

FOR LEASE

51 SWANS ROAD

INDUSTRIAL BUSINESS PARK

Newark, Ohio 43055



≈70,000 SF

Industrial Business Park

7 Industrial Buildings

Flexible Configurations

¼ Mile to SR-16

Limited-Access Highway

PROPERTY OVERVIEW

51 Swans Road Industrial Business Park offers approximately 70,000 square feet of flexible industrial and office space across seven buildings in Newark, Ohio. The property supports warehousing, distribution, light manufacturing, contractor operations, fleet support, equipment storage, and service users.

Current asking rate: \$9.00–\$9.25/SF/YR inclusive of NNN fees.

LEASING HIGHLIGHTS

- Dock-high and drive-in loading across multiple buildings
- Expansive concrete truck courts and circulation
- Outdoor storage, trailer parking and equipment staging
- Flexible suite, building and multi-building configurations
- Secure fenced industrial property
- Local ownership with flexible solutions

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PROPERTY DETAILS & REGIONAL ACCESS



Industrial leasing summary for 51 Swans Road Industrial Business Park



Representative Building & Loading Photos

BUILDING SUMMARY

Bldg	SF	Loading	Clear	Office/RR	Notes
1	10,200	2 dock-high	14'	Office + RR	warehouse / distribution
2	4,200	12'x14' drive-in	15'	Office	flex industrial
3	3,200	man-door access	14'	Office + RR	compact industrial use
4	12,000	six 12'x14' drive-in	13' rear restriction	No	contractor / storage
5	12,600	2 dock + 1 drive-in	20'	No	high-clearance warehouse
6	12,000	multiple drive-in	15'	Suites A/E	5-suite flex-industrial
7	4,200	two 12'x14' drive-in	15'	No	east-end + north-side doors

SITE FEATURES

- Secure fenced industrial property
- Concrete truck courts and maneuvering areas
- Outdoor storage / trailer parking capability
- Flexible configurations for growing users
- Approx. 1/4 mile to SR-16 / Dayton Road



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Property information is believed accurate but is subject to verification. Availability, specifications, lease terms and pricing are subject to change without notice.