

1450 E WALNUT STREET

LANCASTER, OH 43130

210,324 SF Industrial Manufacturing
& Distribution Facility



FOR SALE | FOR LEASE

KW GREATER COLUMBUS
KELLERWILLIAMS, REALTY



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EXCLUSIVELY LISTED BY:

Mark Sullivan

KW GREATER COLUMBUS

sullivan@kw.com

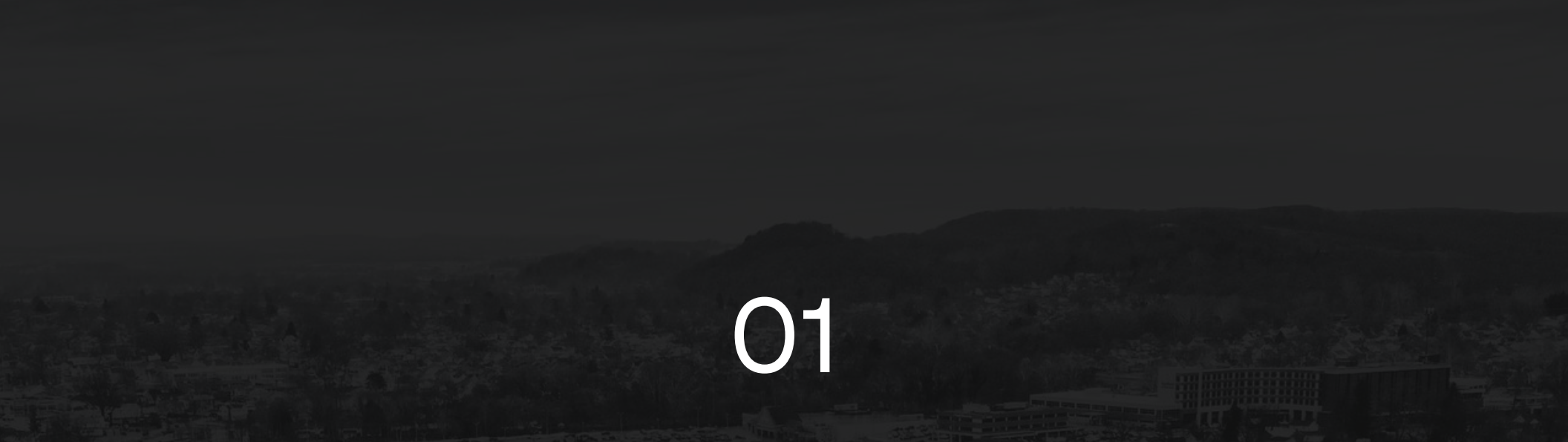
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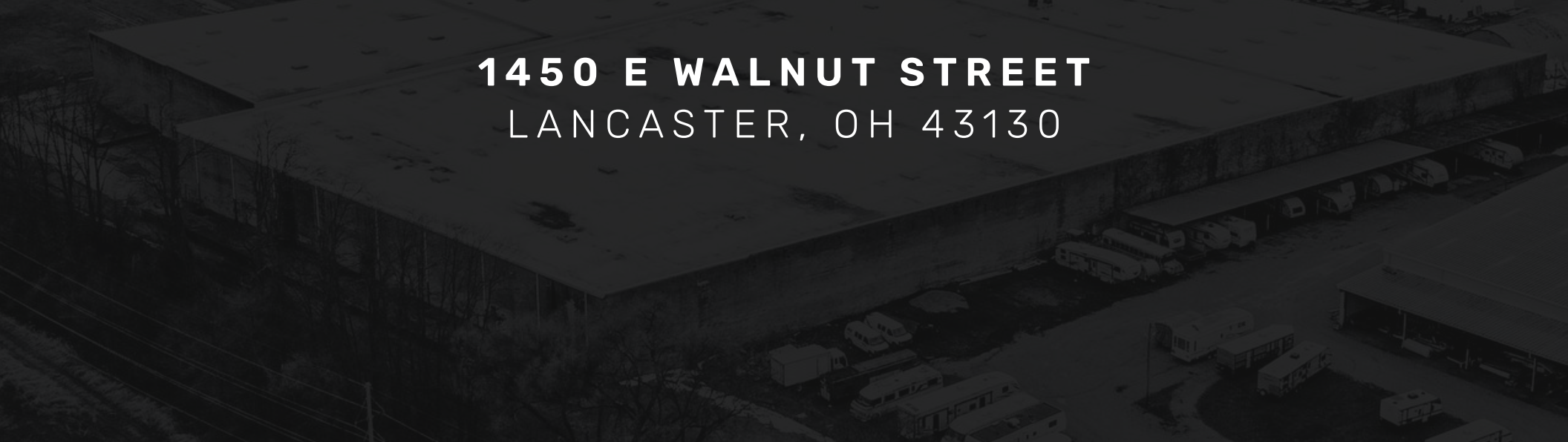
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Executive Summary



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Executive Summary

Positioned at the intersection of East Walnut Street and Fulkerson Avenue, 1450 E. Walnut Street represents a significant industrial ownership opportunity within one of Fairfield County's established manufacturing and logistics corridors. The property benefits from immediate access to State Route 33, U.S. Route 22, and State Route 22, providing efficient regional connectivity to Columbus, Southeast Ohio, and the broader Midwest distribution network.

The facility encompasses approximately 210,324 square feet of industrial space, offering the scale and operational flexibility required by modern manufacturing, warehousing, and distribution users. With clear heights of approximately 27 feet, the building supports efficient racking configurations, vertical storage capacity, and large-scale equipment installation—maximizing cubic utilization within the facility.

Operational efficiency is enhanced by a well-designed loading infrastructure, including multiple interior loading docks equipped with levelers as well as drive-in doors, allowing for streamlined shipping, receiving, and internal product movement. The building's layout provides adaptable floor plates that support a variety of industrial workflows, from manufacturing lines to high-volume distribution operations.

Originally constructed in 1950, the building offers a solid structural framework capable of accommodating a wide range of industrial applications. The property can function effectively as a single-user facility or be configured for multi-tenant occupancy, creating optionality for phased expansion, partial leasing strategies, or long-term investment repositioning.

The site is zoned IH (Industrial Heavy), permitting a broad spectrum of industrial uses and providing long-term operational flexibility. For owners or investors seeking scale, transportation accessibility, and infrastructure within the Lancaster industrial market, 1450 E. Walnut Street presents a compelling opportunity to acquire a high-capacity industrial asset positioned for both operational performance and future growth.

Investment Highlights

Strategic Industrial Location

Positioned at the intersection of East Walnut Street and Fulkerson Avenue within one of Fairfield County's established manufacturing and logistics corridors, offering strong connectivity to regional supply chains.

Excellent Regional Connectivity

Immediate access to State Route 33 and U.S. Route 22 provides efficient transportation links to Columbus, Southeast Ohio, and the broader Midwest distribution network.

Large-Scale Industrial Facility

Approximately 210,324 square feet of industrial space provides the scale required for manufacturing, warehousing, or high-volume distribution operations.

Efficient Clear Heights

Approximately 27-foot clear heights support modern racking systems, vertical storage capacity, and large equipment installations, maximizing operational efficiency.

Robust Loading Infrastructure

Multiple interior loading docks with levelers and drive-in doors allow for streamlined shipping, receiving, and internal logistics.

Flexible Industrial Layout

Adaptable floor plates support a wide range of operational uses, including manufacturing lines, logistics operations, and large-scale distribution.

Single or Multi-Tenant Potential

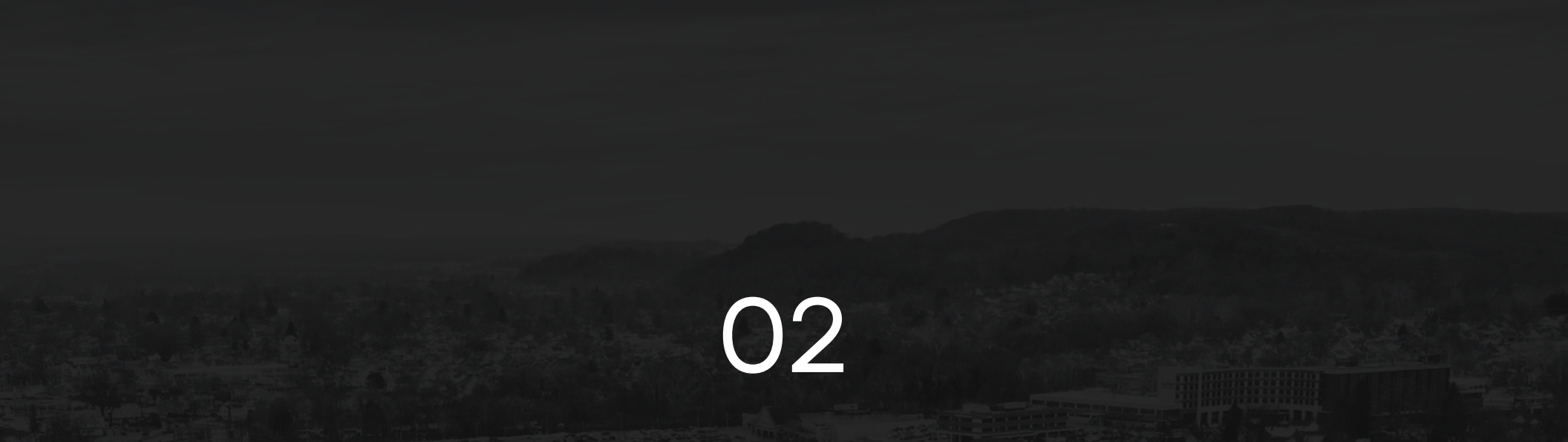
The property can function as a large owner-user facility or be configured for multi-tenant occupancy, creating opportunities for phased leasing or repositioning strategies.

Heavy Industrial Zoning

IH (Industrial Heavy) zoning permits a broad range of industrial uses, providing long-term operational flexibility and future redevelopment potential.

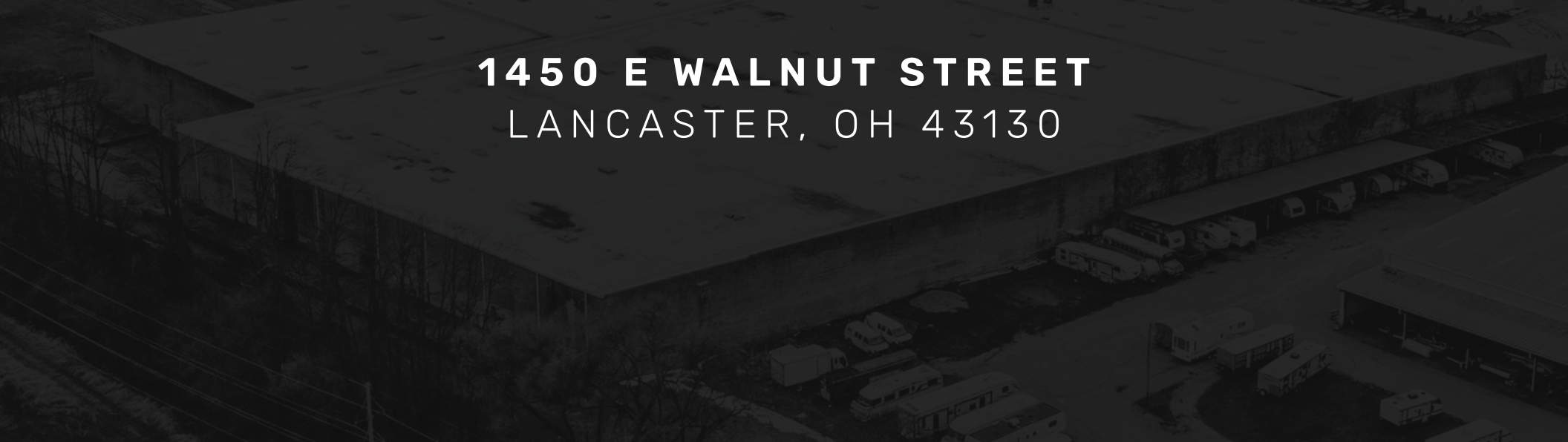
PROPERTY DETAILS

Property Address	1450 E. Walnut Street, Lancaster, OH
Asset Type	Industrial Manufacturing / Warehouse Facility
Building Size	±210,324 SF
Year Built	1950
Zoning	IH – Industrial Heavy
Clear Height	±27 Feet
Loading	Multiple interior loading docks with levelers and drive-in doors
Configuration	Single-user or potential multi-tenant industrial facility
Location	Intersection of E. Walnut St & Fulkerson Ave
Transportation Access	Immediate access to State Route 33, U.S. Route 22, and State Route 22
Market	Lancaster Industrial Corridor – Fairfield County, Ohio
Ideal Users	Manufacturing, Warehousing, Distribution, Logistics
Investment Positioning	Owner-User or Value-Add Industrial Investment



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Photos



1450 E WALNUT STREET
LANCASTER, OH 43130





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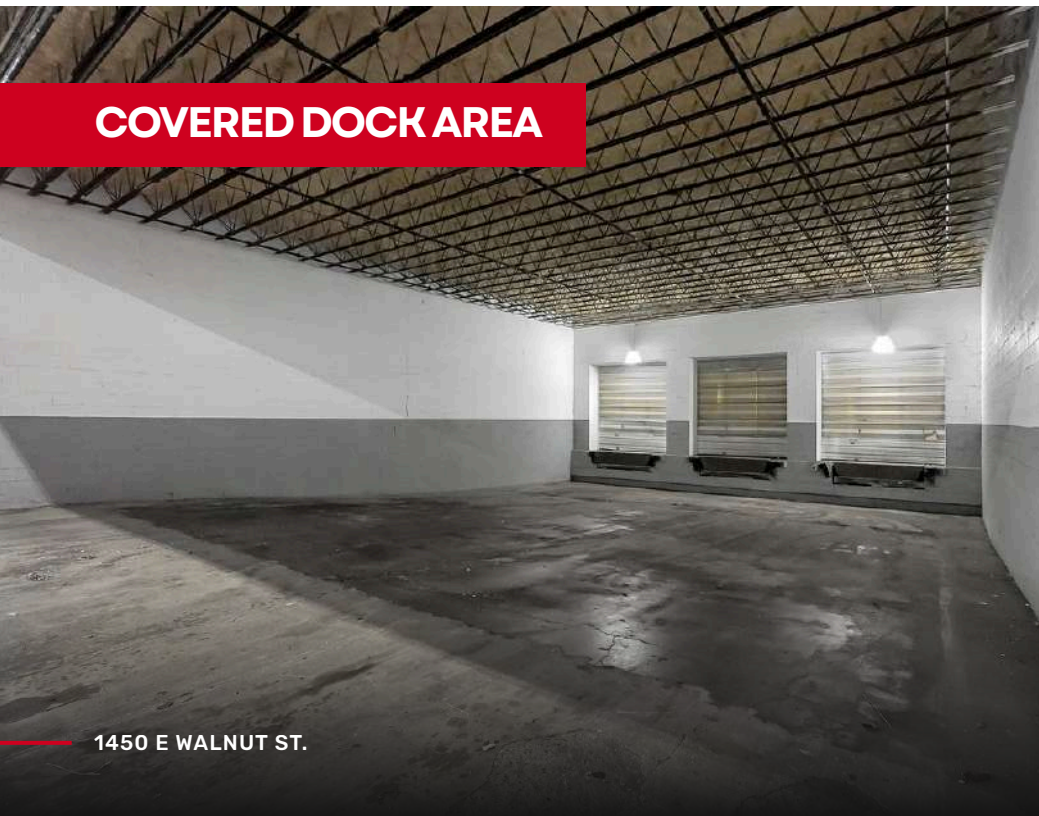
CANOPY ENTRANCE



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COVERED DOCK AREA



1450 E WALNUT ST.

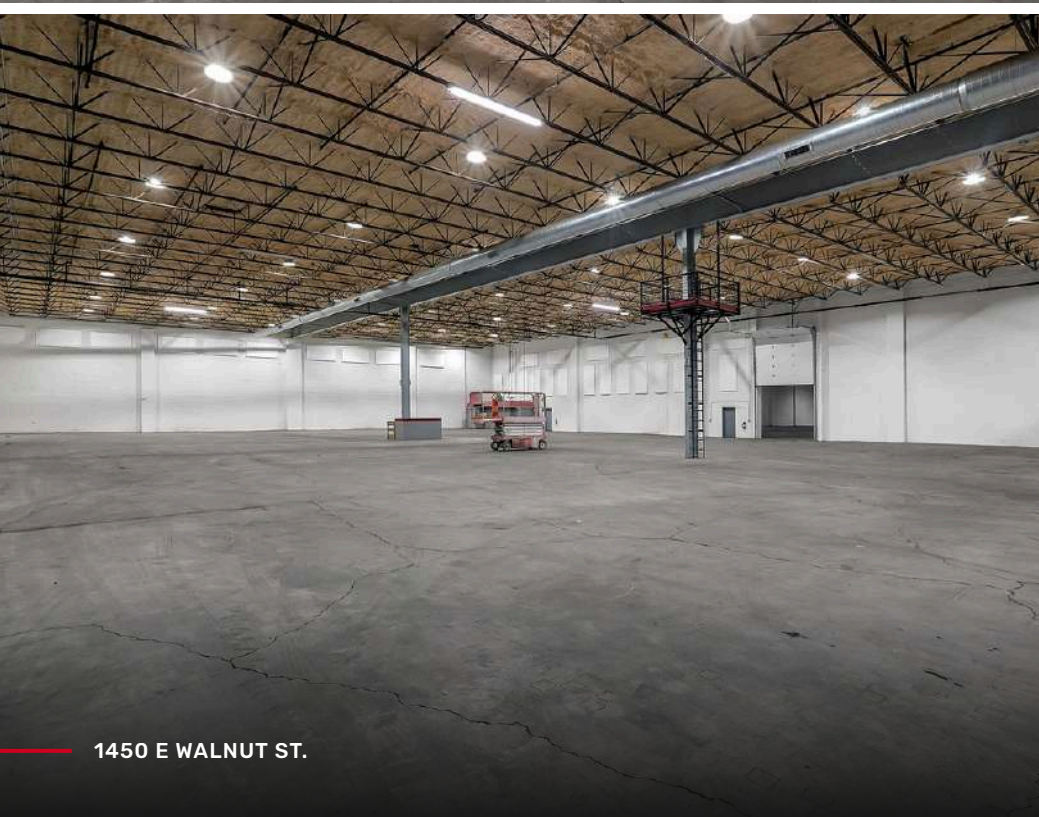


210,324 SF INDUSTRIAL MANUFACTURING & DISTRIBUTION FACILITY

SUITE A



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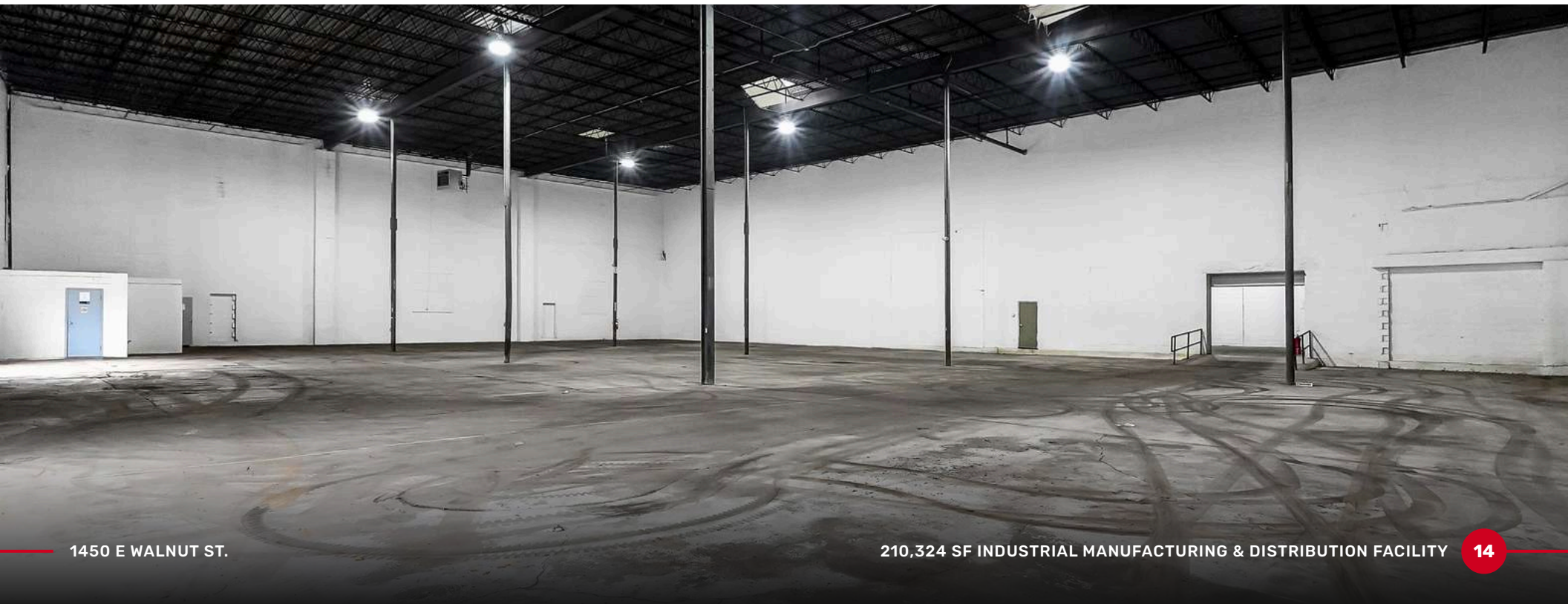


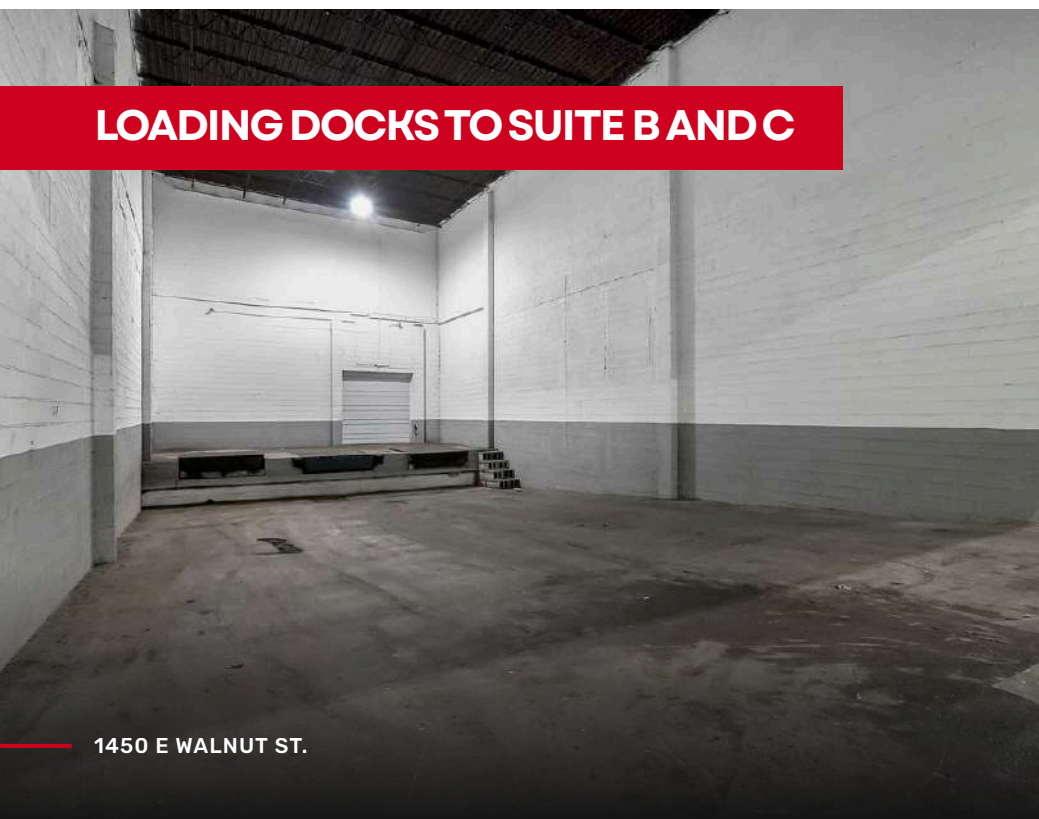
210,324 SF INDUSTRIAL MANUFACTURING & DISTRIBUTION FACILITY



SUITE B

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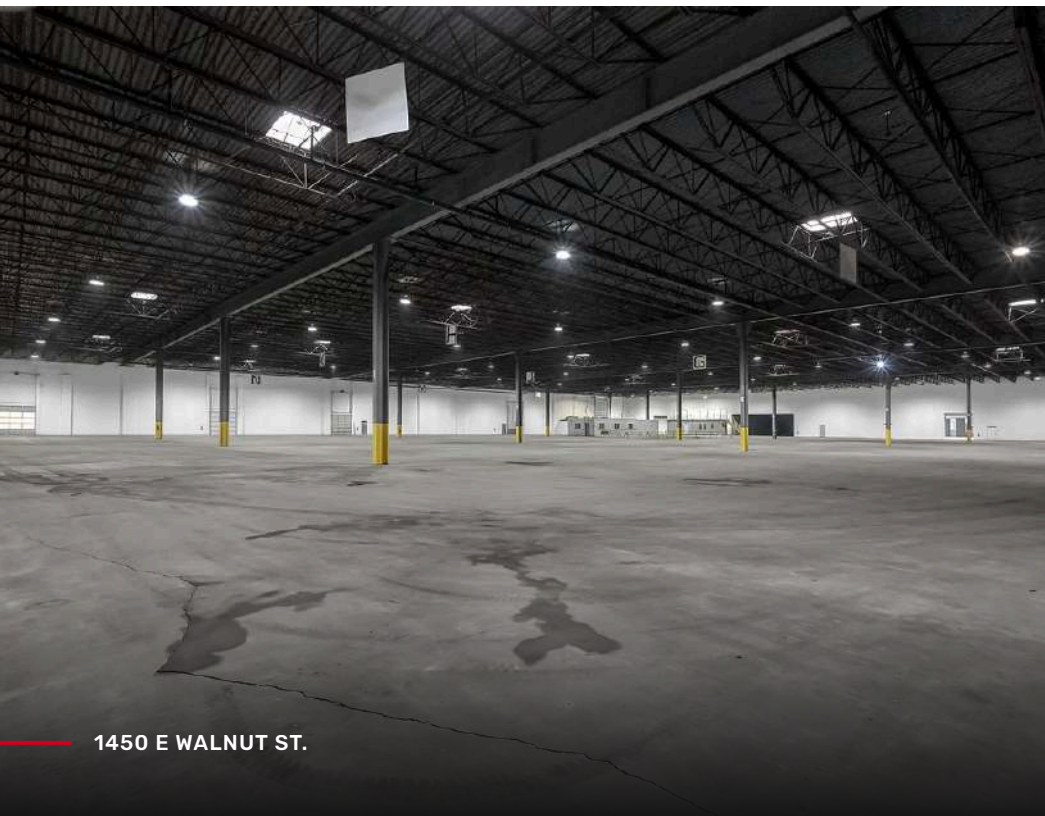




SUITE D



kw GREATER COLUMBUS
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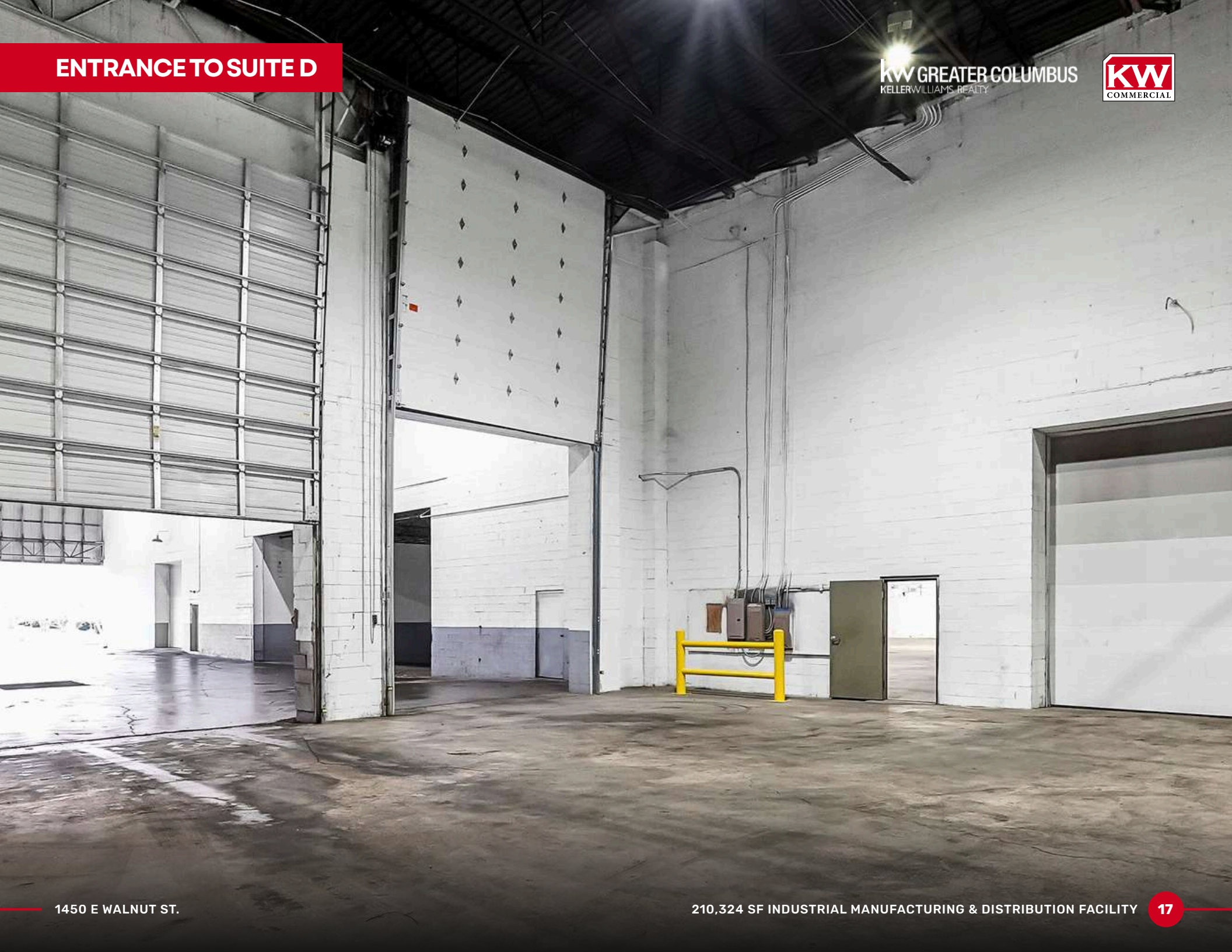
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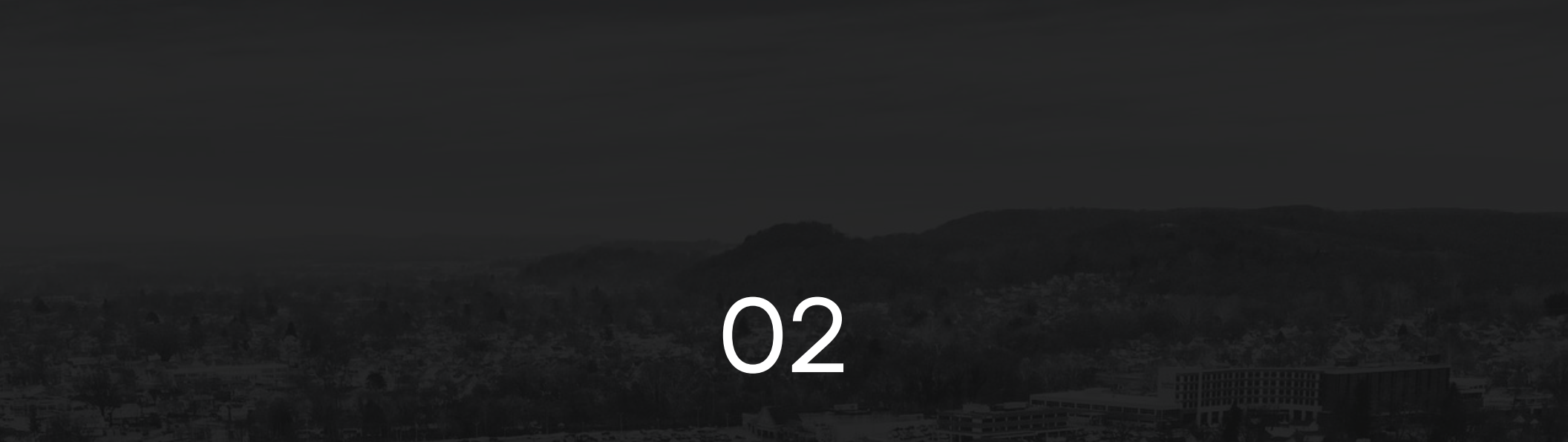


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ENTRANCE TO SUITE D

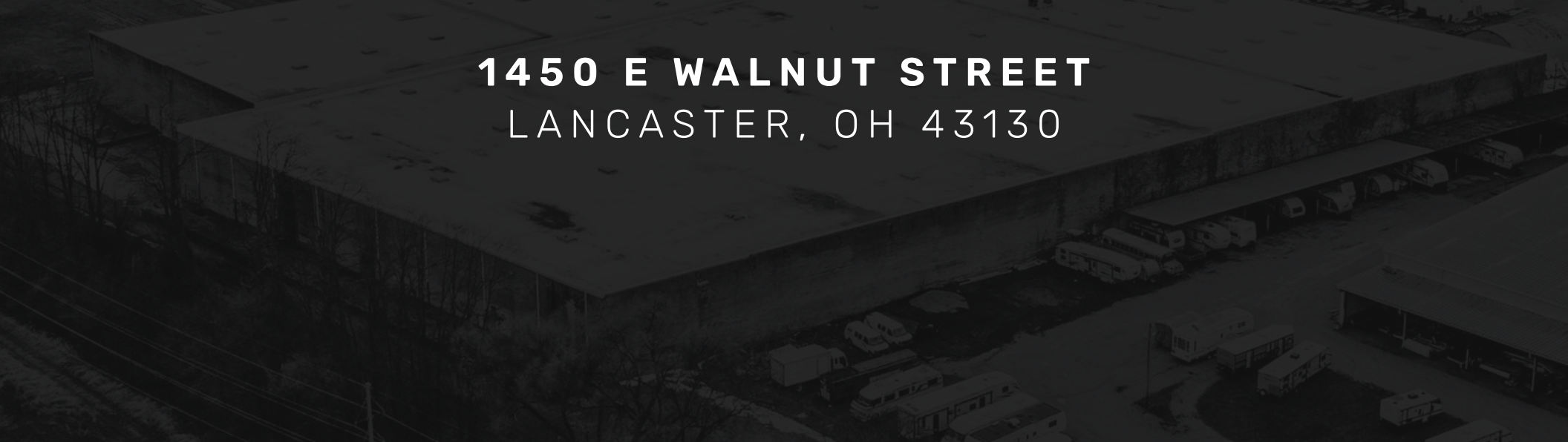
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Location Overview



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Proximity to Key Amenities



About Lancaster, OH

Lancaster, Ohio, is a growing community in Fairfield County known for its strong manufacturing base, historic downtown, and strategic location within the Columbus metropolitan region. Positioned along major transportation corridors such as U.S. Route 22 and State Route 33, Lancaster provides convenient access to Columbus and key logistics networks throughout Central Ohio. With a population of approximately 40,000 and steady regional growth, the city supports a diverse economy driven by manufacturing, healthcare, education, and regional services. Lancaster is also home to cultural and historic landmarks including the Georgian Museum and Ohio Glass Museum, attracting visitors and supporting a vibrant local community. This stable and accessible market presents attractive opportunities for industrial operations, business growth, and long-term real estate investment.

Demographic Highlights (5-Mile Radius)

Population (2024 Estimate)

56,438

2029 Population Projection

60,693

Average Household Income

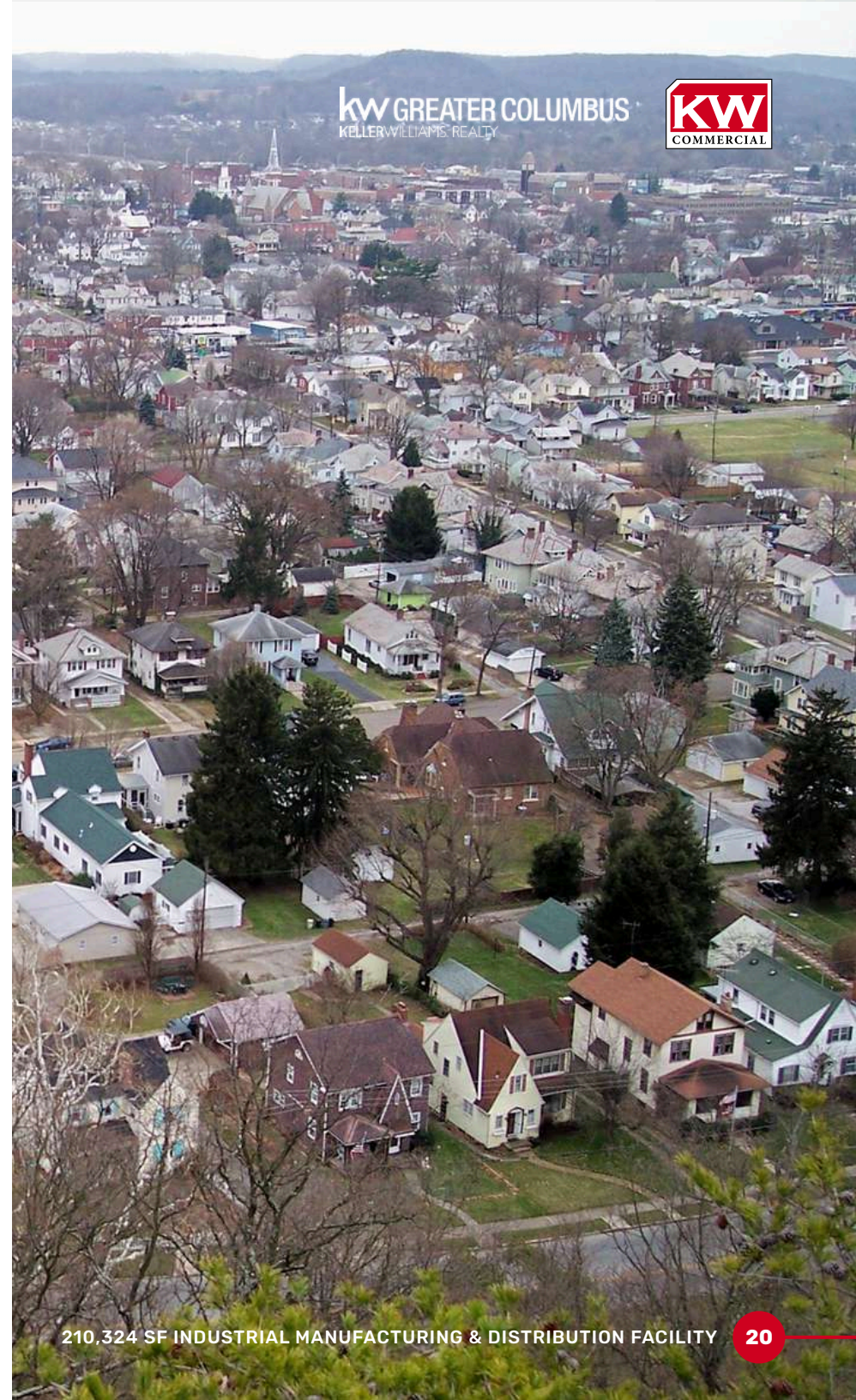
\$75,868

Median Household Income

\$60,729



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Demographic Summary Report

Category	1 Mile		3 Miles		5 Miles	
Population						
2029 Projection	7,309		40,180		60,693	
2024 Estimate	6,789		37,334		56,438	
2020 Census	6,291		34,704		52,712	
Growth 2024–2029	7.66%		7.62%		7.54%	
Growth 2020–2024	7.92%		7.58%		7.07%	
2024 Population by Hispanic Origin	144		743		1,069	
2024 Population	6,789		37,334		56,438	
White	6,218	91.59%	34,073	91.27%	51,414 (91.10%)	91.10%
Black	142	2.09%	980	2.62%	1,632 (2.89%)	2.89%
Am. Indian & Alaskan	12	0.18%	61	0.16%	86 (0.15%)	0.15%
Asian	56	0.82%	294	0.79%	532 (0.94%)	0.94%
Hawaiian & Pacific Island	0	0.00%	0	0.00%	0 (0.00%)	0.00%
Other	361	5.32%	1,927	5.16%	2,773 (4.91%)	4.91%
U.S. Armed Forces	17		76		106	
Households						
2029 Projection	3,064		16,656		24,672	
2024 Estimate	2,843		15,457		22,889	
2020 Census	2,646		14,391		21,267	
Growth 2024–2029	7.77%		7.76%		7.79%	
Growth 2020–2024	7.45%		7.41%		7.63%	
Owner Occupied	1,754	61.70%	8,753	56.63%	14,027 (61.28%)	61.28%
Renter Occupied	1,089	38.30%	6,704	43.37%	8,861 (38.71%)	38.71%
2024 Households by HH Income	2,842		15,456		22,888	
Income < \$25,000	466	16.40%	3,311	21.42%	4,379 (19.13%)	19.13%
Income \$25,000–\$50,000	743	26.14%	3,761	24.33%	5,133 (22.43%)	5,133 (22.43%)
Income \$50,000–\$75,000	540	19.00%	2,808	18.17%	4,047 (17.68%)	4,047 (17.68%)
Income \$75,000–\$100,000	343	12.07%	2,101	13.59%	3,409 (14.89%)	3,409 (14.89%)
Income \$100,000–\$125,000	374	13.16%	1,535	9.93%	2,504 (10.94%)	2,504 (10.94%)
Income \$125,000–\$150,000	190	6.69%	798	5.16%	1,429 (6.24%)	1,429 (6.24%)
Income \$150,000–\$200,000	83	2.92%	666	4.31%	1,176 (5.14%)	1,176 (5.14%)
Income \$200,000+	103	3.62%	476	3.08%	811 (3.54%)	811 (3.54%)
2024 Avg Household Income	\$74,373		\$70,495		\$75,868	
2024 Med Household Income	\$58,091		\$55,109		\$60,729	

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