

711 Distribution Drive
Columbus, OH 43228

For Sale/Lease



WAREHOUSE/DISTRIBUTION PROPERTY WITH ACTIVE RAIL SPUR

Property Size: 207,936 SF
on 8.9 acres

Sales Price: \$6,150,000

For Lease: 111,600 SF - 207,936 SF
\$2.95 psf NNN
2017 est op expenses = \$0.80 psf

- Excellent location off of Fisher Road less than 2 minutes to I-70/I-270 interchange
- Active interior rail spur connecting to Norfolk rail line
- 30' clear height to deck, sloping to 27' at docks; dry-sprinklered
- Recently upgraded heating, lighting and electrical; renovated docks, levelers and seals
- 400 Amps, 3 phase electric power
- 15 docks, 1 12'x14' drive-in door, 1 rail door
- Zoned M- Manufacturing, City of Columbus



All of the contained information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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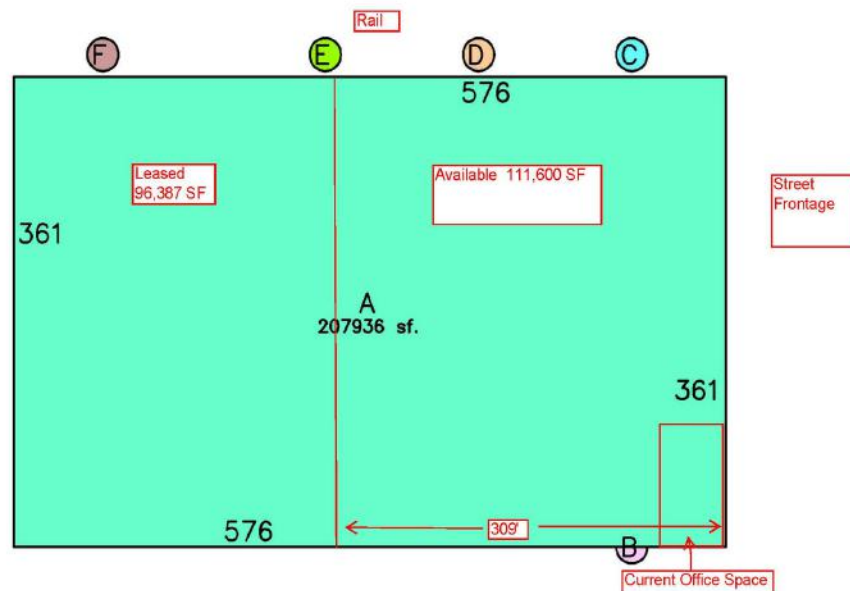
For Sale/Lease

111,600 SF Currently For Lease

8 docks on south side
4 docks on east side
1 12'x14' drive-in door
1 rail door with active rail spur
connecting to Norfolk rail line

1,600 +/- SF office contains private
offices, dispatch office, kitchen/lunch
area, and locker area. Restroom
facilities for both men and women.

Adequate parking for cars and trailers



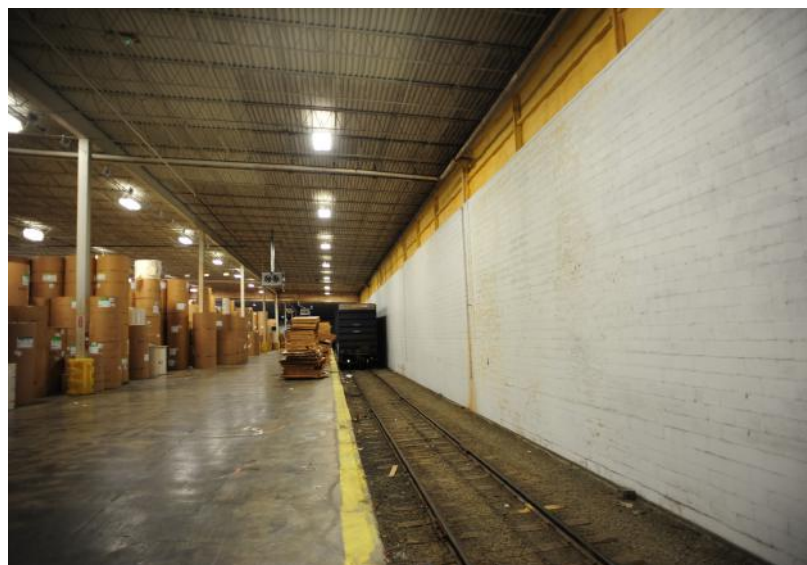
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