

For Sale

3775 Lancaster New
Lexington Rd SE
Lancaster, OH



Colliers

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PROPERTY OVERVIEW

Unique 381,872 ± SF
Manufacturing/Warehouse
Property



Property Specifications

3775 LANCASTER NEW LEXINGTON RD SE

Building Size	381,872 SF <i>Floors 2-5 in processing high rise totaling 100,000 SF ± not included in total building square footage</i>
Sale Pricing & Timing	Negotiable - Available for occupancy September/October 2024.
Land	118.62 Acres (± 58 acres undeveloped with expansion possible.)
Office Space	18,000 ± SF
Manufacturing/ Warehouse	363,872 ± SF <i>Plus floors 2-5 in processing high rise as noted above.</i>
Year Built	1965 (Warehouse expansion 1987)
Zoning	City of Lancaster: Advanced Manufacturing District (AM)
Warehouse Clear Height	21' - 25'
Warehouse Column Spacing	<ul style="list-style-type: none">• Main Warehouse: 53' x 63'• Expansion Warehouse: 48' x 52'
Roof	<ul style="list-style-type: none">• Main Warehouse: Concrete roof with internal drains. Spray foam with PVP coating applied approx. 10 ± years ago with 20-year warranty in place.• All other rooftops: TPO membrane.• Office roof recently replaced.
Rail	<ul style="list-style-type: none">• Served by Genesee & Wyoming / Indiana & Ohio Rail with two active spurs
Lighting	Recently upgraded to LED throughout.

Fire Suppression	<ul style="list-style-type: none">• Wet sprinkler (original building)• Dry sprinkler (Warehouse expansion)
Loading	<ul style="list-style-type: none">• 20 Dock doors (9' x 10' with mechanical pit levelers, seals, locks, shelters and lights.)• Internal rail
Parking	<ul style="list-style-type: none">• Truck Trailer: 4.25 ± acres, graveled, 120± spaces• Auto: 292 ± spots
Electric	AEP with on-site utility owned substation - Primary voltage: 69 KVA - Secondary voltage: 12.5 KVA - 8 substations: 480V, 1-2 MVA each - AEP feeds from two directions providing some redundancy.
Water	City of Lancaster Division of Water. 1M GPD excess capacity available.
Natural Gas	Lancaster Municipal Gas.
Sewer	Provider - City of Lancaster Division of Water Pollution Control. 1M GPD excess capacity available. Property includes GE EAF Pretreatment System. 100 gal/min capacity and connected to Lancaster City Wastewater.
Miscellaneous	<ul style="list-style-type: none">• Active truck scale on-site• Above-ground fuel and propane tanks on-site.• RO, steam, chilled and soft water infrastructure in place.• Compressed air lines available• Silos currently used for grain/flour• Guard shack and fenced site.

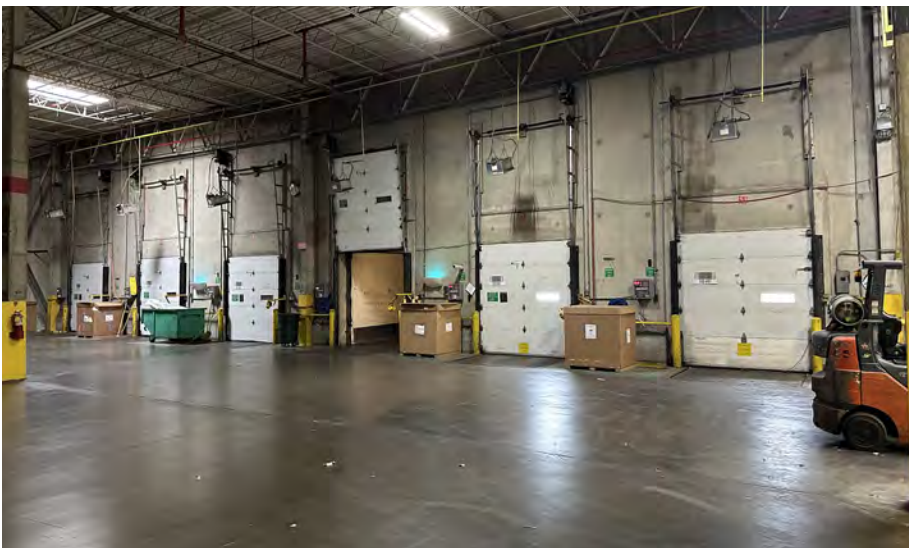
Property Specifications

POTENTIAL INCENTIVES AVAILABLE

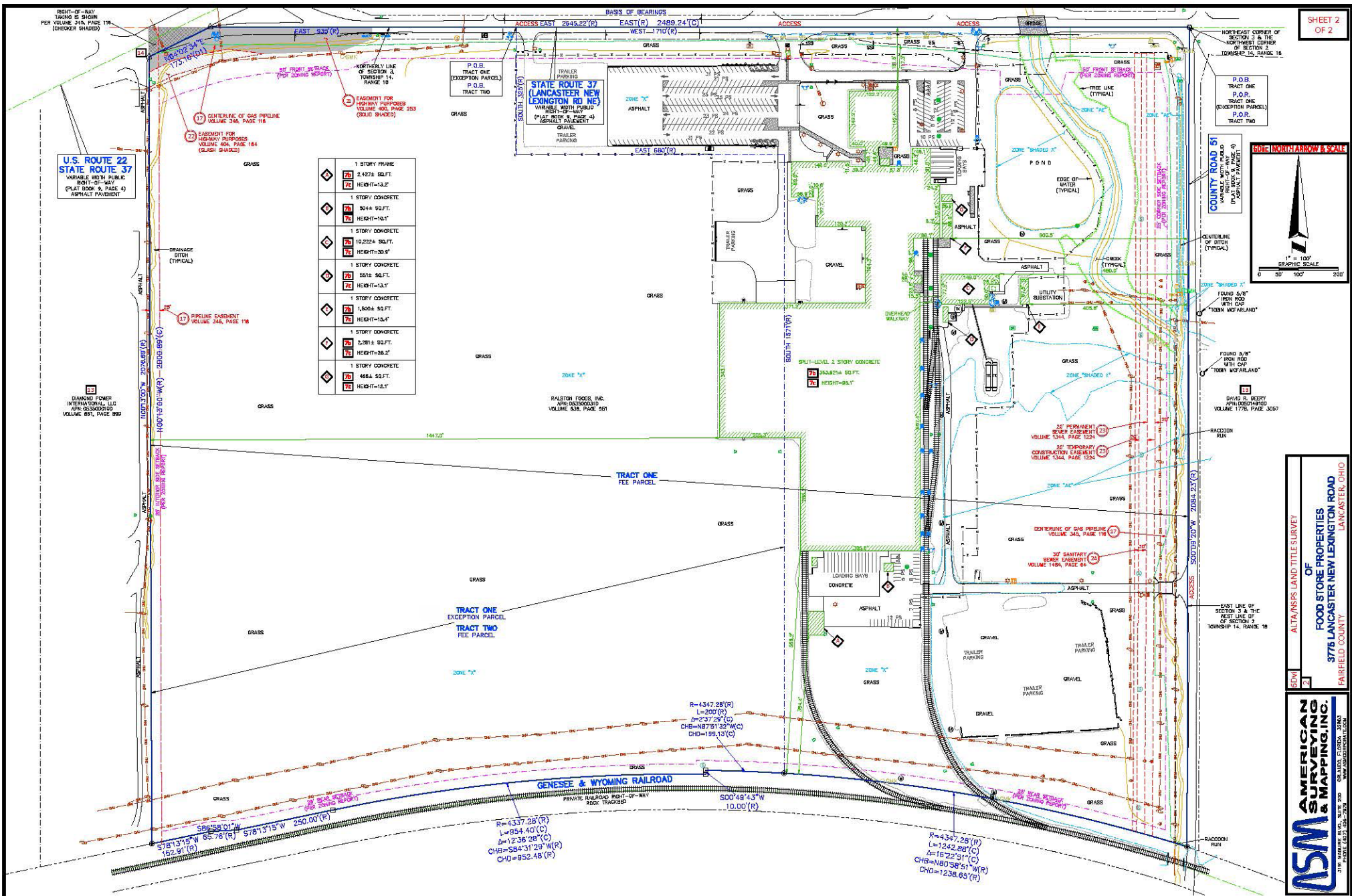
- Pre-1994 CRA providing up to 15-year real property abatement for new real property improvements, including on the undeveloped acreage, for qualifying projects.
- Possible sales tax exemption through the Lancaster Port Authority for significant development or redevelopment projects providing a 6.75% savings on construction costs.
- Jobs incentive - City Performance Withholding Incentive for qualifying projects. Up to 10-year, 50% possible.
- Learn more about Lancaster's incentives [here](#).
- Learn more about Fairfield Economic Development [here](#).

ABOUT FAIRFIELD COUNTY

- 11.1% overall population growth from 2013-2023 – making it the 4th fastest growing county in the state.
- 43,500 plus people with various skill set commute out of Fairfield county daily to seek employment, creating an ideal labor scenario for a potential future occupant.

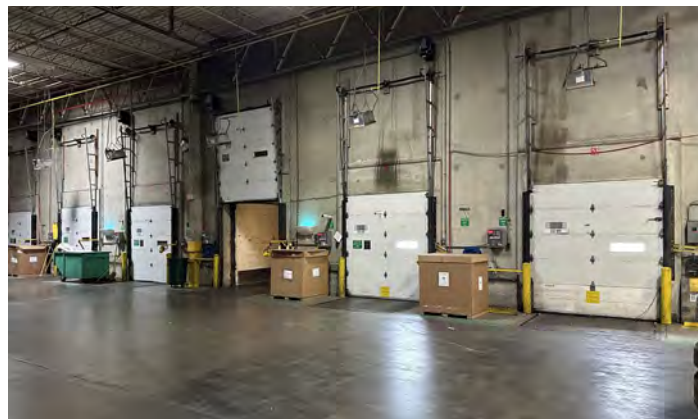
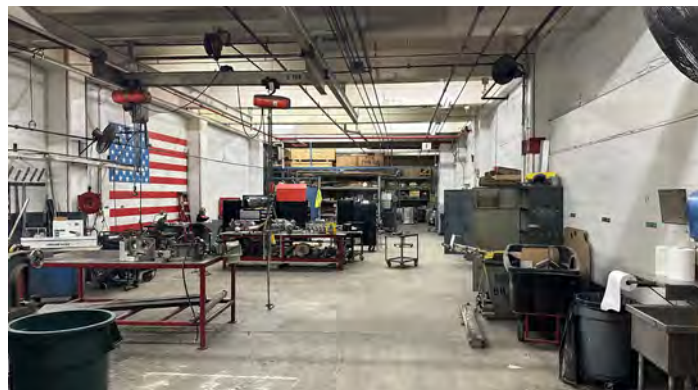


Property Survey

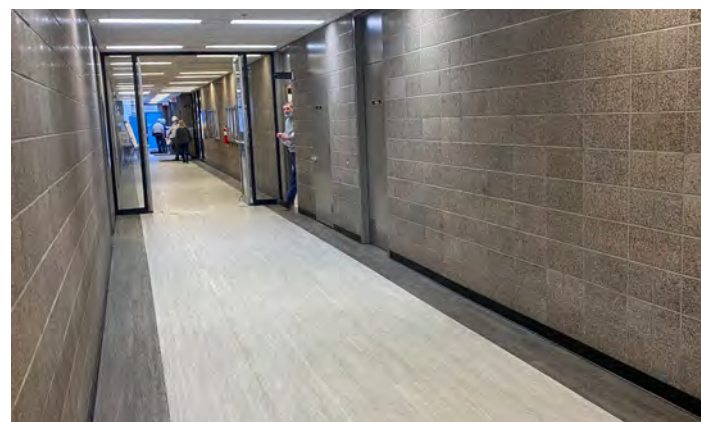


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Property Photos



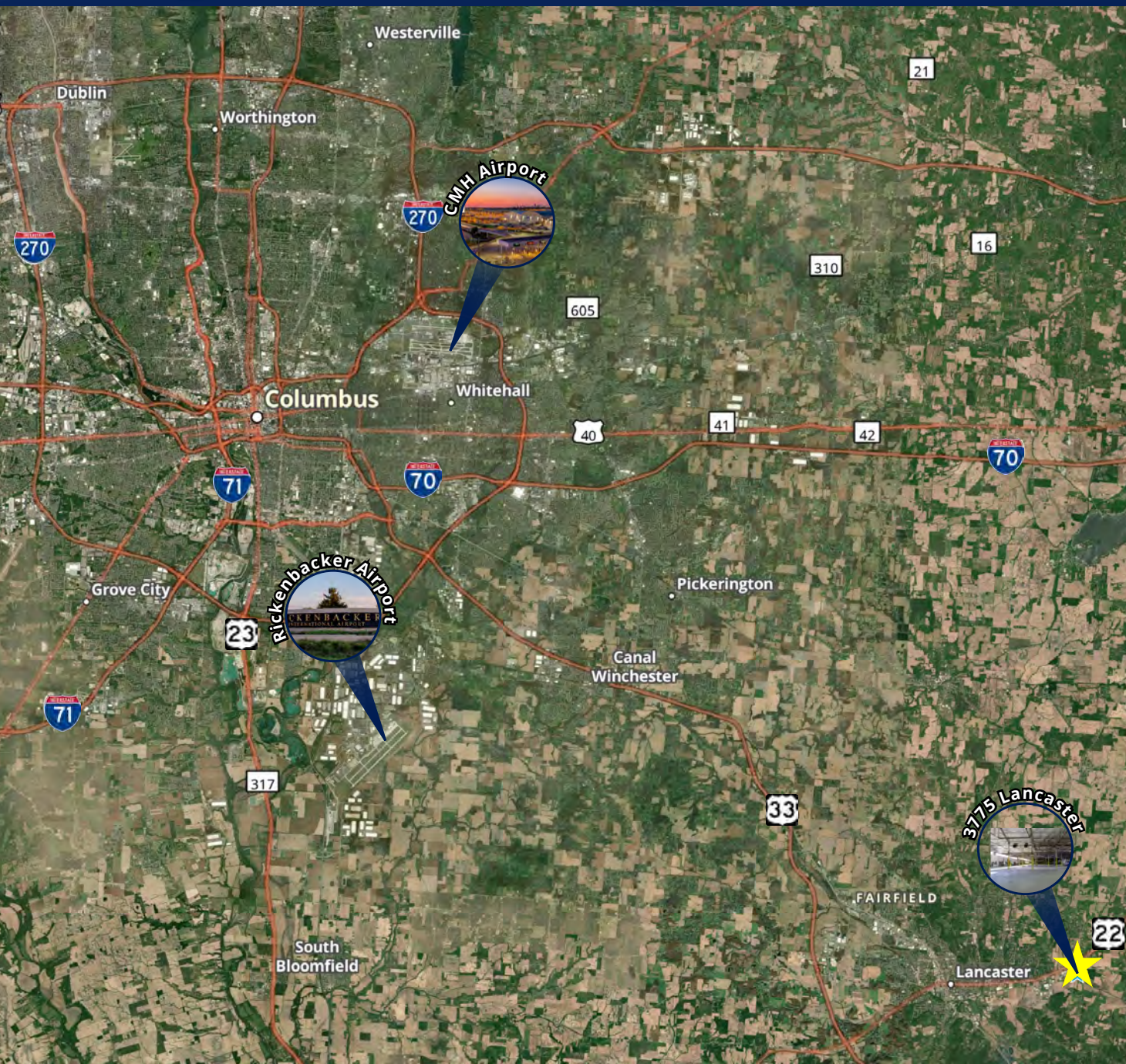
Property Photos



Property Photos



Drive Times



US 22	<ul style="list-style-type: none">• 1 minute• 0.3 miles
US 33	<ul style="list-style-type: none">• 15 minutes• 7.5 miles
I-70	<ul style="list-style-type: none">• 25 minutes• 19.8 miles
I-270	<ul style="list-style-type: none">• 35 minutes• 27.0 miles
US 23	<ul style="list-style-type: none">• 39 minutes• 24.9 miles
I-71	<ul style="list-style-type: none">• 44 minutes• 36.3 miles
CMH Airport	<ul style="list-style-type: none">• 48 minutes• 40.2 miles
Rickenbacker	<ul style="list-style-type: none">• 47 minutes• 31.5 miles

Superior Market Access

The Columbus region's strategic location sets it apart from other growing metros. The Columbus region, comprised of 11 counties, is located within a 10-hour drive of over half of the U.S. population and is in a prime location for international dealings. The transportation networks provided by John Glenn International Airport, Rickenbacker International Airport and multiple rail terminals fuel these opportunities and grow with the area's ever-changing demands. The Columbus Region has the greatest reach to the U.S. and Canadian populations among all major logistics hubs.

10-Hour Drive Time U.S. Population Reach

City	Population Reach	Population Percentage
Columbus	150,866,579	46%
Pittsburgh	141,561,962	43%
Indianapolis	129,500,979	40%
Louisville	129,119,352	39%
Memphis	112,938,317	34%

- Located in the heart of the most densely populated area of the United States, the Columbus Region is the **No. 1** point of access to U.S. businesses, supply chains and customers.
- Within a 10-hour drive, **46%** of the U.S. population is reached.

Source: ESRI Business Analyst, One Columbus



NS
NORFOLK SOUTHERN

CSX
TRANSPORTATION

FedEx

ups

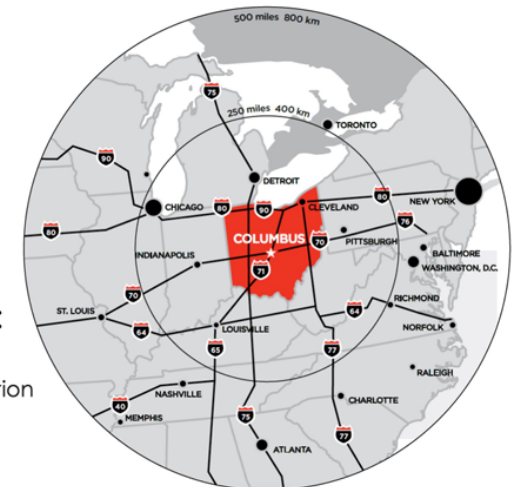
DHL



1 Day Truck Drive:

48 % US Population
33 % Canadian Population
44 % US Manufacturing
48 % US Headquarters

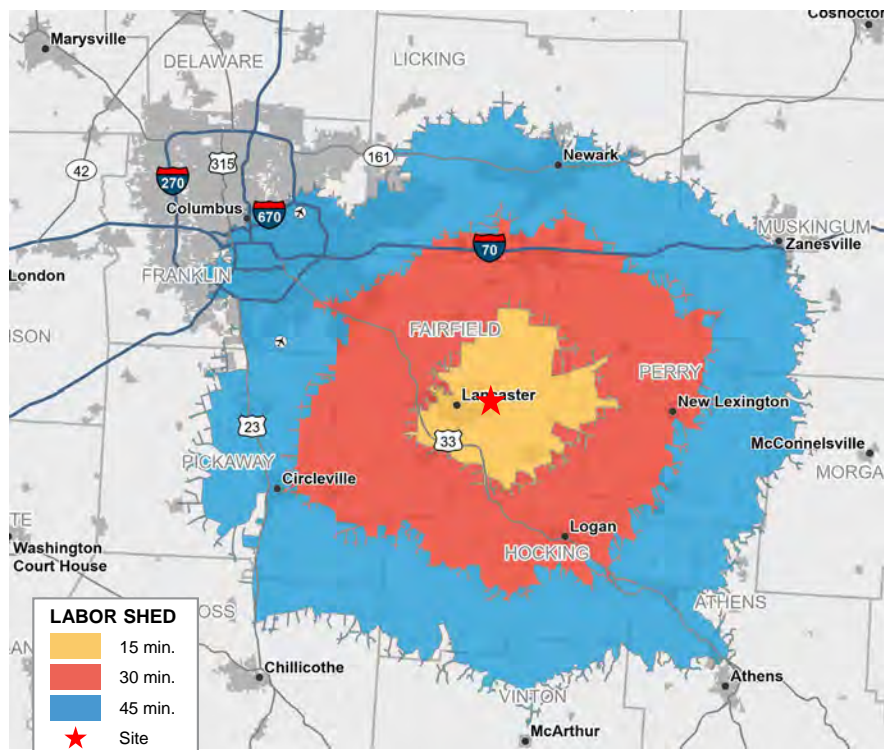
Population



Labor Shed Analysis

RESIDENT LABOR FORCE

Commute Shed: Lancaster Area



Drivetime (minutes)

15	30	45
61,793 Population	193,351 Population	864,620 Population
27,927 Employed	91,313 Employed	420,392 Employed
29,101 Total Labor Force	94,363 Total Labor Force	438,036 Total Labor Force
1,804 Production Workers	5,945 Production Workers	25,406 Production Workers
3,318 Transportation/ Material Moving Workers	10,474 Transportation/ Material Moving Workers	52,126 Transportation/ Material Moving Workers



Source: Esri Business Analyst, 2024.

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