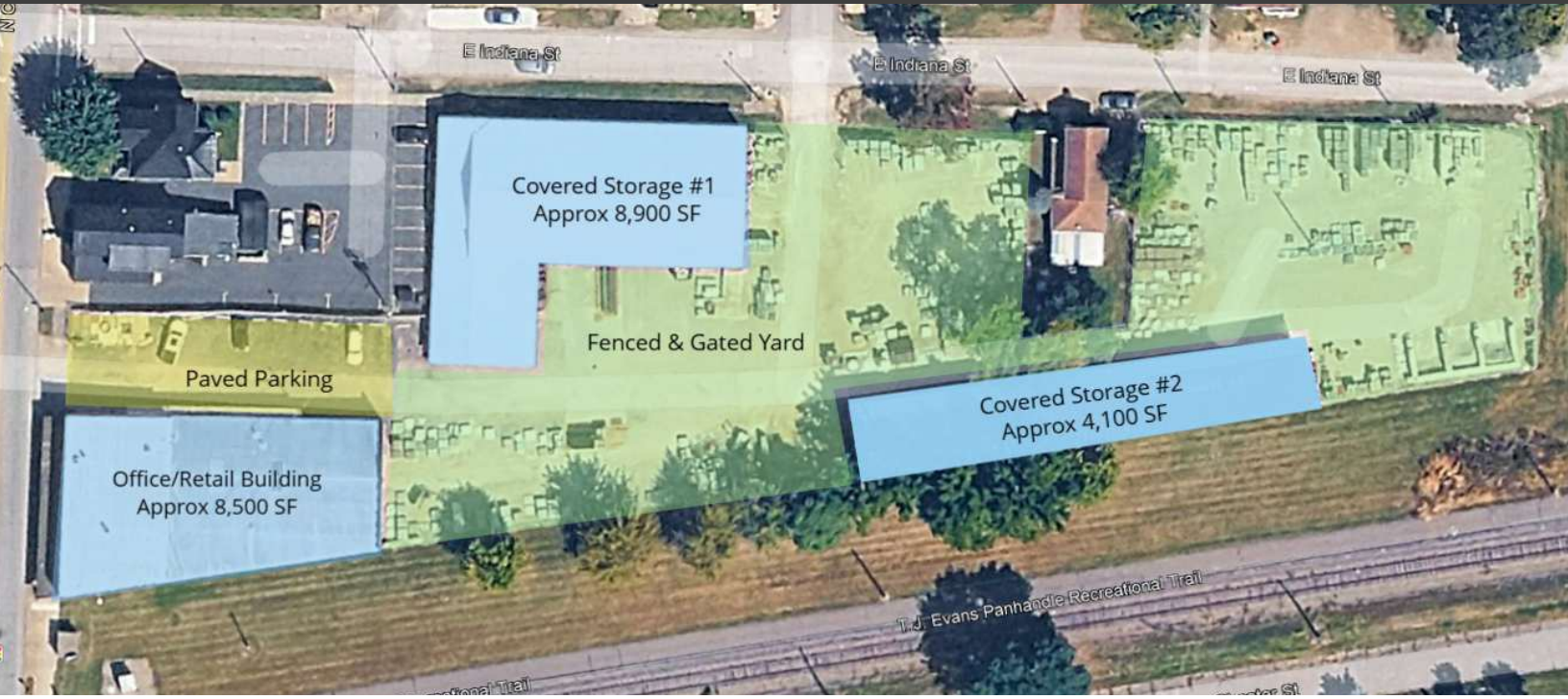
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Multiple Storage Buildings



Level Yard Storage



Storage Building #2



Fenced, Level Yard Space



Storage Building #1 | With 225-amp, 3-phase power

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Storage Building #1 Interior



Interior - Office/Retail Building



Interior - Office/Retail Building



Exterior - Office/Retail Building

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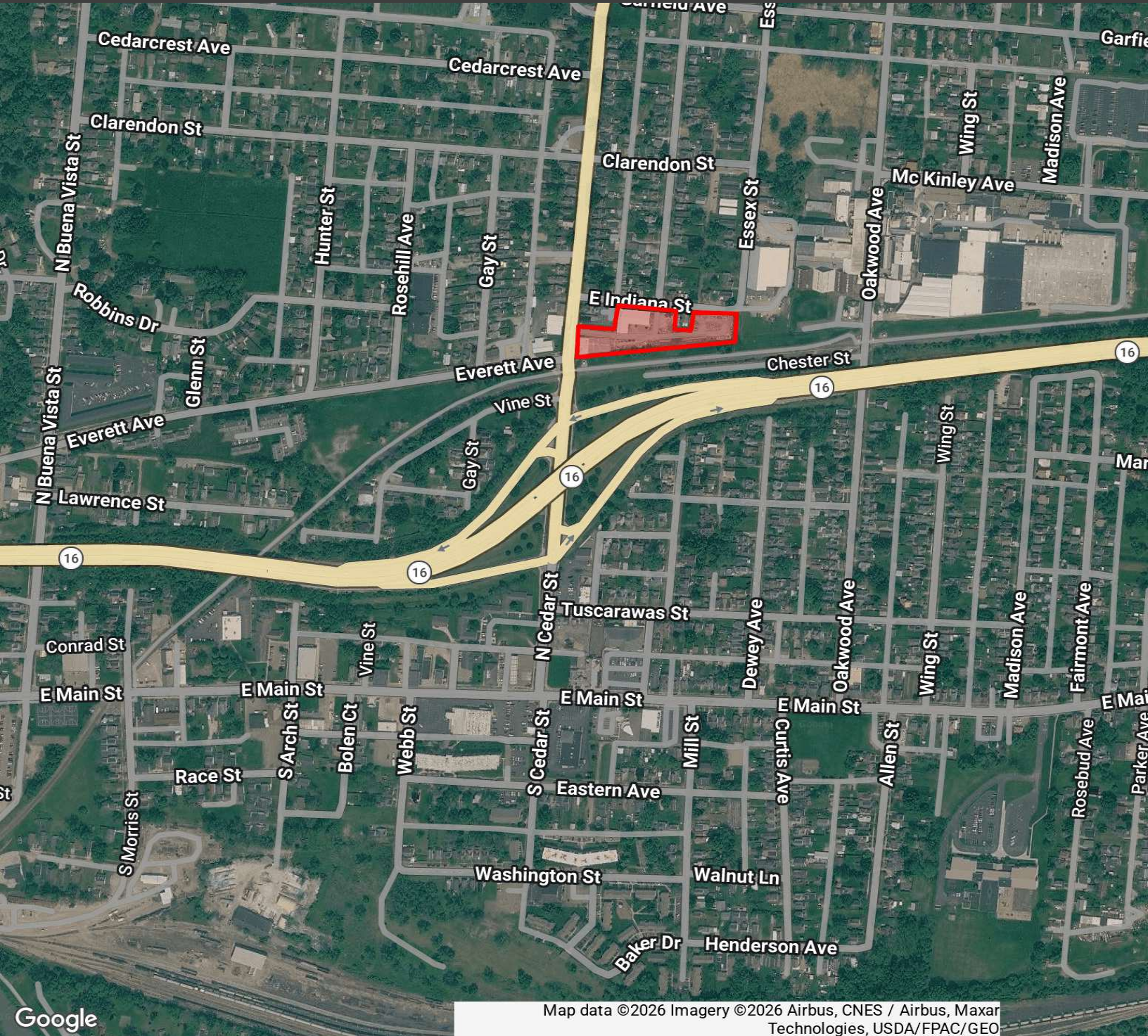
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