

711 Distribution Drive
Columbus, OH 43228

For Sale



WAREHOUSE/DISTRIBUTION PROPERTY WITH ACTIVE RAIL SPUR

Property Size: 207,936 SF
on 8.9 acres

Sales Price: \$6,700,000

Cap Rate: 9%

- Excellent location off of Fisher Road less than 2 minutes to I-70/I-270 interchange
- Active interior rail spur connecting to Norfolk and CSX rail lines
- 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.

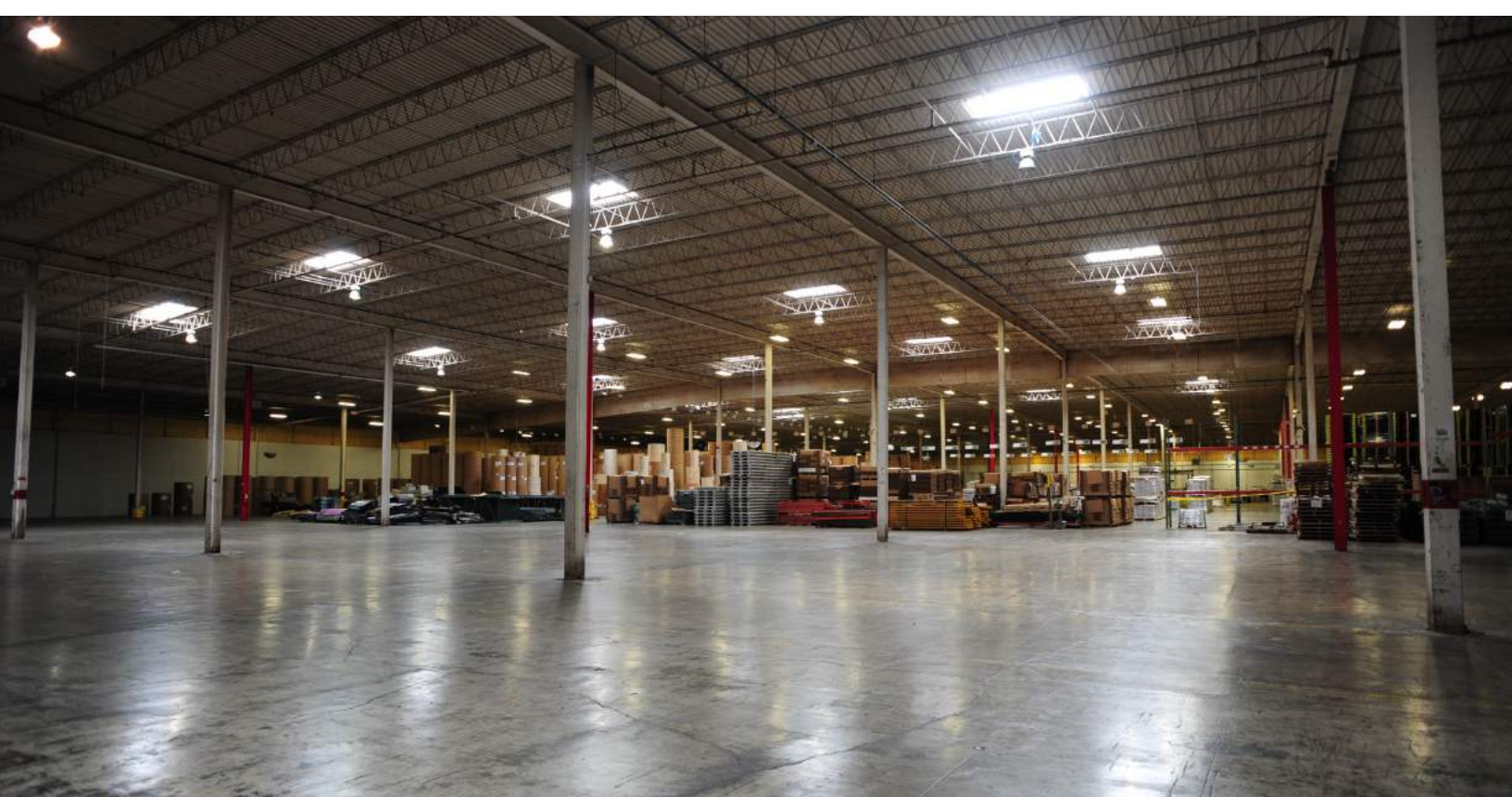


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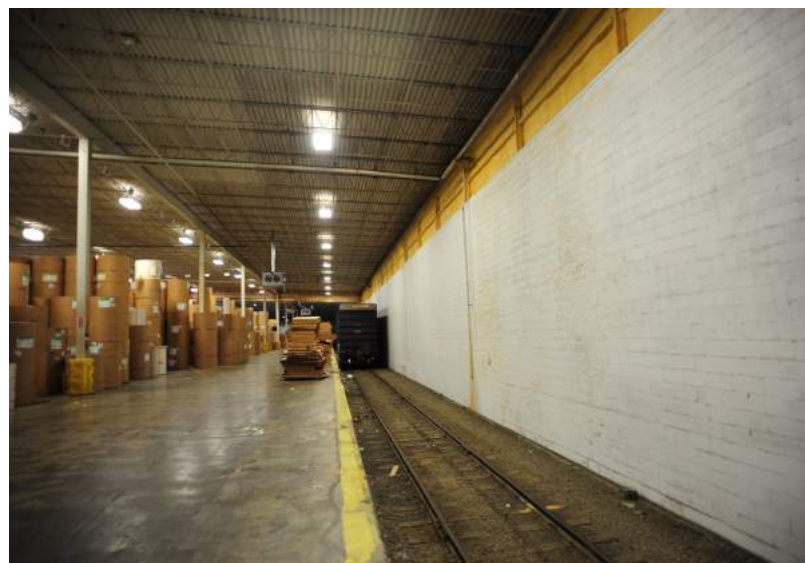


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