

LOCATION

110 Lake St, Delaware, OH 43015



3D TOURS [Tour 1](#)
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SUMMARY

An exceptional opportunity to acquire a versatile industrial / ag-commercial compound situated on **4.394 ± Acres** in Delaware, Ohio. Positioned directly off Lake Street (State Route 42) with rail line access bordering the property, this facility offers extensive yard storage, multiple industrial structures, dedicated scale infrastructure, and bulk liquid/dry material handling capabilities.

CONTACT

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- Location: Prime Delaware, OH location with easy access to US-23, SR-36, and I-71
- Rail Access: Adjacent rail spur/line bordering the site perimeter
- Truck Scale: Operational vehicle/truck scale with on-site scale house / office
- Yard & Storage: Expansive, gravel-paved yard suitable for heavy equipment, outdoor storage, fleet parking, or material handling

SPECIALIZED INFRASTRUCTURE & TANKAGE

- Liquid Storage Tanks (Dike Containment):
- Multiple large vertical tanks: 1-4 30,000 gal 5,7,8 25,500 gal, and 6 and 9 30,000 gal capacities.
- 20,000-gallon dedicated water tank.
- Bulk Handling Equipment: Heavy-duty conveyor/blending systems + truck scale infrastructure on site.
- Fuel Storage: On-site diesel (500 galx2) and gasoline (300 gal) fuel supply setup.

LOCATION & ACCESSIBILITY

Located along State Route 42 (Lake St) in Delaware County — one of the fastest-growing counties in Ohio. Excellent connectivity for regional freight transportation and commercial distribution throughout Central Ohio.

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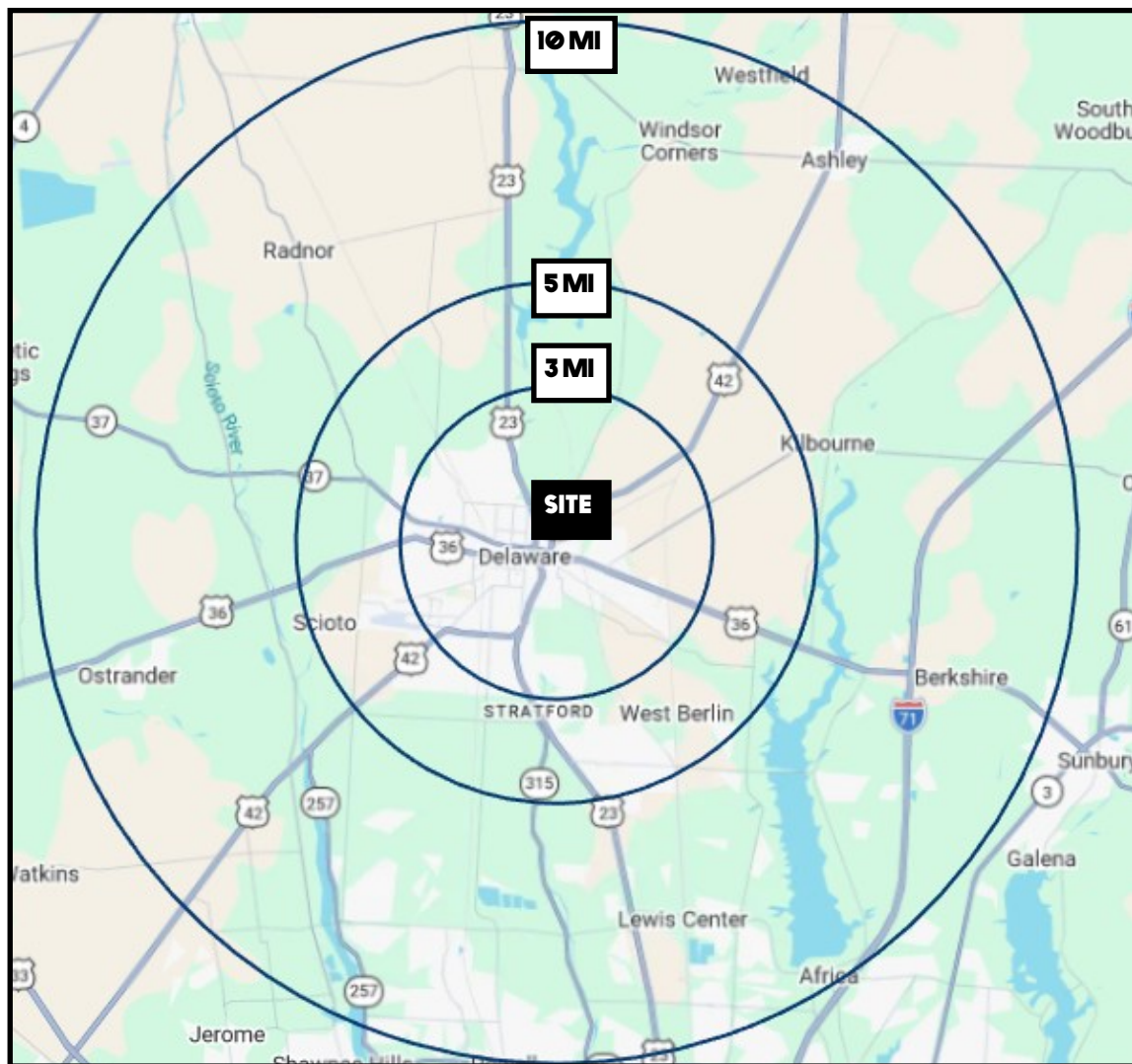
Building / Structure	Dimensions	Square Footage	Description / Current Use
Building B-01 (Shop)	32x60	1,920 SF	Maintenance / Work Shop Propane furnace
Building B-02 (Drive-Thru/Storage)	75x48	3,600 SF	Drive-thru bay and covered storage 200 Amp panel
Building B-03 (Dry Storage & Plant)	143x81	11,583 SF	Large-span dry storage, conveyor system, & blending facility 3 Phase 400 amps
Building B-04 (Office & Scale)	41x54	2,214 SF	Administrative offices, employee area, and scale operation Heat pump 2018 125 amp panel
Total Building Footprint		19,317 SF	

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SITE INFORMATION



DEMOGRAPHICS	3 MI	5 MI	10 MI
POPULATION	37,980	56,026	141,094
HOUSEHOLDS	15,011	21,335	50,048
MEDIAN AGE	39	39	40
AVERAGE HH INCOME	\$102,895	\$115,543	\$154,553

SITE INFORMATION	
LOCATION	Delaware County, Ohio
PARCEL	519-431-27-004-001
PROPERTY TYPE	Industrial / Ag-commercial
SIZE	19,317 SF
ACREAGE	4.394 acres
RAIL ACCESS	Adjacent spur / line
PRICE	\$800,000

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