



# BUILDING 106

## 4,500 sq. ft. Manufacturing Space

**Small Business Ready:** Building 106 is available October 1, 2024. The building at 811 Irving Wick Drive is well-suited for light industrial space with drive-in door access. The building includes an office suite, restrooms, and open floor plan production space. The building has had clean former uses having served as a facility for maintaining technical orders for the U.S. Air Force and as a micro brewery,

**In Good Company:** The location is adjacent to operations for the U.S. Air Force, Boeing, and Behr Paint on a 350 acre campus.

**Amenities:** Parking is available just outside the building for employees and visitors alike. A 3,800+/- sq. ft. fenced area is able to be included for employee break area. Access to a nearby 24/7 coworking space is also available for large meeting use.



## FEATURES

- 550+ sq ft air conditioned office space
- Just 5 miles to I-70 and St. Rt. 16
- Fully-served
- 60' x 75' outside dimensions
- Common area parking, snow, and landscape maintenance as part of lease.
- Constructed in 1993
- Secure, campus environment



CENTRAL OHIO  
**AEROSPACE &  
TECHNOLOGY CENTER**



HEATH - NEWARK - LICKING COUNTY  
**PORT AUTHORITY**

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