



# PRIME SOUTH CENTRAL OHIO INDUSTRIAL SPACE

Waverly, Ohio



## HIGHLIGHTS

- Located just outside of Waverly, OH, at the intersection of US-32 and US-23, with convenient four-lane access to Columbus, Cincinnati, and Charleston, WV
- 28' clear height, 12 8'x10' fully equipped truck docks with lights, levelers, and locks, 48'x48' column spacing, ESFR sprinkler system, heavy power, upgraded T-8 lights with motion sensors, 8" concrete floors, standing seam metal roof
- M-2 Industrial zoning
- Butler-steel building built in 1998 and remodeled in 2013
- **AVAILABLE:** Up to 154,002 SF

## DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2028 Projection	10,994	24,293	50,915	113,799	247,077
2023 Estimate	10,988	24,267	50,881	113,574	247,220
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2023 Average	\$78,543	\$71,137	\$68,275	\$67,657	\$64,304
2023 Median	\$53,341	\$49,550	\$50,022	\$48,892	\$48,311
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2023 Employees	4,939	7,261	10,396	41,098	76,163

## LEASING INFORMATION

www.goodmanrealestate.com  
216.381.8200

### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

389 E. LIVINGSTON AVENUE  
COLUMBUS, OHIO 43215

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Waverly, Ohio

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P 216.381.8200  
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[WWW.GOODMANREALESTATE.COM](http://WWW.GOODMANREALESTATE.COM)

### CLEVELAND

THE OFFICES OF LEGACY VILLAGE  
25333 CEDAR ROAD, SUITE 305  
CLEVELAND, OH 44124

### COLUMBUS

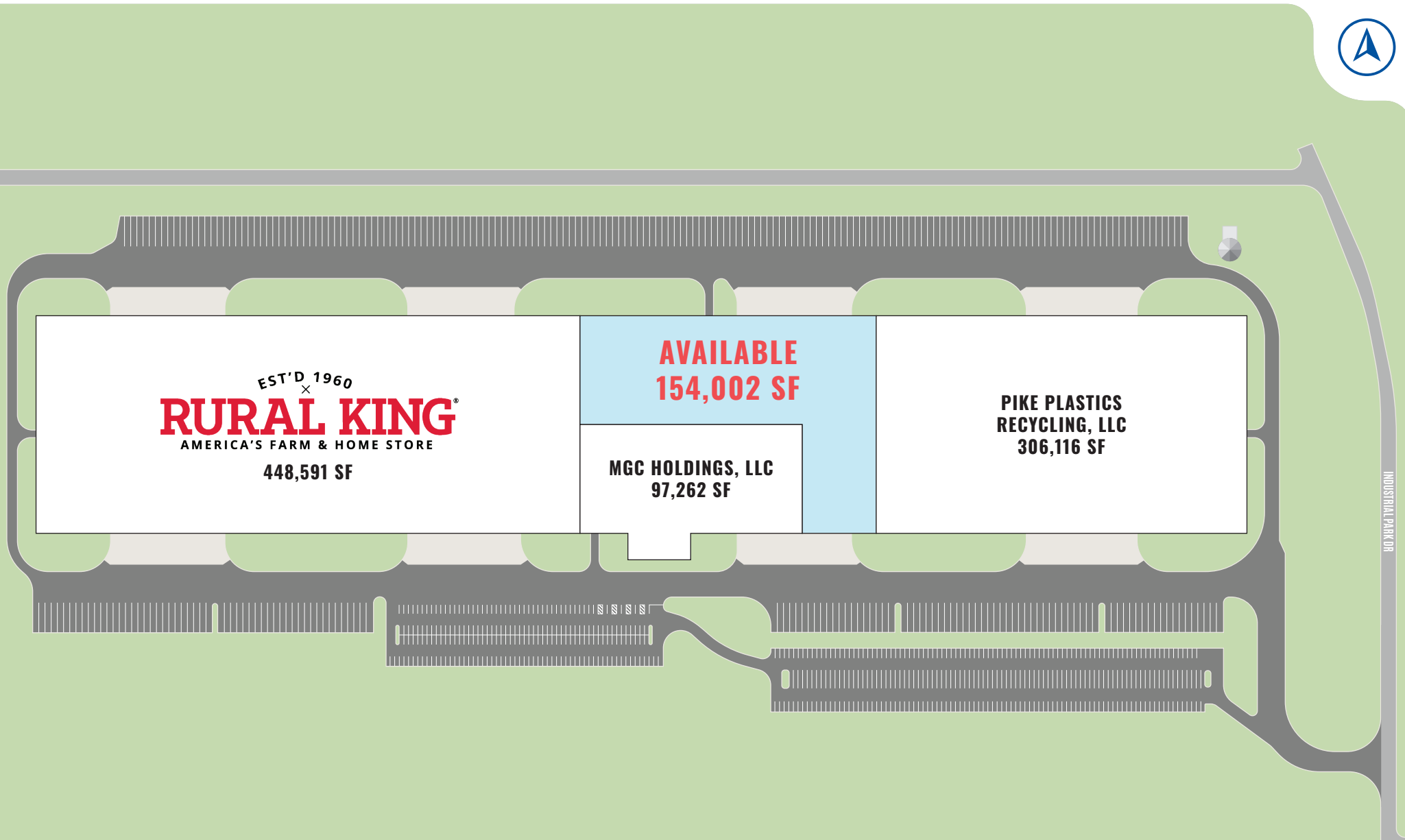
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EST'D 1960  
**RURAL KING**  
AMERICA'S FARM & HOME STORE  
448,591 SF

**AVAILABLE**  
**154,002 SF**

**MGC HOLDINGS, LLC**  
**97,262 SF**

**PIKE PLASTICS**  
**RECYCLING, LLC**  
**306,116 SF**

INDUSTRIAL PARK DR