

8350 INDUSTRIAL PARKWAY

PLAIN CITY, OH 43064



THREE MOVE-IN READY INDUSTRIAL SUITES AVAILABLE 1,750, 3,500, AND 5,250 SF.

8350 Industrial Parkway is a 33,000 SF warehouse facility situated on a 3.72-acre site in Plain City's Union County industrial submarket. The property offers flexible suite options of 1,750, 3,500, and 5,250 square feet, each designed with a balanced mix of warehouse and office space.

Strategically located within an established industrial corridor, the property provides convenient access to the northwest Columbus market. Its flexible suite sizes and efficient layout make it an ideal fit for warehouse, light manufacturing, and service users seeking space in a growing, business-friendly area.

NAIOhio Equities

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PROPERTY SUMMARY



Address 8350 Industrial Parkway
Plain City, OH 43064

Lease Rate Negotiable

Opex \$2.10/SF

Acreage ±3.72 Acres

Available SF 1,750 SF
3,500 SF
5,250 SF

Zoning COM

Drive-In Doors 6 Total Drive-In-Doors
(Varies by Suite)

Clear Height 16'

Year Built 1998

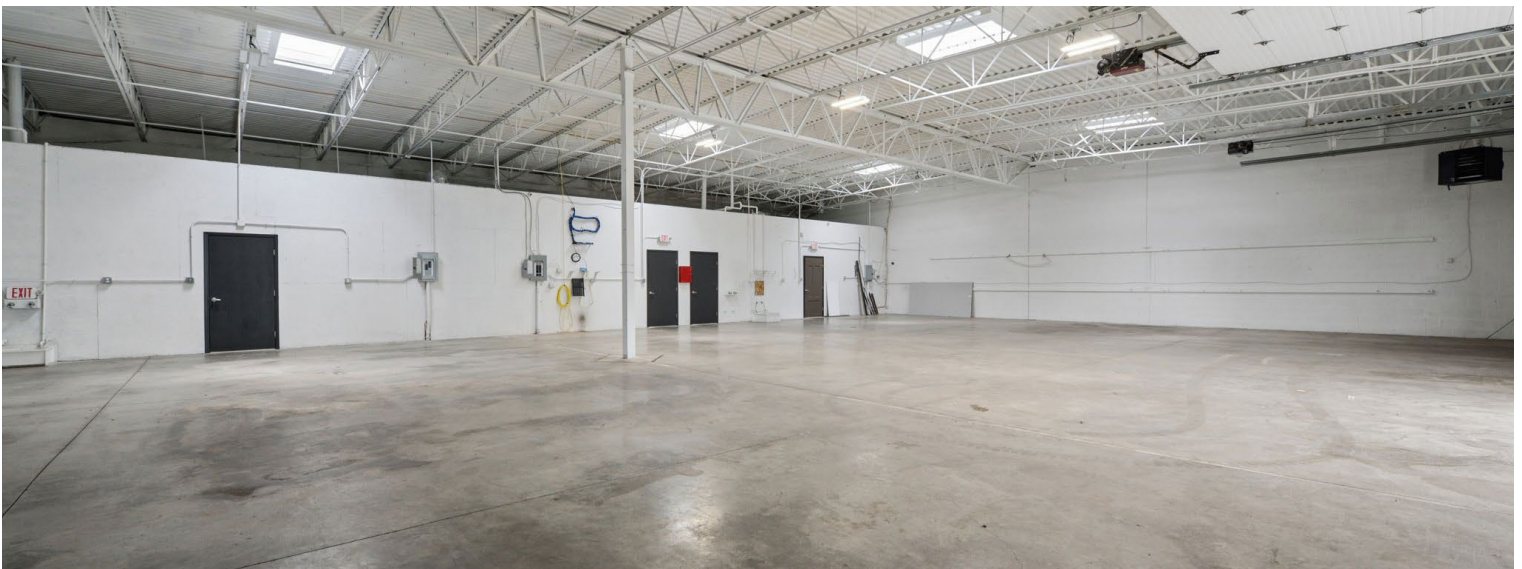
Location Easy Access to US Route 33
and I-270

AVAILABLE SUITES

| | Expenses | Available SF | Drive-Ins | Clear Height | Power |
|-----------------|-----------|--------------|----------------------------|--------------|-------------------------------------|
| Suite 1, 2, & 3 | \$2.10/SF | 5,250 SF | (2) 12'x12' (1) 14'x12' | 16' | (3) 200 AMP Services 120v240 VAV |
| Suite 4 | \$2.10/SF | 1,750 SF | (1) 12'x12' | 16' | 200 AMP Services 120v240 VAV |
| Suite 11 & 12 | \$2.10/SF | 3,500 SF | (1) 12'x12' (1) 14'x12' | 16' | (2) 200 AMP Services 120v240 VAV |



ADDITIONAL PHOTOGRAPHS





About Columbus Industrial Advisors

Columbus Industrial Advisors at NAI Ohio Equities objective is to represent our clients' best interests and add value to every industrial real estate transaction. We are dedicated to providing the highest level of service and knowledge to our clients- bringing clarity for middle-market industrial clients with sharp data, decades of experience and dedicated service for a clear competitive advantage.



Joe Meninger, CCIM
Vice President
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Joe serves as the team's lead advisor, directing industrial brokerage strategy, client relationships, and transaction execution. His background as a Certified Real Estate Appraiser brings added analytical depth to acquisitions, dispositions, leasing, and long-term real estate decision-making.



Haileigh Stanton
Associate
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Haileigh focuses on prospecting and transaction support for the team. She assists with client outreach, showings, and proposal and LOI drafting while helping move opportunities through the deal process. She uses technology, research, and data-driven insights to support informed client decision-making, uncover opportunities and strengthen outreach.



Mariana Hawley
Client Services Coordinator
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Mariana oversees marketing implementation and client service support, helping ensure each listing is positioned effectively and every client experience is handled with professionalism. She plays a key role in coordinating materials, communications, and day-to-day execution across the team.

