

# For lease

210 13th Street, Malta, Ohio 43758 up to 118,000 SF available



#### 210 13th Street / Malta

## Floor plan



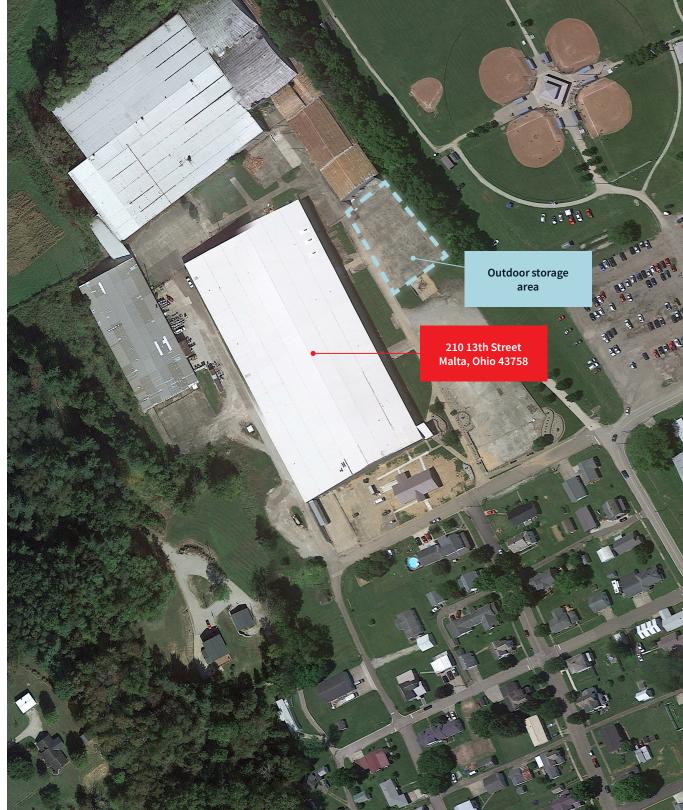
Total s.f.	Up to 118,000		
Ceiling height	24'		
Drive-ins	<ul> <li>20' x 12'</li> <li>14' x 12'</li> <li>10' x 8'</li> <li>8' x 8'</li> </ul>		
Docks	Access to two		
Power	Heavy		
Lighting	LED (warehouse)		
Fire suppression	Dry		

- Multiple small office spaces with restrooms within warehouse
- Compressed air hose drops at columns
- Outdoor storage available
- Ample employee parking
- Space demised
- Strong labor pool

### Access

Centrally located in Ohio, Malta has excellent access to transportation, being close to major highways and railways.





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## Why Morgan County?

Nestled within the thriving manufacturing hub of Southeastern Ohio along the Muskingum River, Morgan County attracts businesses with its compelling advantages. Here, you'll discover a blend of economic appeal, ease of accessibility to major metropolitan areas, cost-effective operational advantages, a highly skilled workforce, and an abundant, budget-friendly energy supply.

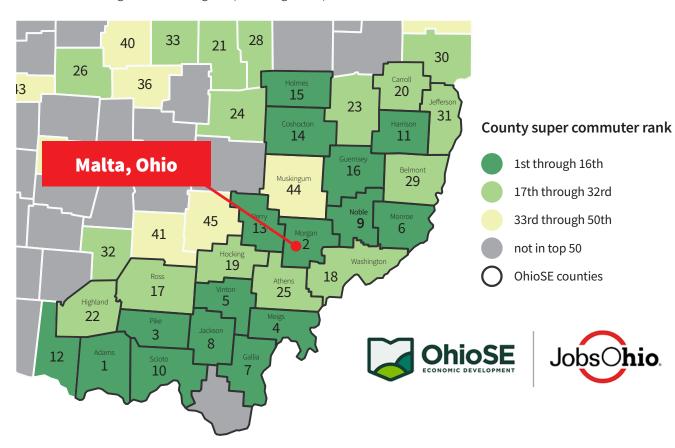
The Ohio Southeast region, compromising nearly one-third of the state's land mass and boasting a population exceeding 1 million, sets the stage for business growth across six targeted growth industries:
Energy & Chemicals, Wood & Paper Products, Automotive & Aerospace, Food Manufacturing, Logistics & Distribution, and Metals Fabrication.

Population	15 mins	30 mins	45 mins
Total population	5,448	33,878	133,138
Total households	2,396	13,985	53,228
Average household income	\$58,867	\$67,603	\$69,298

Demographic data derived from [2023 ACS - US Census]

#### An overlooked labor pool:

"Ohio Southeast region home to highest percentage of super commuters"



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## Photos







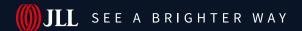
#### 210 13th Street / Malta

## Photos











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