



Office/Retail/Industrial

For lease

2251 Rombach Ave, Wilmington, OH

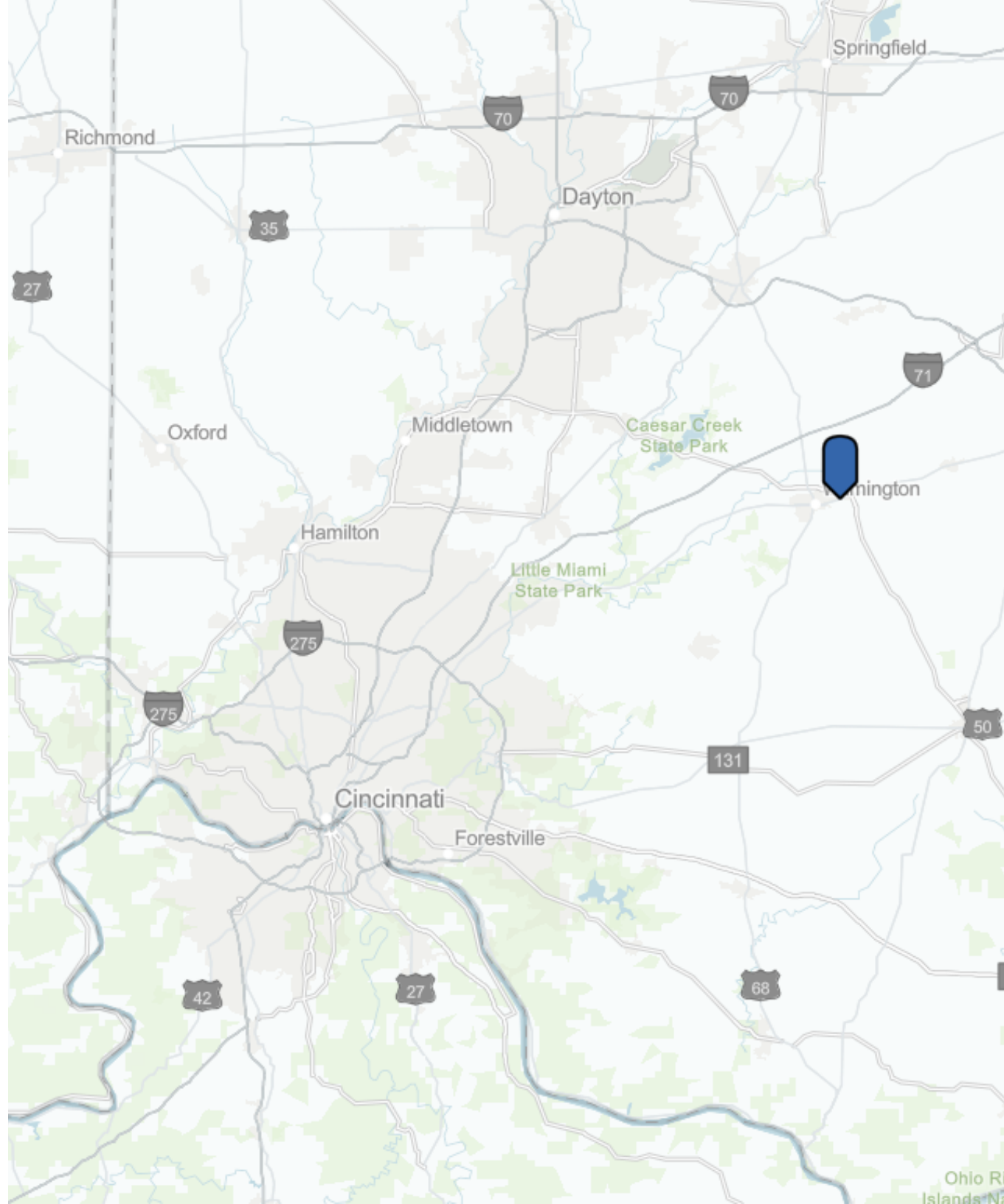
7,492 - 35,000 RSF Available

 **JLL** SEE A BRIGHTER WAY

Location

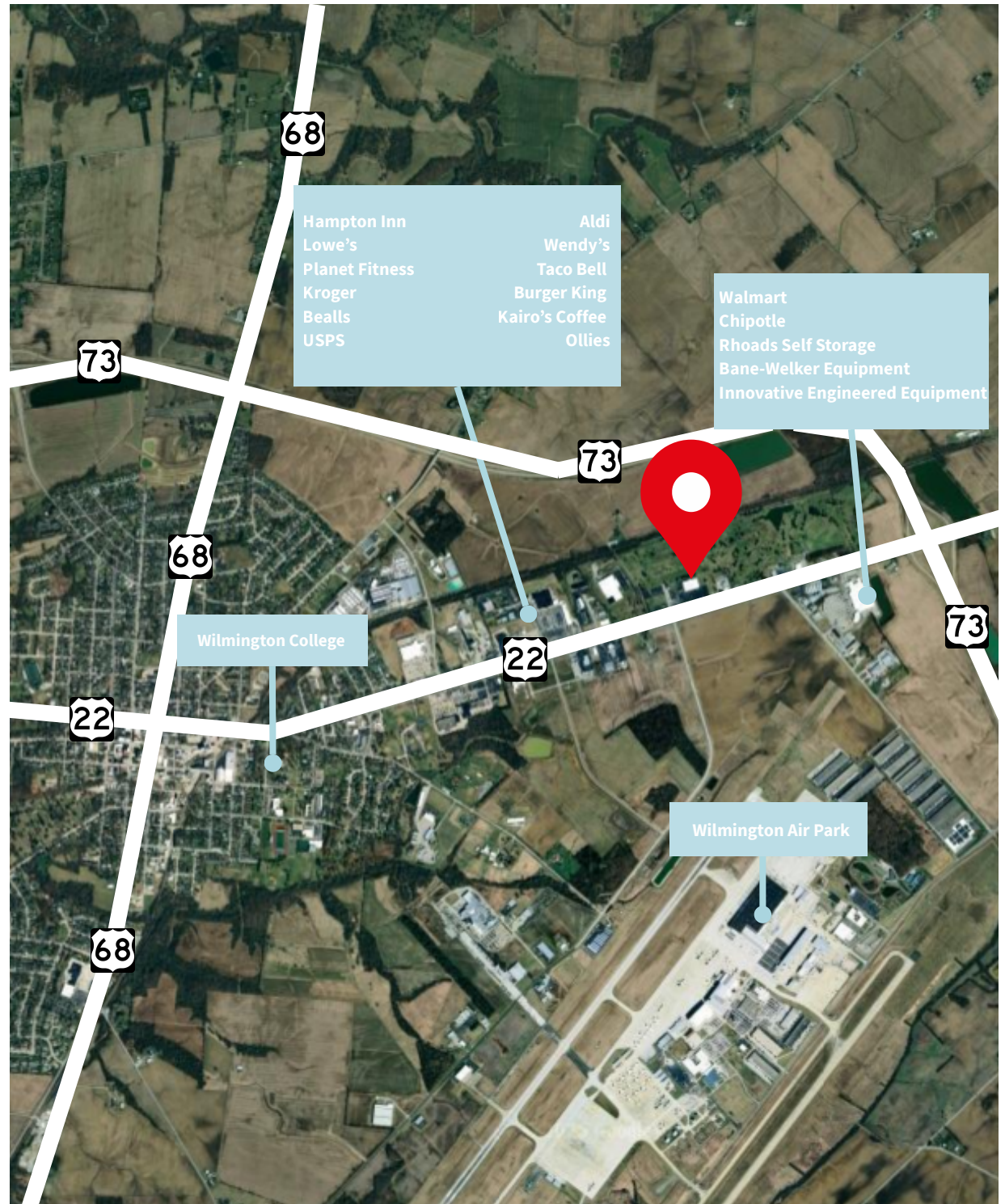
Strategically positioned along high-traffic Rombach Avenue, this property offers excellent visibility and convenient access to Wilmington's business district, major highways, and regional markets. The area features a strong mix of industrial, commercial, and retail activity, making it ideal for a variety of business operations.

Flexible use:
Office/Retail/Industrial



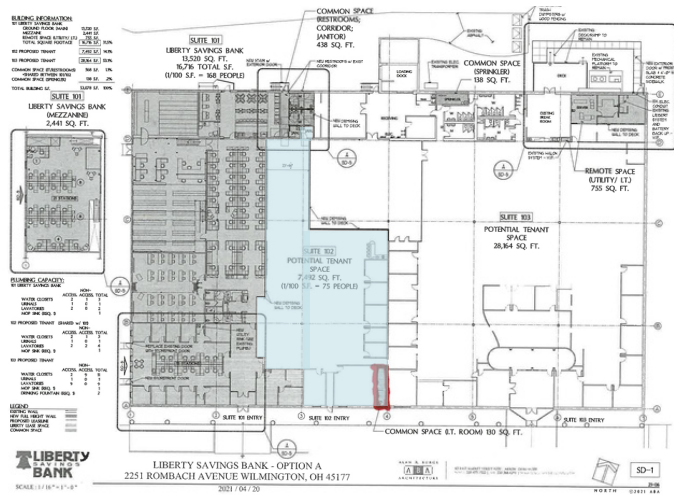
Property Details

Location	2251 Rombach Avenue, Wilmington, OH
Building Size	50,175 s.f.
Available Size	7,492 - 35,000 s.f
Office	To suit
Drive Ins	To suit
Docks	2
Sprinklers	Wet
Parking	200+ (4/1,000 s.f.)



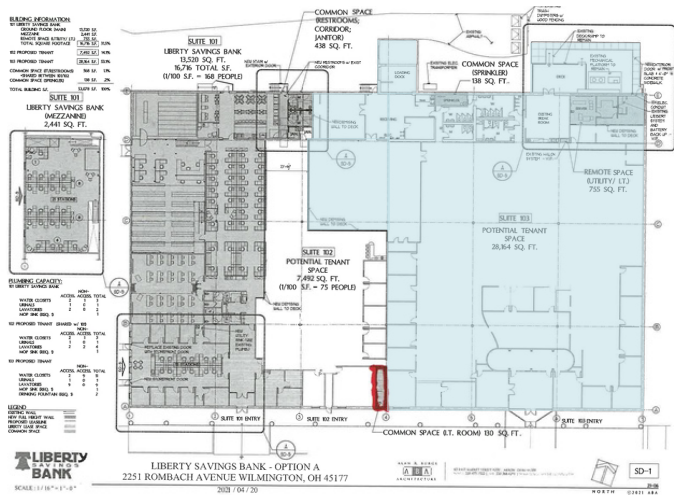
Suite 102

Size	7,492 s.f
------	-----------



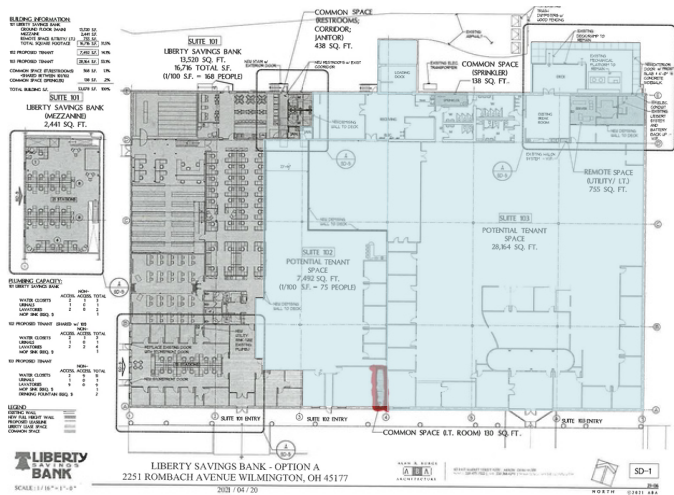
Suite 103

Size	28,164 s.f.
Docks	2
Drive Ins	To Suit



Suite 102 & 103

Size	35,000 s.f.
Docks	2
Drive Ins	To Suit



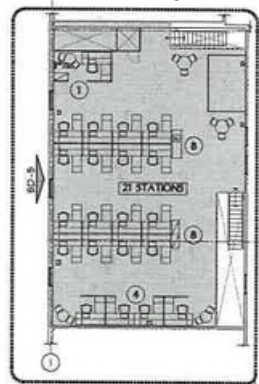
Floorplans

BUILDING INFORMATION:

101 LIBERTY SAVINGS BANK	13,520 S.F.	
GROUND FLOOR (MAIN)	2,441 S.F.	
MEZZANINE	755 S.F.	
REMOTE SPACE (UTILITY/ L.T.)	16,716 S.F.	31.5%
TOTAL SQUARE FOOTAGE	16,716 S.F.	
102 PROPOSED TENANT	7,492 S.F.	14.1%
103 PROPOSED TENANT	28,164 S.F.	53.1%
COMMON SPACE (IT/RESTROOMS)	568 S.F.	1.1%
*SHARED BETWEEN 101/102		
COMMON SPACE (SPRINKLER)	138 S.F.	.2%
TOTAL BUILDING S.F.	53,078 S.F.	100%

SUITE 101

LIBERTY SAVINGS BANK
(MEZZANINE)
2,441 SQ. FT.



PLUMBING CAPACITY:

101 LIBERTY SAVINGS BANK

	WATER CLOSETS	URINALS	LAVATORIES	MOP SINK REQ. 0
NON-ACCESS	2	1	0	1
ACCESS	1	0	2	1
TOTAL	3	1	2	2

	WATER CLOSETS	URINALS	LAVATORIES	MOP SINK REQ. 0
102 PROPOSED TENANT	2	1	0	1
SHARED w/ 101	1	0	1	1
ACCESS	2	2	4	1
TOTAL	3	3	5	2

	WATER CLOSETS	URINALS	LAVATORIES	MOP SINK REQ. 0	DRINKING FOUNTAIN REQ. 0
103 PROPOSED TENANT	2	1	0	1	1
ACCESS	9	0	9	1	2
TOTAL	11	1	9	2	3

LEGEND

EXISTING WALL	=====
NEW FULL HEIGHT WALL	=====
PROPOSED LEASING	=====
LIBERTY LEASE SPACE	=====
COMMON SPACE	=====

COMMON SPACE
(RESTROOMS;
CORRIDOR;
JANITOR)
438 SQ. FT.

SUITE 101
LIBERTY SAVINGS BANK
13,520 SQ. FT.
16,716 TOTAL S.F.
(1/100 S.F. = 168 PEOPLE)

COMMON SPACE
(SPRINKLER)
138 SQ. FT.

REMOTE SPACE
(UTILITY/ L.T.)
755 SQ. FT.

SUITE 103
POTENTIAL TENANT
SPACE
28,164 SQ. FT.

SUITE 102
POTENTIAL TENANT
SPACE
7,492 SQ. FT.
(1/100 S.F. = 75 PEOPLE)

COMMON SPACE (L.T. ROOM) 130 SQ. FT.



LIBERTY SAVINGS BANK - OPTION A
2251 ROMBACH AVENUE WILMINGTON, OH 45177

ALAN A. BURGE
A B A
ARCHITECTURE

43 EAST MARKET STREET #200 | AERON DRIVE #100
WILMINGTON, OH 45177 | 513.475.1522 | 513.475.3864/291 | WWW.ABABARCHITECT.COM



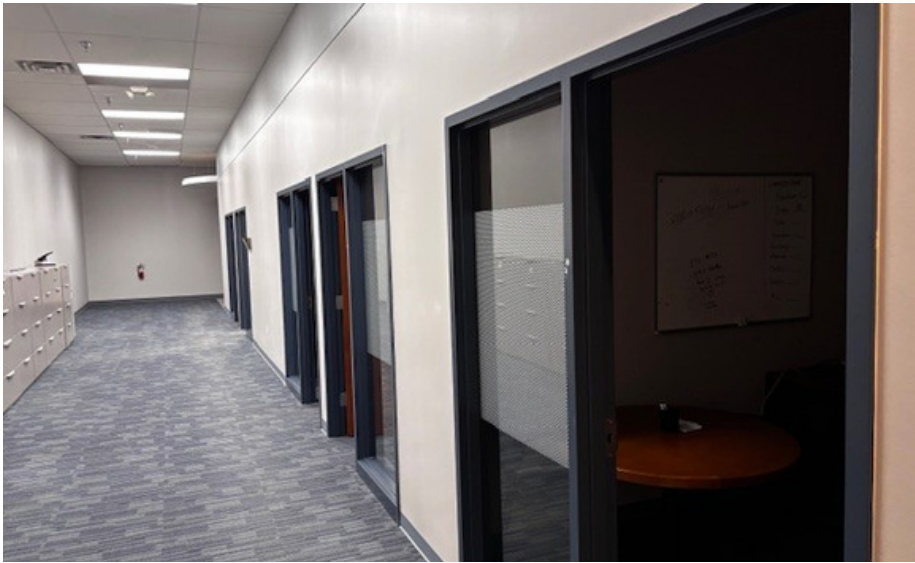
SD-1

NORTH
23-06
© 2021 ABA

SCALE: 1/16" = 1'-0"

2021 / 04 / 20

Photos



JLL

David Lotterer
david.lotterer@jll.com
5132522166

Todd Pease
todd.pease@jll.com
5132972507