

# 17226 Industrial Highway

Caldwell, Ohio 43724

**Manufacturing/distribution  
property up to 233,601 s.f. on  
17 acres**

**For lease or sale \$9,350,000.00 (\$40/s.f.)**

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## Demographics

Total population	452,854
Average hourly wage (warehouse worker)	\$17.01
Total warehouse workers: (largest of all blue-collar occupations)	21,143

## An overlooked labor pool

**The Ohio Southeast region is home to highest percentage of “super commuters.”**

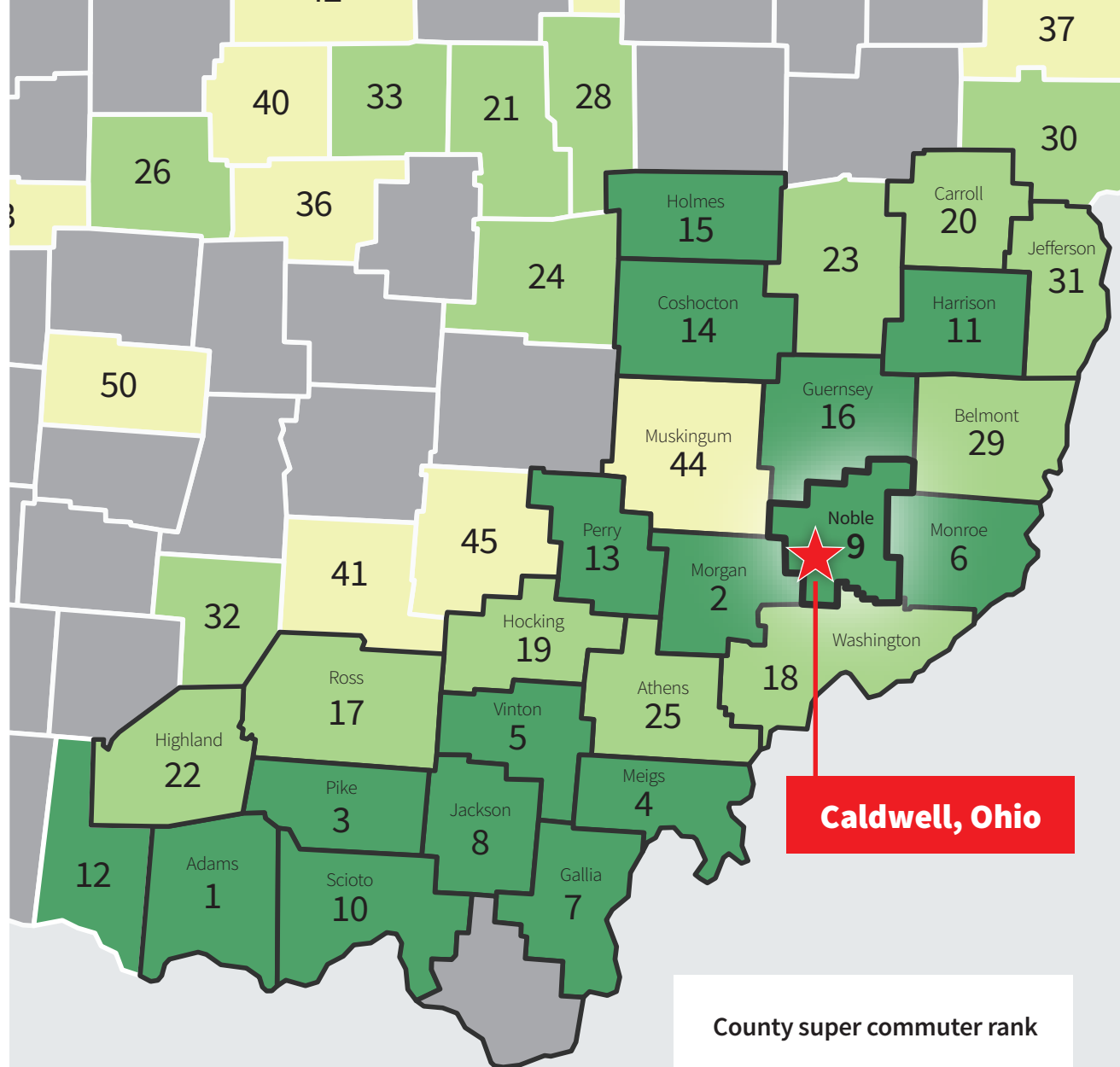
Stacker ranked Ohio counties based on the proportion of workers who commuted 90 minutes or more one-way to work. This map ranks the top 50 Ohio counties for “super commuters.”

Source: Ohio SE Economic Development, August 2022

## Drive times

2022 demos	15 min.	30 min.	45 min.
Population	10,373	72,068	238,587
Households	3,277	29,364	99,278
Median household income	\$52,270	\$53,230	\$53,463

Source: ESRI, October 2022

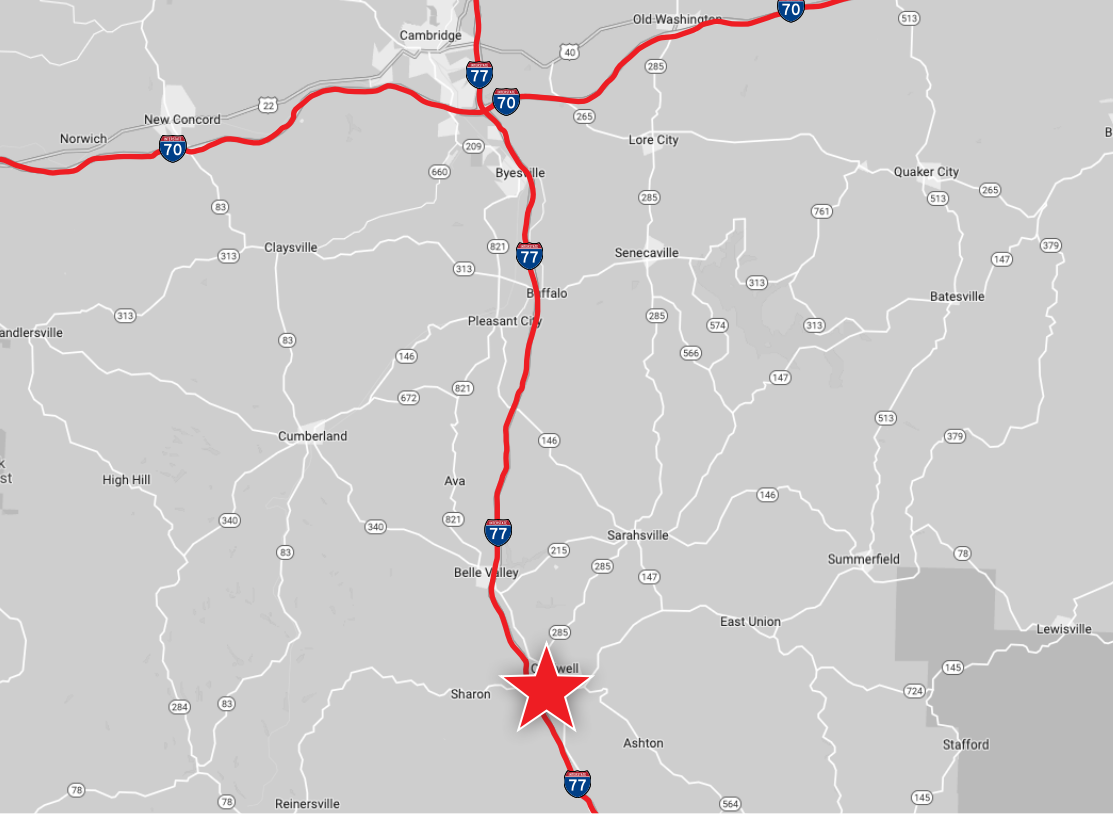


## Caldwell, Ohio

County super commuter rank

- 1st through 16th
- 17th through 32nd
- 33rd through 50th
- not in top 50
- OhioSE counties









## Access and proximity

This building has excellent interstate access, as it is located less than one mile from 1-77 at the Caldwell exit and is 17 miles south of 1-70.

The Ohio River provides the area with barge access 25 miles south via 1-77 to the Marietta area with several intermodal ports.

## Highway access

	800 feet		21 miles
	17 miles		80 miles

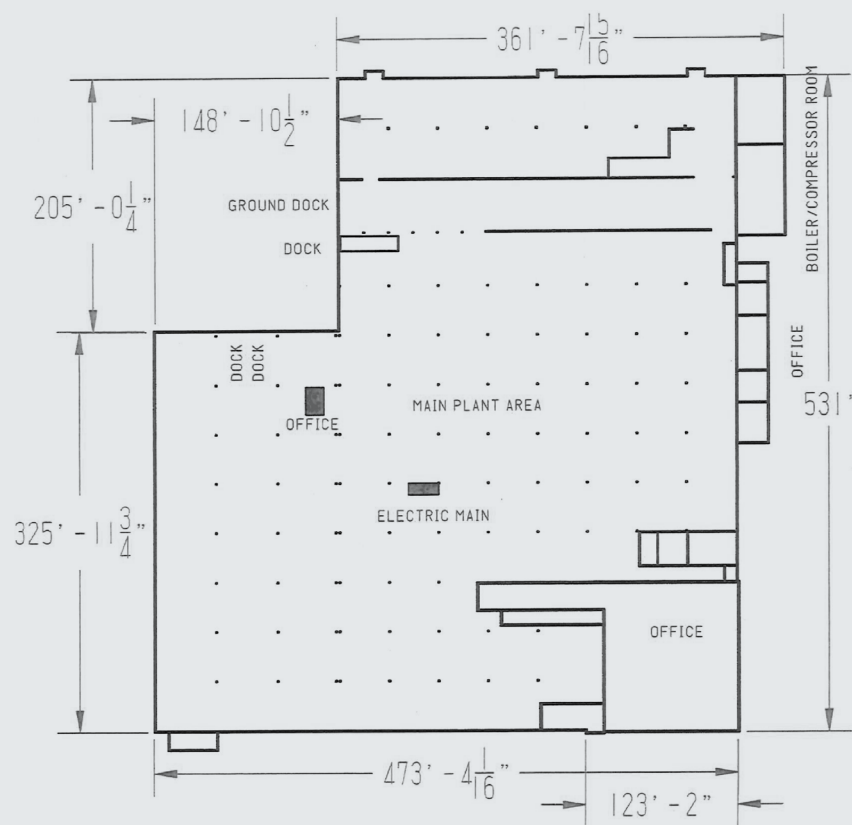
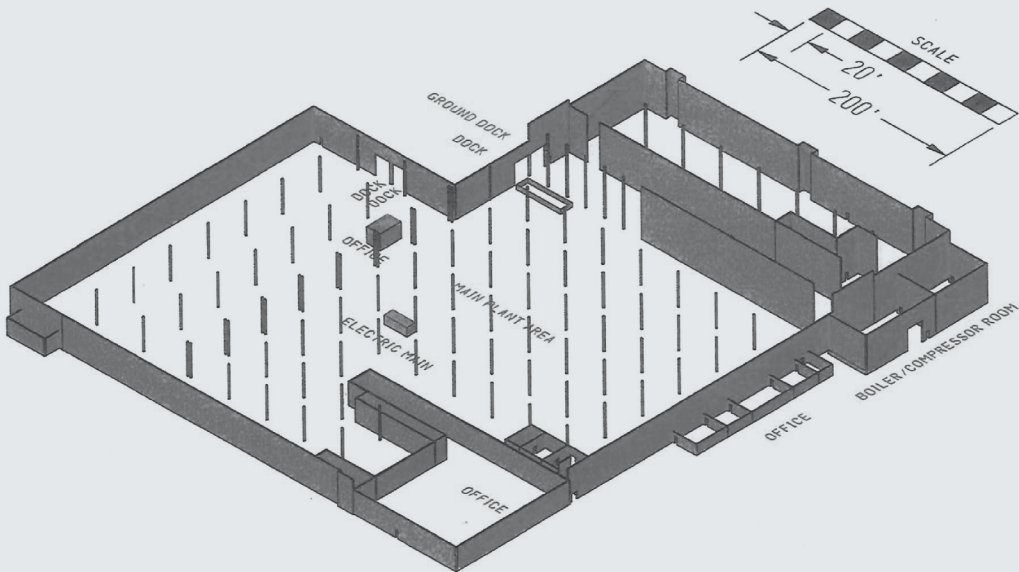


## About Caldwell, Ohio

Caldwell is a village and the county seat of Noble County, Ohio. It is located along the West Fork of Duck Creek 23 miles north of Marietta.



# Property specifications



Building size	233,601
Available s.f.	Up to 233,601
Parcel size	17 acres
Office s.f.	15,425
Building dimensions	470' W x 520' D
Column spacing	40 feet

Clear height	16 - 30 feet
Dock doors	2
Drive-in doors	6
Truck court depth	200'
Fire suppression	Sprinkler
Power Capacity	10.80 MW

Zoning	I – Industrial
Built	1951
Renovated	1972, 1987
Cranes	23 (0.5 - 10 ton)
Floor thickness	6" - 8"



## Contact

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