



For Sale or Lease

Office Land for Development

600 North State Street

Westerville, OH 43082

Property Features

- Built-to-Suit Opportunity Available
- ±1.42 Acres / Up to a 24,000 SF, Two-Story Building
- Ample On-Site Parking | 73 Parking Spaces
- Located Behind Nikou Learning Center
- Lot Fronts on Office Parkway
- Minutes from Polaris
- In Close Proximity to I-71 & I-270
- Many Amenities Nearby

Asking Price \$450,000 (Land Only)

Lease Rate \$12.50 PSF NNN

For More Information:

www.WestervilleLand.com

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Property Overview 600 N. State Street Westerville, OH 43082

Property Overview

Address: 600 North State Street, Westerville, OH 43082

Parcel #: 317-334-03-004-001

County: Delaware

Building Size: Built-to-Suit up to 24,000 SF

Floorplates: 12,000 SF

Stories: Up to 2-Stories

Use: Office

Acres: 1.42

Parking Spaces: 73 Spaces

Asking Price \$450,000 (Land Only)

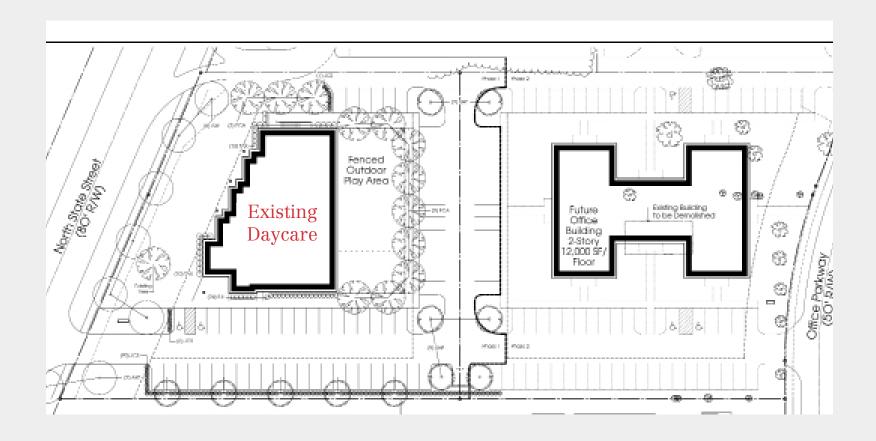
Lease Rate \$12.50 PSF NNN

Demographics

2015	1 mile	3 miles	5 miles
Population	7,565	64,325	174,482
Avg. HH Income	\$108,199	\$118,081	\$91,568
Avg. Daily Traffic Count	16,195 Cars on N. State Street		

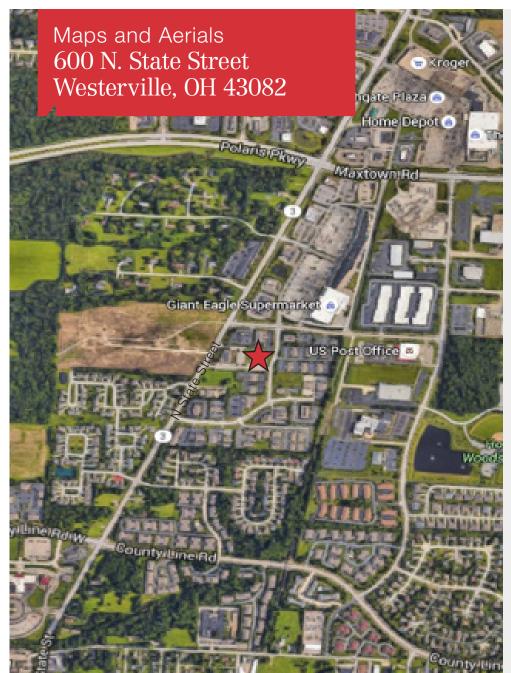


Site Plan 600 N. State Street Westerville, OH 43082

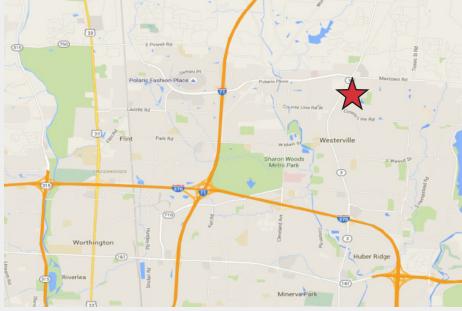




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