



**PLANNED DISTRIBUTION
& MANUFACTURING SPACE**

6430 State Route 95
Mount Gilead, Ohio 43338

FOR LEASE

BONECUTTER DEVELOPMENT WAREHOUSE PARK

6430 State Route 95 | Mount Gilead, Ohio 43338



HIGHLIGHTS

- ▶ For lease: two high-quality flex warehouse buildings, zoned for light industry.
- ▶ Building 1 offers approximately 30,000 SF, while building 2 features approximately 35,000 SF
- ▶ Strategically positioned on SR-95 in Mount Gilead, Ohio, offering seamless and immediate access to I-71
- ▶ New construction/build-to-suit opportunities
- ▶ Each building offers ample parking to accommodate tenant needs efficiently
- ▶ Buildings include 24 in clear heights, and 6 inch reinforced concrete floor slabs
- ▶ Total project = 65,000 SF on 6.249 acres



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REALTY
RESOURCES
MEMBER

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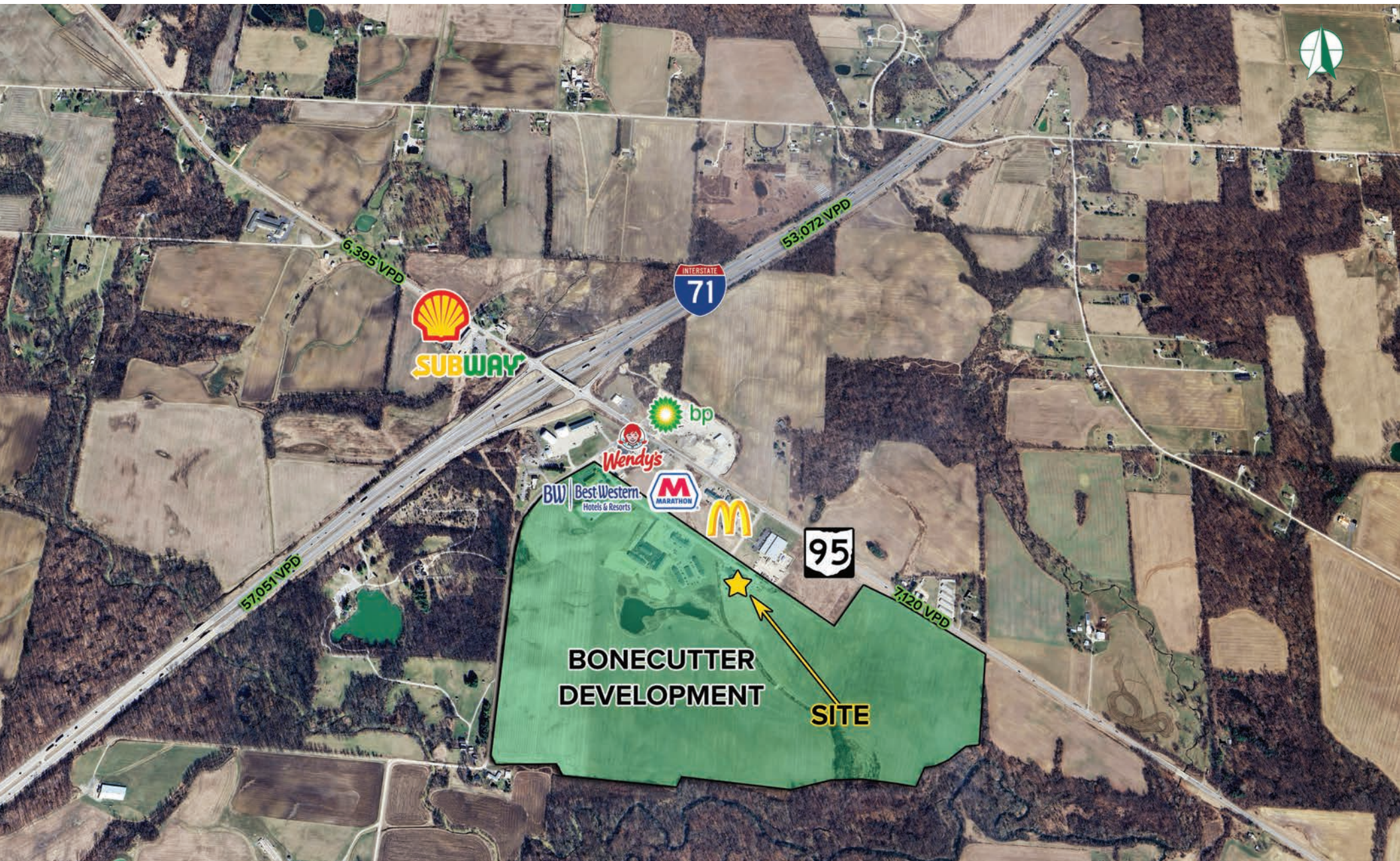
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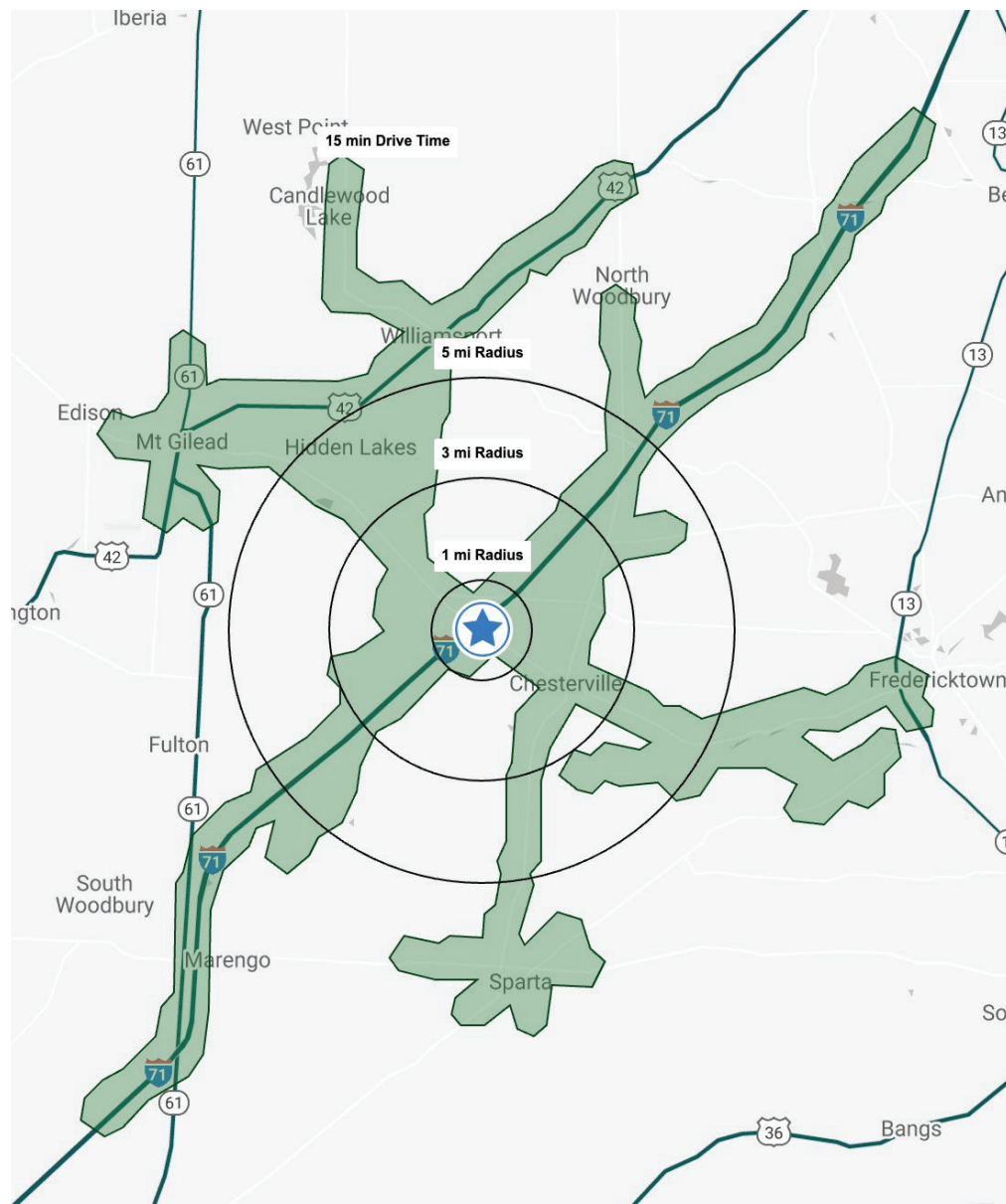
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DEMOGRAPHIC SNAPSHOT

	3 MILE	5 MILES	10 MILES	15 MIN DRIVE
 POPULATION	1,979	5,597	33,078	8,230
 HOUSEHOLDS	745	2,066	12,796	3,283
 MEDIAN AGE	41.6	41.8	41.1	41.5
 AVERAGE HH INCOME	\$94,644	\$98,592	\$89,747	\$86,976
 MEDIAN HH INCOME	\$76,900	\$80,468	\$75,506	\$70,565
 BUSINESSES	37	83	695	338
 EMPLOYEES	262	536	6,152	3,424
 EDUCATION: BACHELORS +	22.3%	21.1%	17.5%	15.7%



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