



# Great Owner-User Opportunity for Contractor, Construction or General Warehousing

11324 JOHNSTOWN ROAD  
NEW ALBANY, OHIO

## Building Size

6,000 SF

## Land Size

1.5 AC

## Sale Price

\$1,900,000

## Drive-In Doors

Four (10' x 12')

## Lease Rate

Negotiable

## Office Area

±1,000 SF

## Property Highlights

- Adjacent to the exploding New Albany Business Park, just a five minute drive to the heart of the business park
- Signage available along Johnstown Road/ Route 62
- Office area includes five individual offices, conference room, break area and storage room
- ±0.5 AC fenced/secured outdoor storage/laydown area
- Additional land to expand building up to 5,000 SF

*For information, please contact:*

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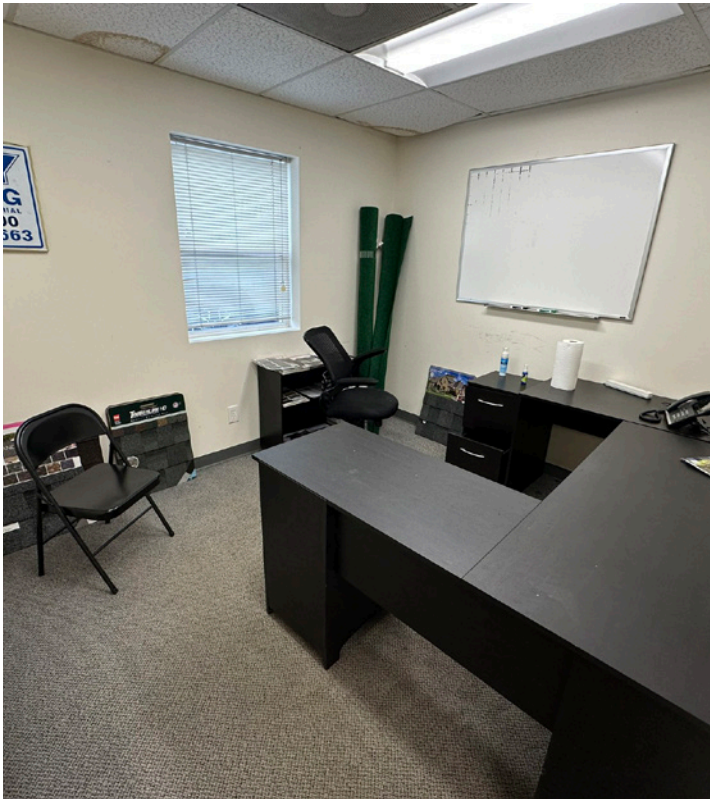
# NEWMARK

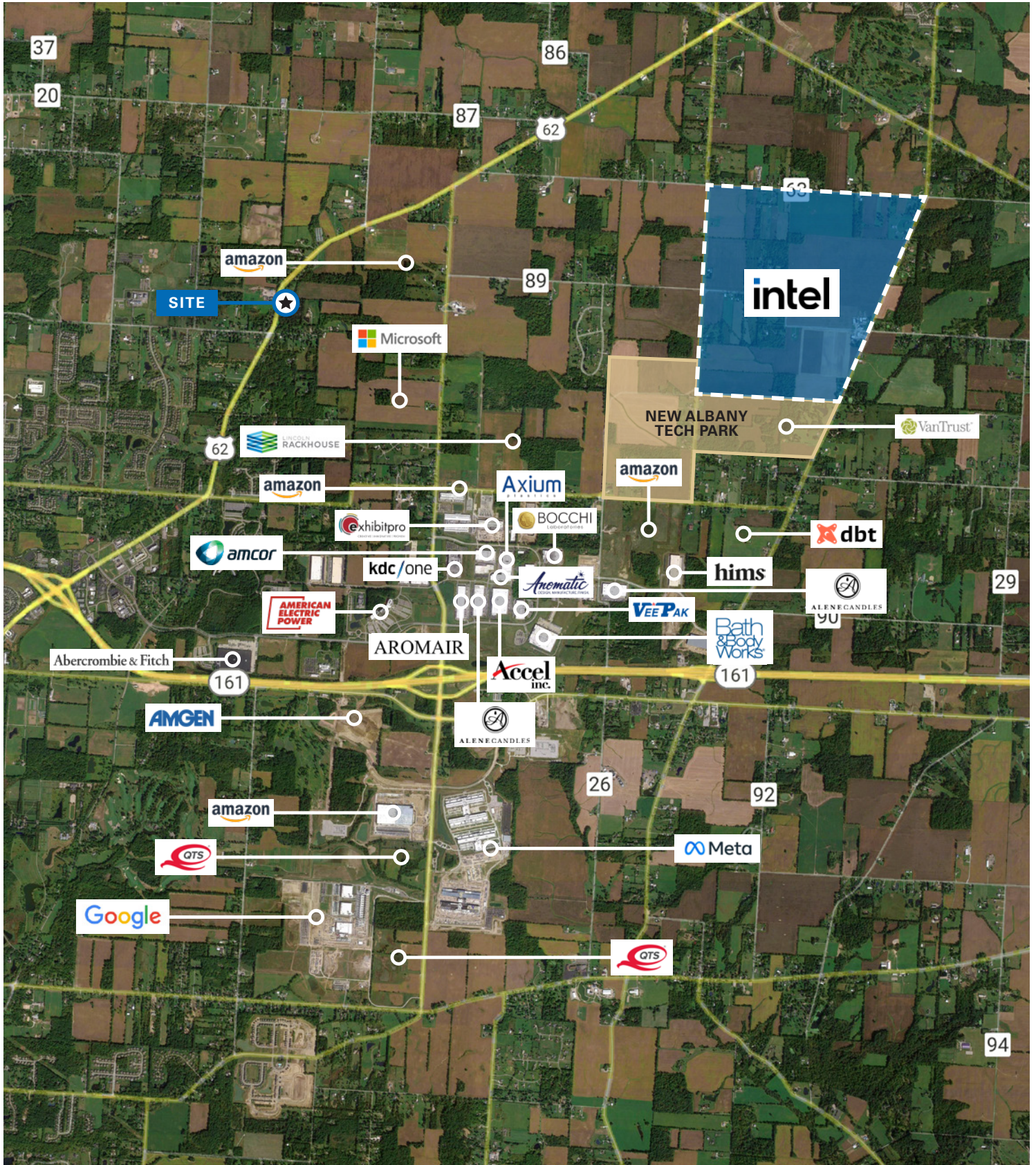
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11324 JOHNSTOWN ROAD



**NEWMARK**





New Albany, Ohio is a friendly and welcoming community committed to creating amenities that bring people together. From Village Center's inviting, connected walkable hub of activity to an expanding network of parks and leisure trails, New Albany is an active area that prioritizes investment in recreation, entertainment and learning that residents and employees want and enjoy.

11,770

NEW ALBANY POPULATION

3,794

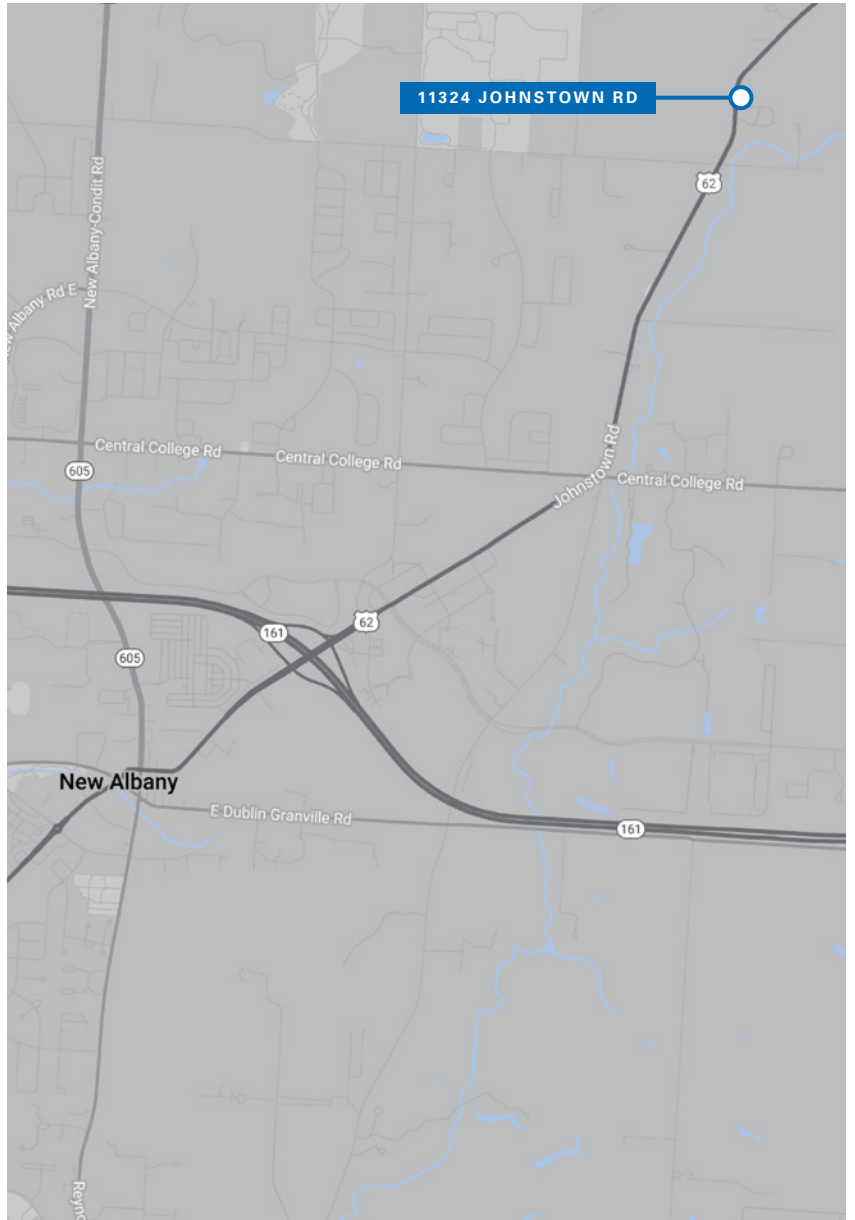
NUMBER OF HOMES

\$200,001

MEDIAN HOUSEHOLD INCOME

79.4%

COLLEGE GRADUATE



Daytime Employees	3 miles	14,715
	5 miles	26,448
	10 miles	197,791
Average Household Spending	3 miles	\$41,101
	5 miles	\$36,368
	10 miles	\$31,749
Total Consumer Spending	3 miles	\$443,806,701
	5 miles	\$1,148,459,670
	10 miles	\$5,297,192,126