

6111 - 6117 Maxtown Rd
Westerville, OH 43082

For Lease



Office/Flex/Showroom Space Available

Lease Rate:
\$9.95 PSF - \$12.95 PSF Net

Available Space:
10,275 SF to 31,950 SF

2024 Operating Ex:
\$3.99 PSF

- Includes offices, warehouse space & showroom.
- Located in desirable Westerville with easy access to Maxtown Rd, SR-3 and I-71.
- Close to Polaris and Westar Business Centers.
- Retail and residential surround the property.
- Zoned PID - Planned Industrial and Warehouse District
- Wet Fire Sprinkler System
- 2 Dock Door: 8'X10'
- 3 Drive-in Doors
 - 1 (12'X14'); 2 (10'X14')
- 18 ft to the deck (16' - 17.5' clear height)
- 1600 amps of 240/120 3 phase power.

Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com



Alterra Real Estate
614.365.9000
www.AalterraRE.com

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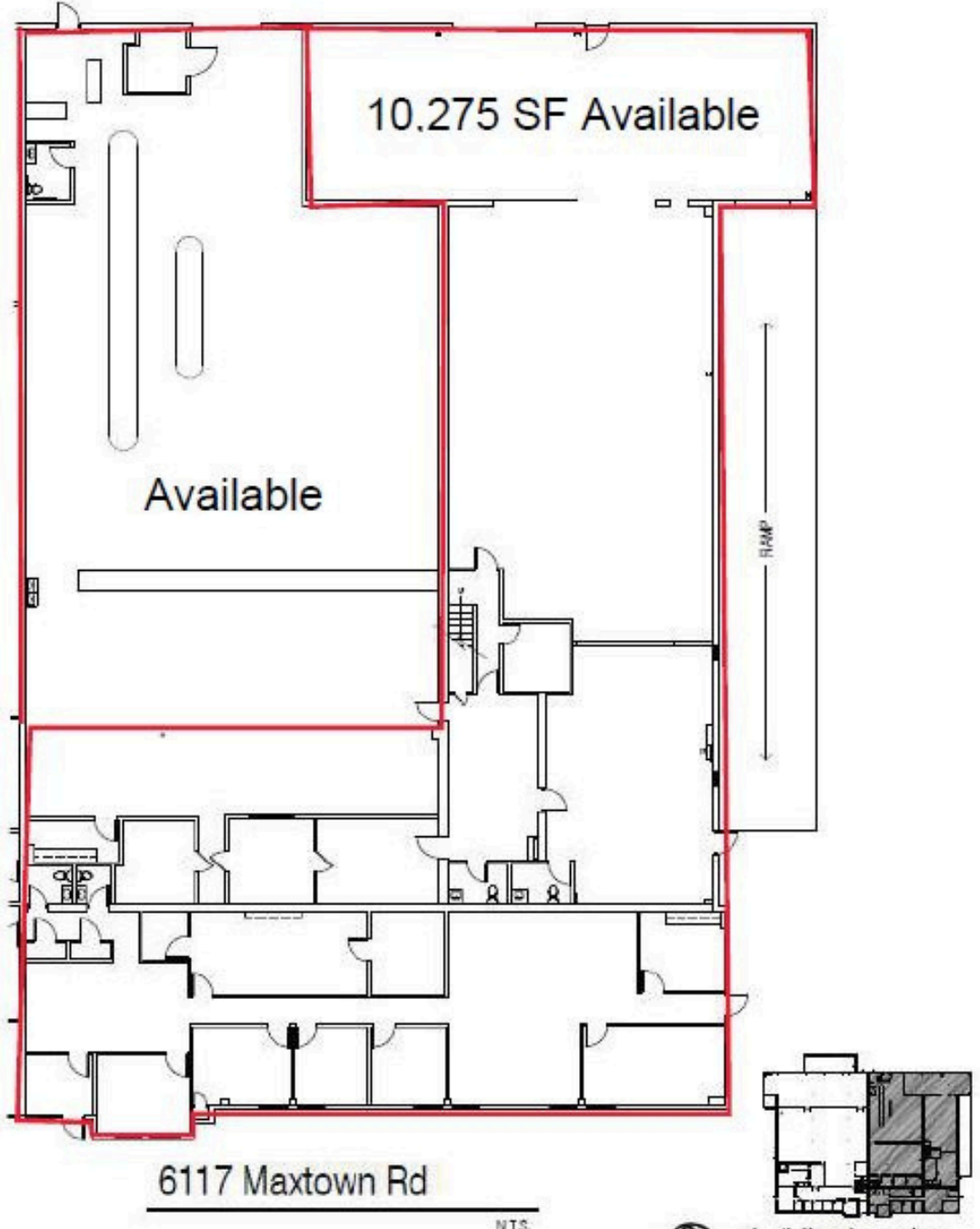


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10,275 to 15,975 SF



DRA DAVIN BRANKER ARCHITECTS
+ INTERIOR DESIGNERS
3625 Millcreek Place, Suite B-200, Columbus, OH 43219
PH: 614-762-1322 Fax: 614-762-1327
www.draarchitect.com

 N building key plan N.T.S.

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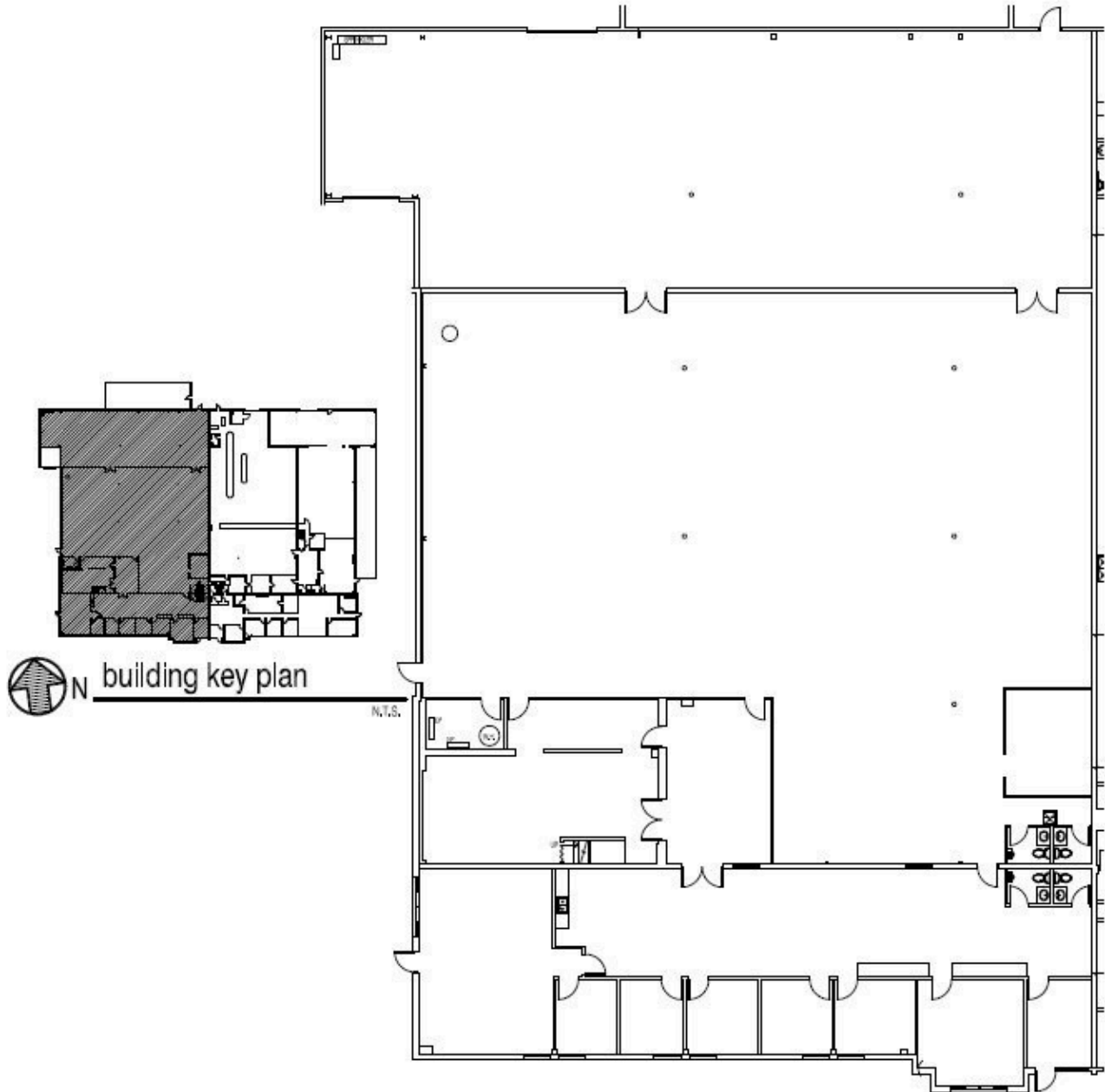


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15,975 SF



6117 Maxtown Rd

IES COMMUNICATIONS

N.T.S.

DRA DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
8925 Wilcox Plaza, Suite E, Dublin, OH 43016
Ph: 614.776.1022 Fax: 614.793.1001
adrk@darinranker.com

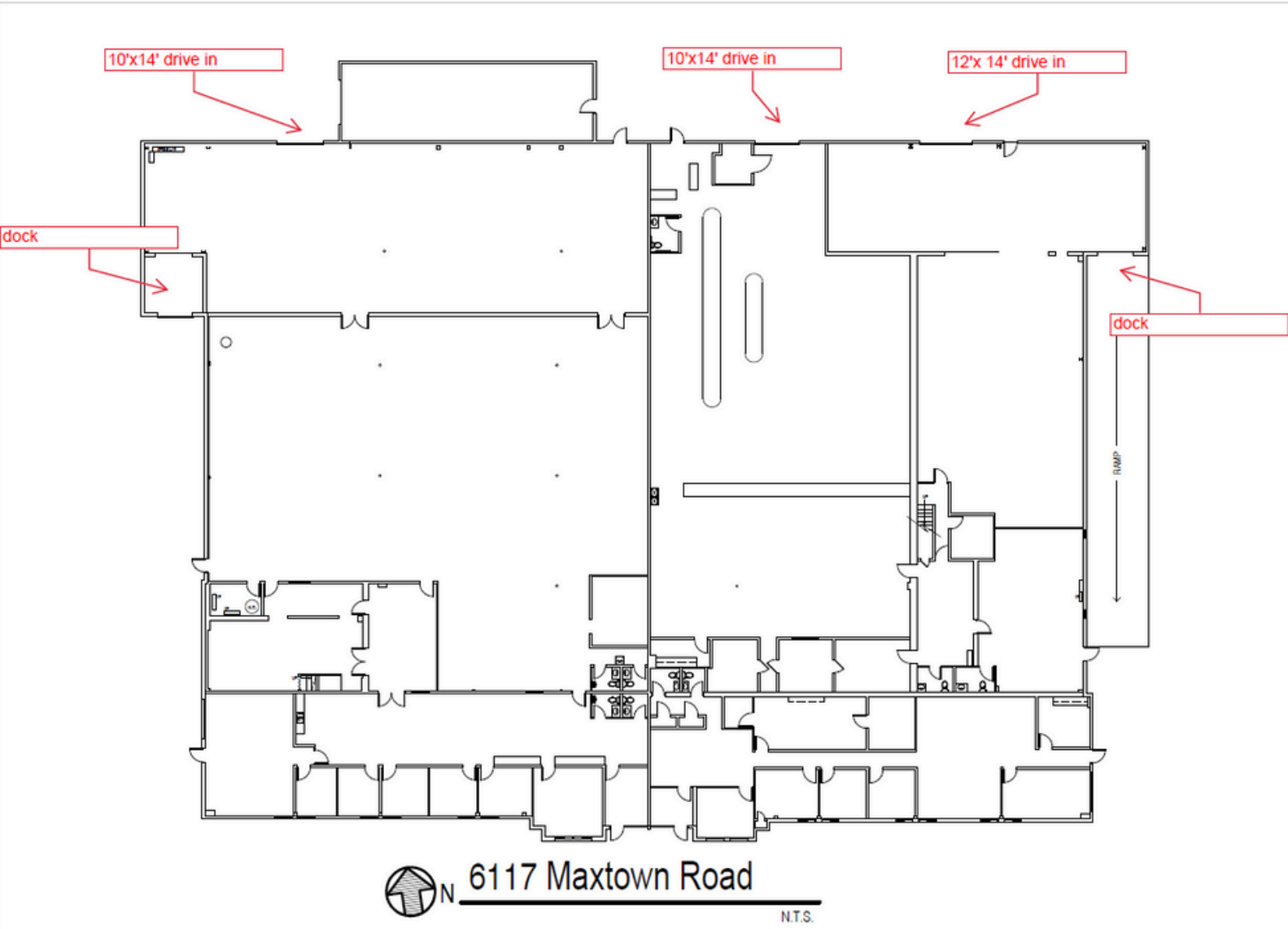
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6111-6117 Maxtown Rd, Westerville, OH 43082



CITY, STATE
Westerville, OH

POPULATION
74,474

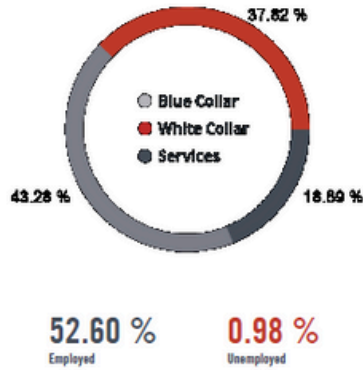
AVG. HHSIZE
2.59

MEDIAN HH INCOME
\$92,203

HOME OWNERSHIP

Renters: **4,380**
Owners: **22,767**

EMPLOYMENT



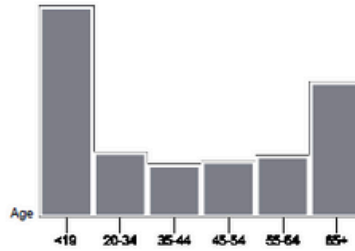
52.60 % Employed
0.98 % Unemployed

EDUCATION

High School Grad: 19.43 %
Some College: 22.09 %
Associates: 5.64 %
Bachelors: 54.35 %

GENDER & AGE

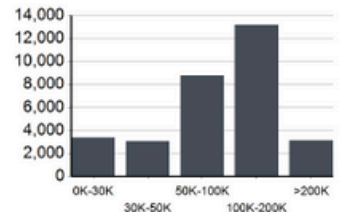
48.32 % 51.68 %



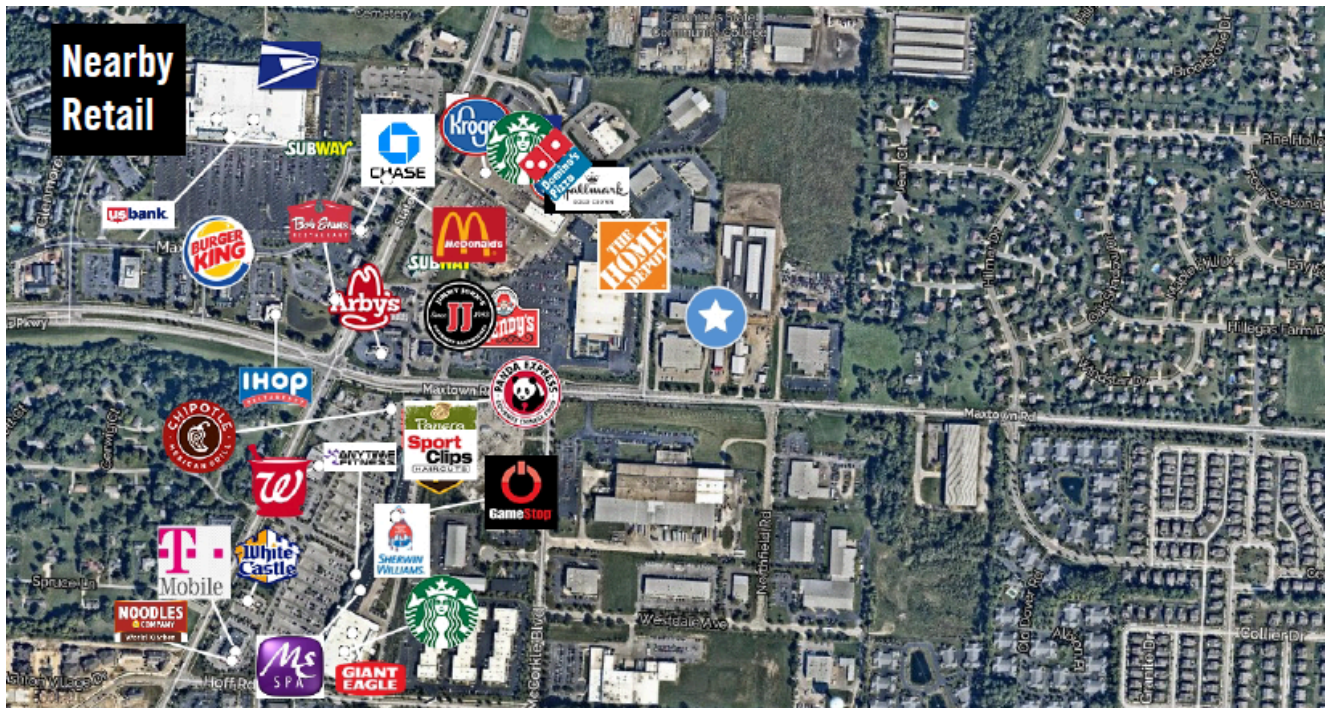
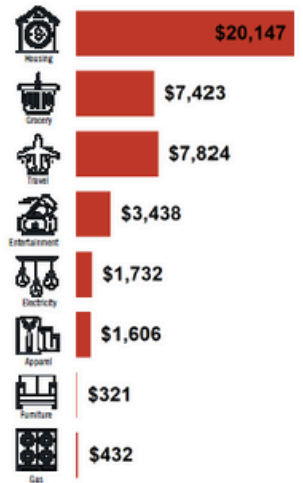
RACE & ETHNICITY

White: 89.42 %
Asian: 3.78 %
Native American: 0.01 %
Pacific Islanders: 0.00 %
African-American: 3.73 %
Hispanic: 1.26 %
Two or More Races: 1.80 %

INCOME BY HOUSEHOLD



HH SPENDING



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