

For Sale or Lease



\$1,250,000 or \$8.00/SF MG

1010 Brice Street, Newark, Ohio 43055

Office/Warehouse For Sale or Lease in Newark, Ohio

- Former manufacturing facility with heavy power available for sale or lease in Newark, Ohio with approximately \pm 14,200 SF total
- Located off of State Route 161 and O'Bannon Avenue
- \pm 11,400 SF building with \pm 1,800 SF of office, 1 dock, and a 14' drive-in door
- \pm 2,800 building with two 10' drive-in doors
- For Lease at \$8/SF Modified Gross
- For Sale at \$1,250,000
- Available immediately



[Click Here to View Property Video](#)

James Mangas, CCIM

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Questions? Contact Us:

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1010 Brice Street, Newark, Ohio 43055

Main Warehouse Exterior and Interior Photos



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Main Warehouse Interior Photos



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Front-of-Lot Warehouse Building



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Additional Property Information

Legal Information

Legal Property Description	Office/Warehouse
Price	\$1,250,000 or \$8.00/Sq Ft MG
Parcel Number	055-2828-10-00.004
Possession	Immediate

Land Information

Land Acreage	± 0.921 Acres
Parking Available	Yes
Current Use	Industrial
Current Zoning	GC (General Commercial - See Attached)
Jurisdiction and School District	Newark

Structural Information

[Click For Zoning Overview](#)

Total Square Footage	± 14,200 Square Feet
Main Building Square Footage	± 11,400 Sq Ft (± 1,800 Office, ± 9,600 Warehouse)
Front Building Square Footage	± 2,800 Sq Ft Warehouse
Year Built	2003
Drive-In Doors	3

Additional Information

Lot Specifics	Located at the end of a cul-de-sac
Parcel Benefits	Easy Access, Ample Parking Available
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$9,534.68

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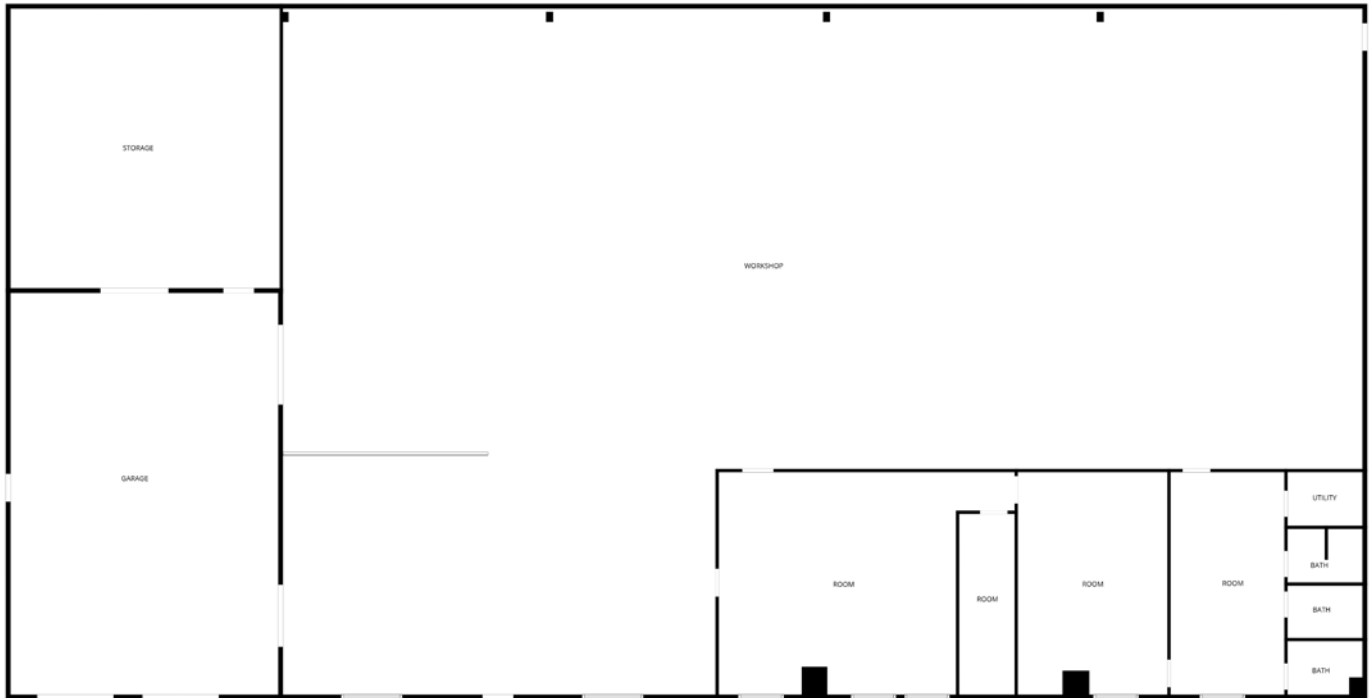
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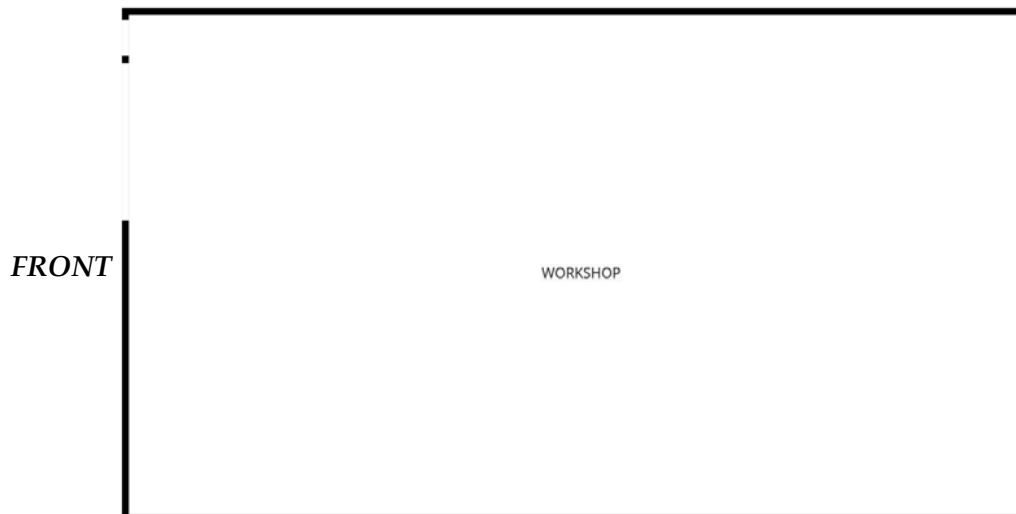
Floor Plans

Main Warehouse



FRONT

Additional Warehouse



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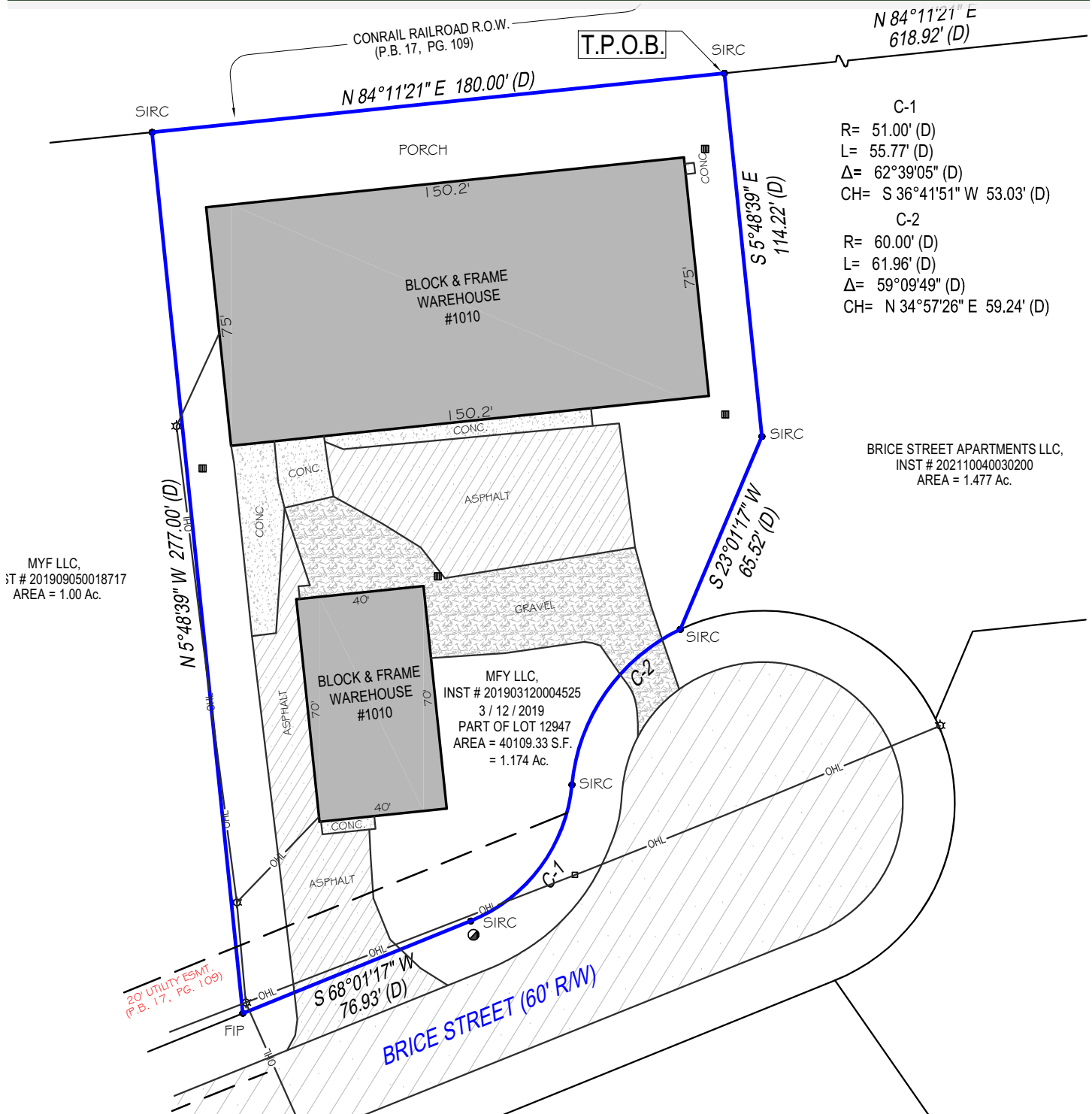
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Site Plan



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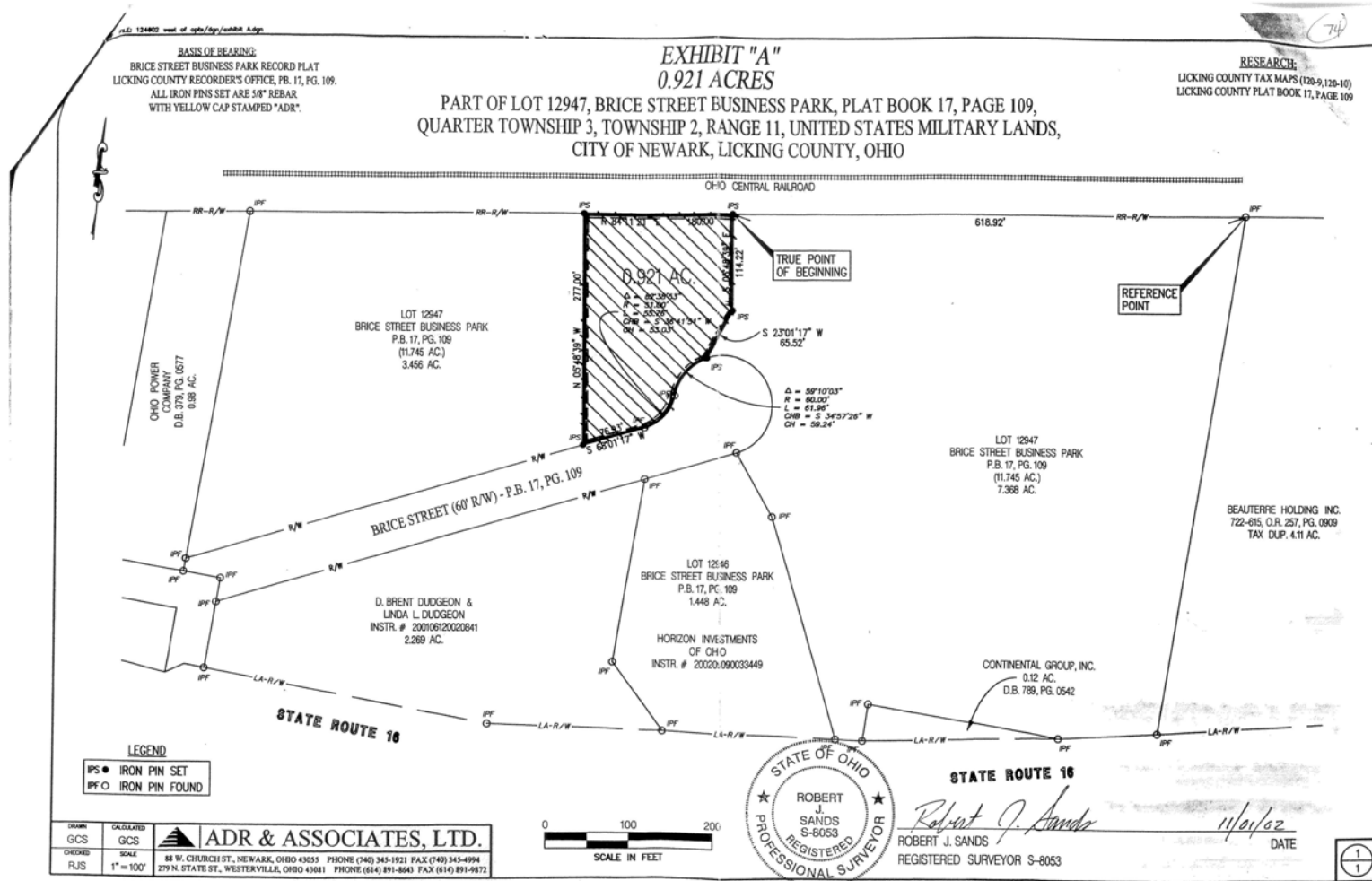
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Site Survey



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

4608 Sawmill Road, Columbus, Ohio 43220
www.BestCorporateRealEstate.com

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Parcel View



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Nearby Amenities



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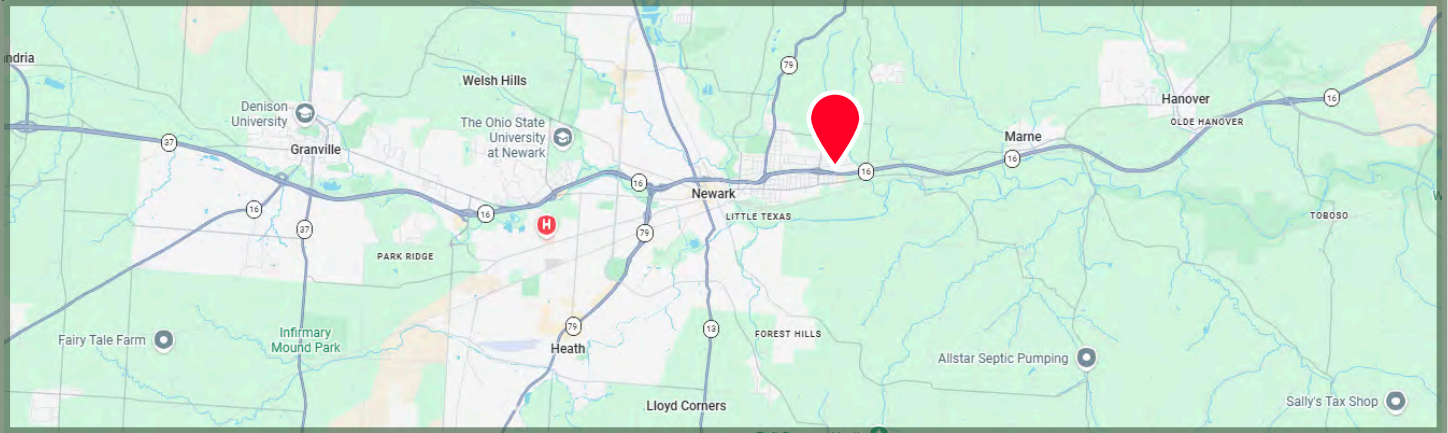
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Traffic Counts and Regional Demographics



Local Traffic

State Route 16	± 21,292 VPD
E Main Street	± 6,952 VPD
E Garfield Avenue	± 1,981 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	2,050	12,911	38,798
Households	1,968	8,220	24,963
Avg Household Income	\$46,560	\$44,902	\$47,769

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THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Downtown Columbus

Major Regional Employers



Demographics



Area Population
2,230,960

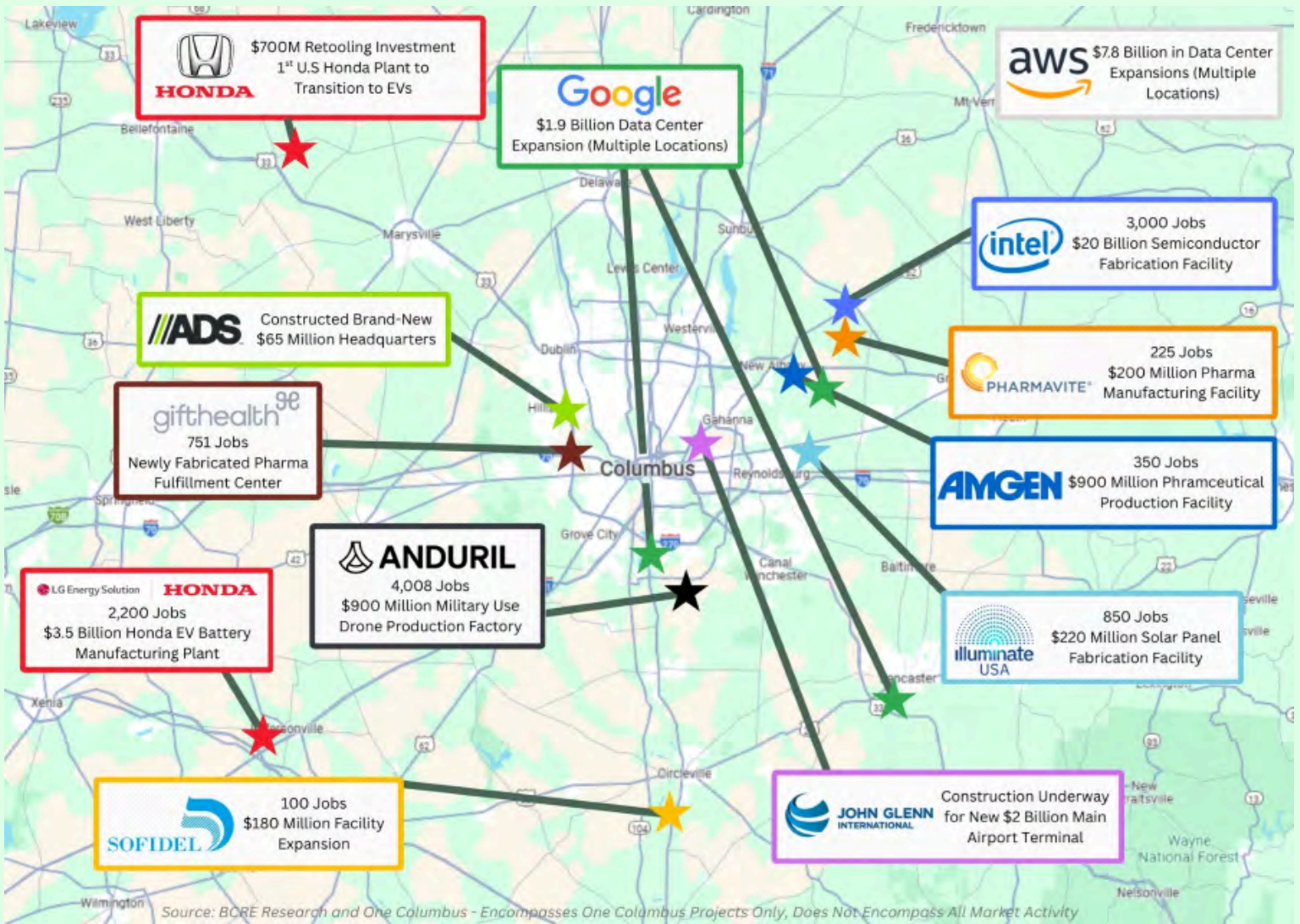


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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- Continued -**

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Corporate Real Estate