

6111 - 6117 Maxtown Rd
Westerville, OH 43082

For Lease



Office/Flex/Showroom Space Available

Lease Rate:

\$10.95 PSF - \$12.95 PSF Net

Available Space:

10,275 SF to 15,975 SF

2024 Operating Ex:

\$4.17 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
- 1 Dock Door: 8'X10'
- 2 Drive-in Doors
 - 12'X14' and 10'X14'
- 18 ft to the deck (16' - 17.5' clear height)

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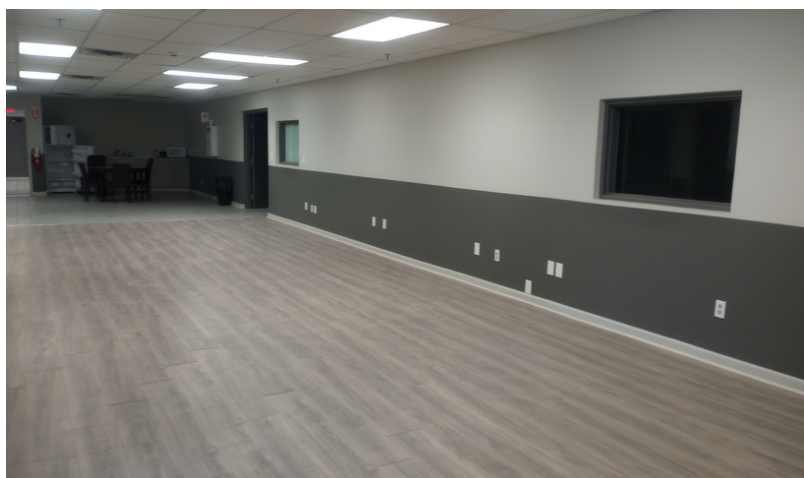
Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com



Alterra Real Estate
614.365.9000
www.AlterraRE.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. HH SIZE

2.59

MEDIAN HH INCOME

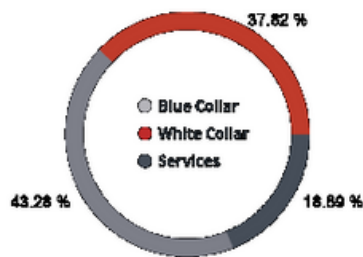
\$92,203

HOME OWNERSHIP

Renters: **4,380**

Owners: **22,767**

EMPLOYMENT



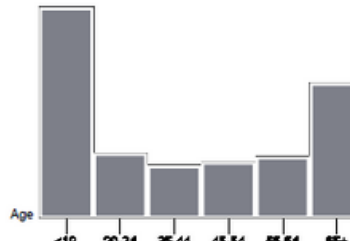
Employed: **52.60 %**
Unemployed: **0.98 %**

EDUCATION

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

GENDER & AGE

48.32 % 51.68 %

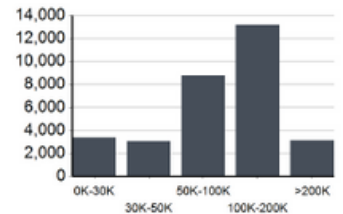


RACE & ETHNICITY

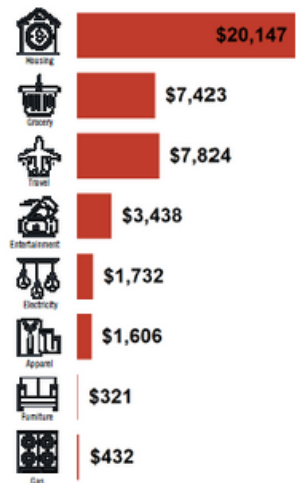
White: **89.42 %**
Asian: **3.78 %**
Native American: **0.01 %**
Pacific Islanders: **0.00 %**
African-American: **3.73 %**
Hispanic: **1.26 %**
Two or More Races: **1.80 %**



INCOME BY HOUSEHOLD



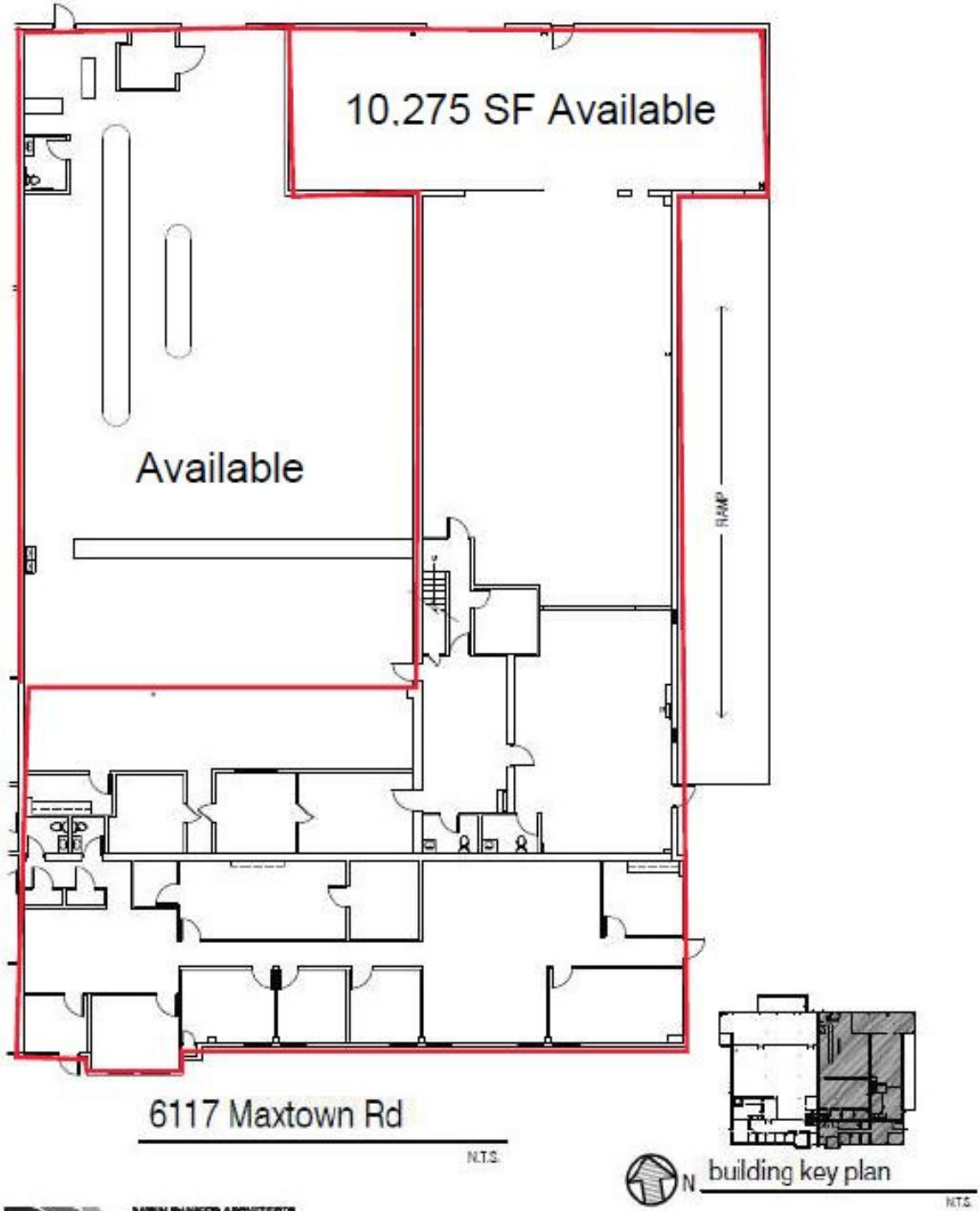
HH SPENDING



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DRA DARWIN BRANKER ARCHITECTS
+ INTERIOR DESIGNERS
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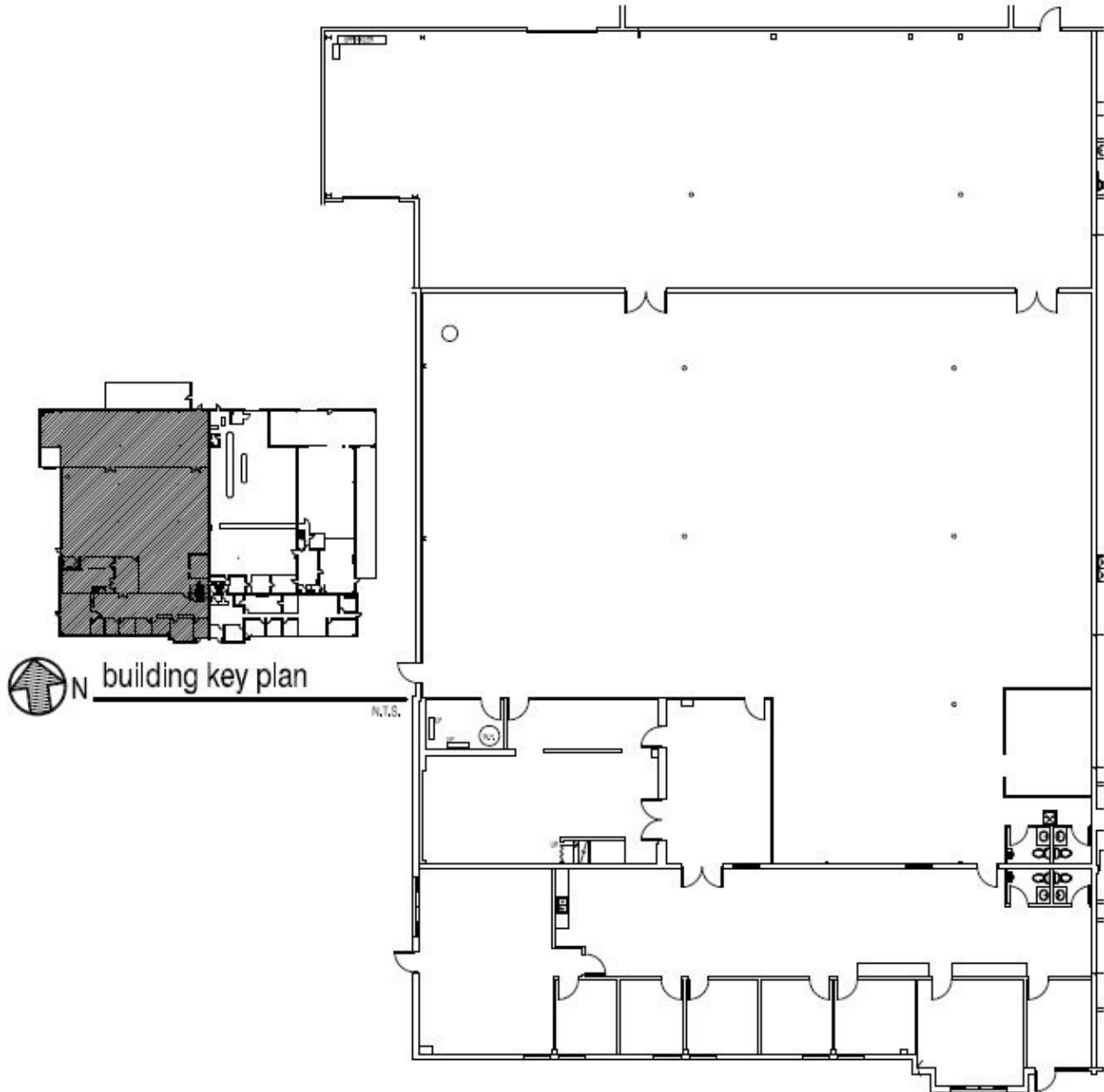


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IES COMMUNICATIONS

N.T.S.

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