

3854 Fisher Road
Columbus, OH 43228

FOR SALE



WAREHOUSE/MANUFACTURING PROPERTY, FENCED WITH OUTDOOR STORAGE & BUILDABLE LAND

34, 228 SF on 3.1 acres

Zoned M-Manufacturing

SALES PRICE: \$2,995,000

- Meticulously maintained warehouse or manufacturing property
- Single or multi user building with 2 separate entrances and 2 office areas making it easy for an owner/user to occupy and lease out a portion of the property
- Built in 1986, expanded in 2001
- 6 truck docks and 2 drive-in doors (12' x 14')
- Fully fenced except front visitor parking; parking and storage on paved areas as well as rear portion with compacted gravel
- Rear lot is suitable for 10,000 - 15,000 SF additional building
- Less than 1 mile to I-70 and I-270 freeway entrances
- Property amenities outlined further



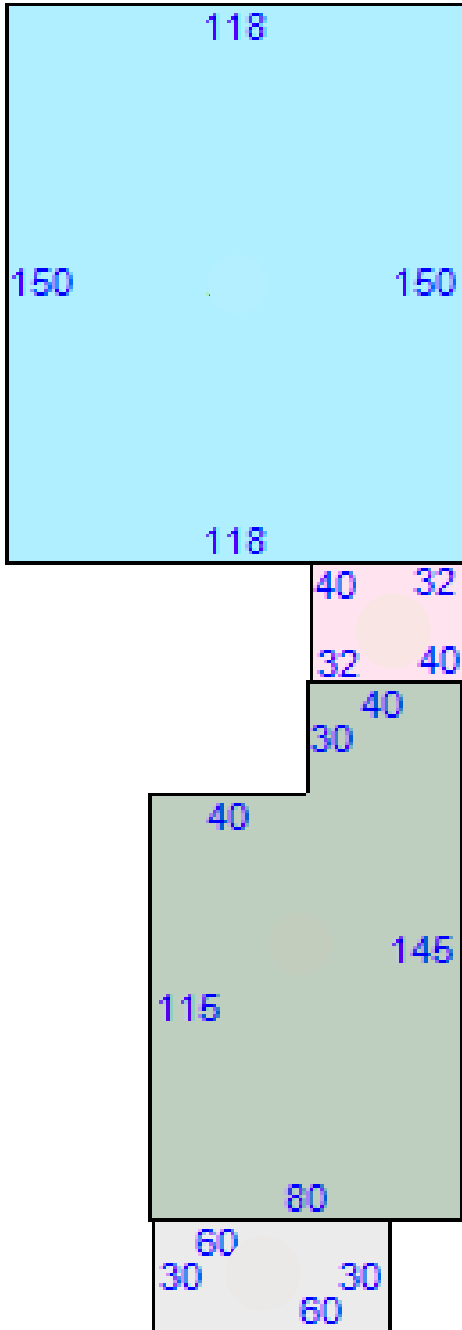
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PROPERTY AMENITIES

- Built in 1986, expanded in 2001
- Monument sign on Fisher Road
- Standing seam Butler roof on expansion, rubber roof on original building
- 2 separate entrances and recently renovated dual office spaces with solid high traffic flooring
- High efficiency lighting throughout
- 4K, 16 channel, state of the art web interfaced DVR video surveillance; dual zone/dual tenant security system
- Computerized RFID card access to all doors
- Internal fiber optics
- Recent paving and new deck in outdoor picnic area
- Showers in restrooms
- Tankless hot water heater and washer/dryer hook-up
- 6 truck docks, 4 have levelers and enclosures
- 2 drive in doors 12' x 14'
- 3 OSHA approved mezzanines
- Existing warehouse racking can be negotiated in sale
- Power - 800 amps of 208 Volt, 3 Phase and 400 amps of 480 Volt, 3 Phase. AEP told owner the building can increase to 1,100 amps, if necessary, by upgrading transformer
- Entire 3.1 acre lot is fenced except for front visitor parking area
- Rear portion of the lot has compacted gravel for additional parking/storage
- Rear land is suitable for an additional 10,000 - 15,000 SF building

