

3705 Marlane Drive
Grove City, OH 43123

FOR SALE/LEASE



FREE STANDING OFFICE PROPERTY EASILY VISIBLE FROM I-71

25,232 SF on 3.77 acres

SALES PRICE: \$3,395,000

LEASE RATE: \$14.95 psf Net

- Well maintained single story, freestanding property visible to freeway and over 103,000 AVPD
- Single or multi user building - property can be divided for up to 3 tenants
- Built in 1965, expanded and renovated in 2002
- The property is currently used as a call center - furniture and phones are in place and are negotiable
- Laid out with perimeter offices, conference room, training room, fitness area with showers, large break room. High ceilings throughout, with some drop ceilings as well as open architecture 12' to deck
- The building has more power than typical for an office building - single and 3 phase
- Less than 1/2 mile to Stringtown Road entrance/exit to I-71



Brad L Kitchen, SIOR
614.545.2155
bkitchen@AlterraRE.com

David Coe
614.545.4092
dcoe@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

3705 Marlane Drive
Grove City, OH 43123

FOR SALE/LEASE



Franklin County Parcel
#040-011532-00
Zoned PUD-Industrial

Marlane Drive



Gateway Circle

Marlane Drive

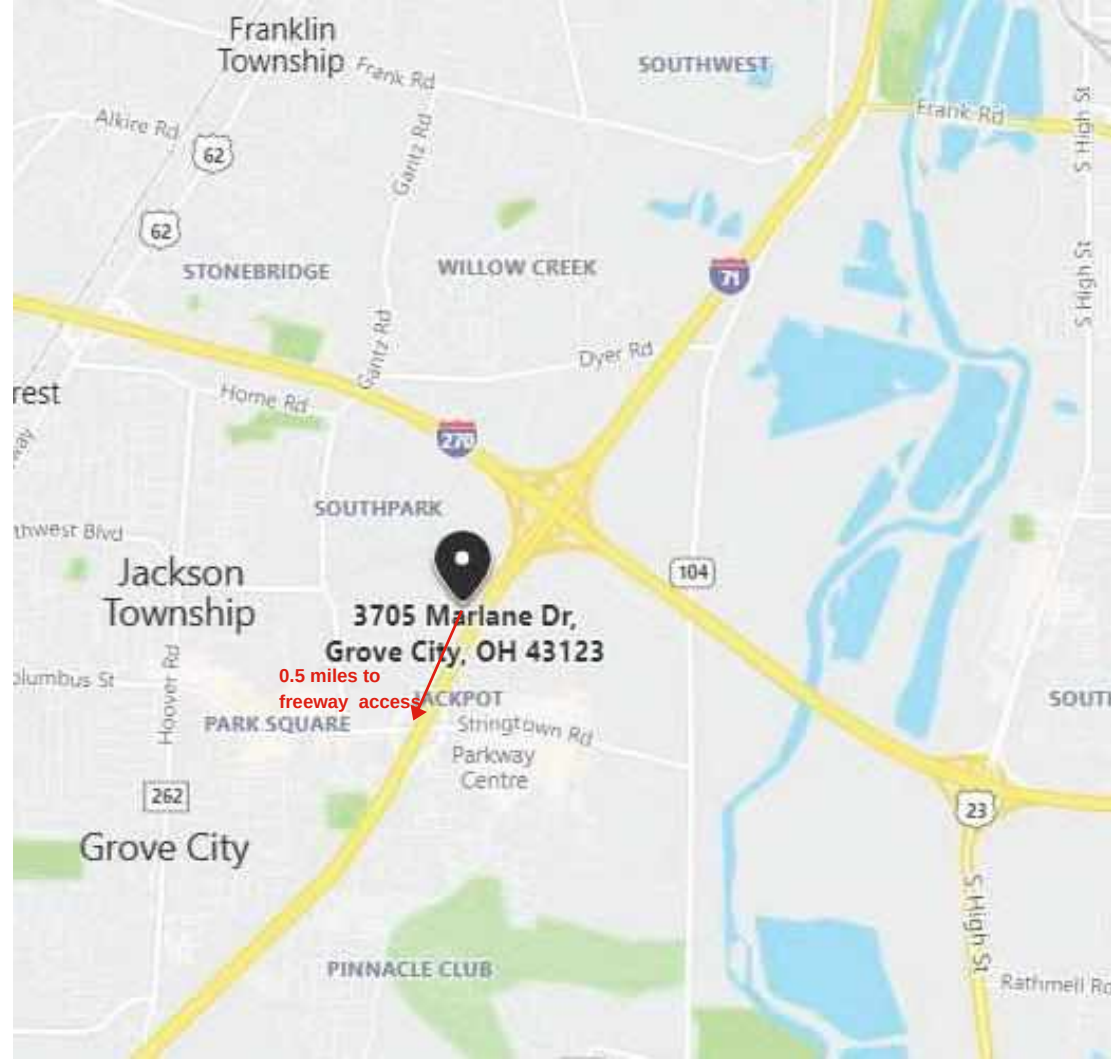


Gateway Circle

Brad L Kitchen, SIOR
614.545.2155
bkitchen@AlterraRE.com

David Coe
614.545.4092
dcoe@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com







3705 Marlane Drive Floor plans with furniture



Floor plan

