



# 195 PHILLIPI ROAD

## COLUMBUS, OH 43228

NAI Ohio Equities is pleased to present a  $\pm 61,600$  square foot warehouse, conveniently located on the west side of Columbus and positioned within a designated Ohio Opportunity Zone. This property features an impressive 8,000 square feet of office space, complemented by the convenience of 5 dock doors measuring 9' x 10', and 2 drive-in doors measuring 10' x 12'. With a generous 14' clear height, ample power capacity, and the added benefit of outside storage, this facility provides exceptional flexibility and functionality.



Scan or click here to view  
property website

# PROPERTY SUMMARY



Sale Price \$6,500,000

Size 61,600 SF

Office Space ±8,000 SF

Acreage 4.10 Acres

Year Built 1955

Parcel ID 140-006363-00

Dock-Doors Five (5)

Drive-Ins Two (2) - 16' Clearance

Clear Height 14'

Column Spacing 40' x 20'

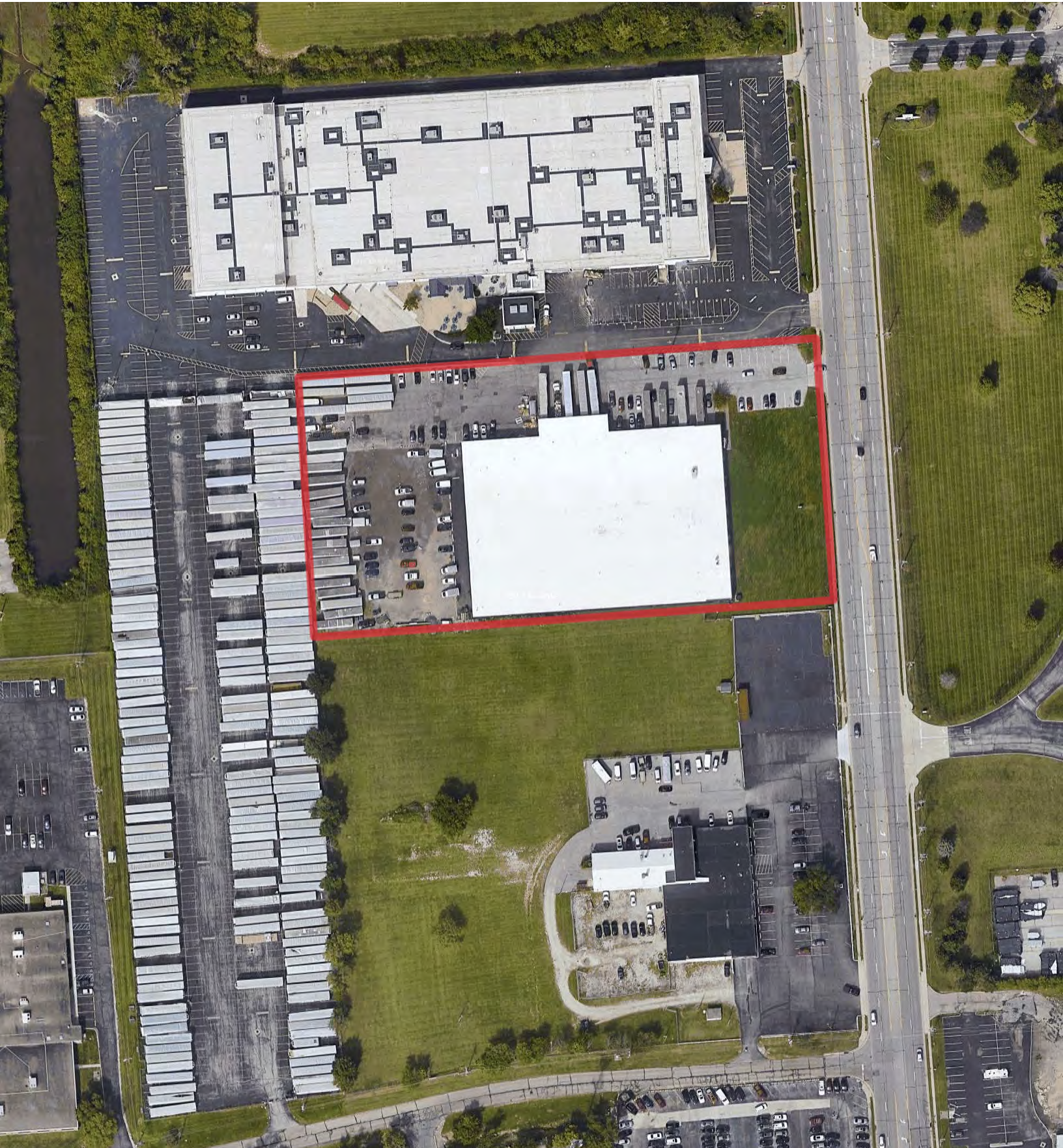
Roof Installed 2022

Nearest Airport Rickenbacker Internation Airport (LCK)

Outside Storage Yes

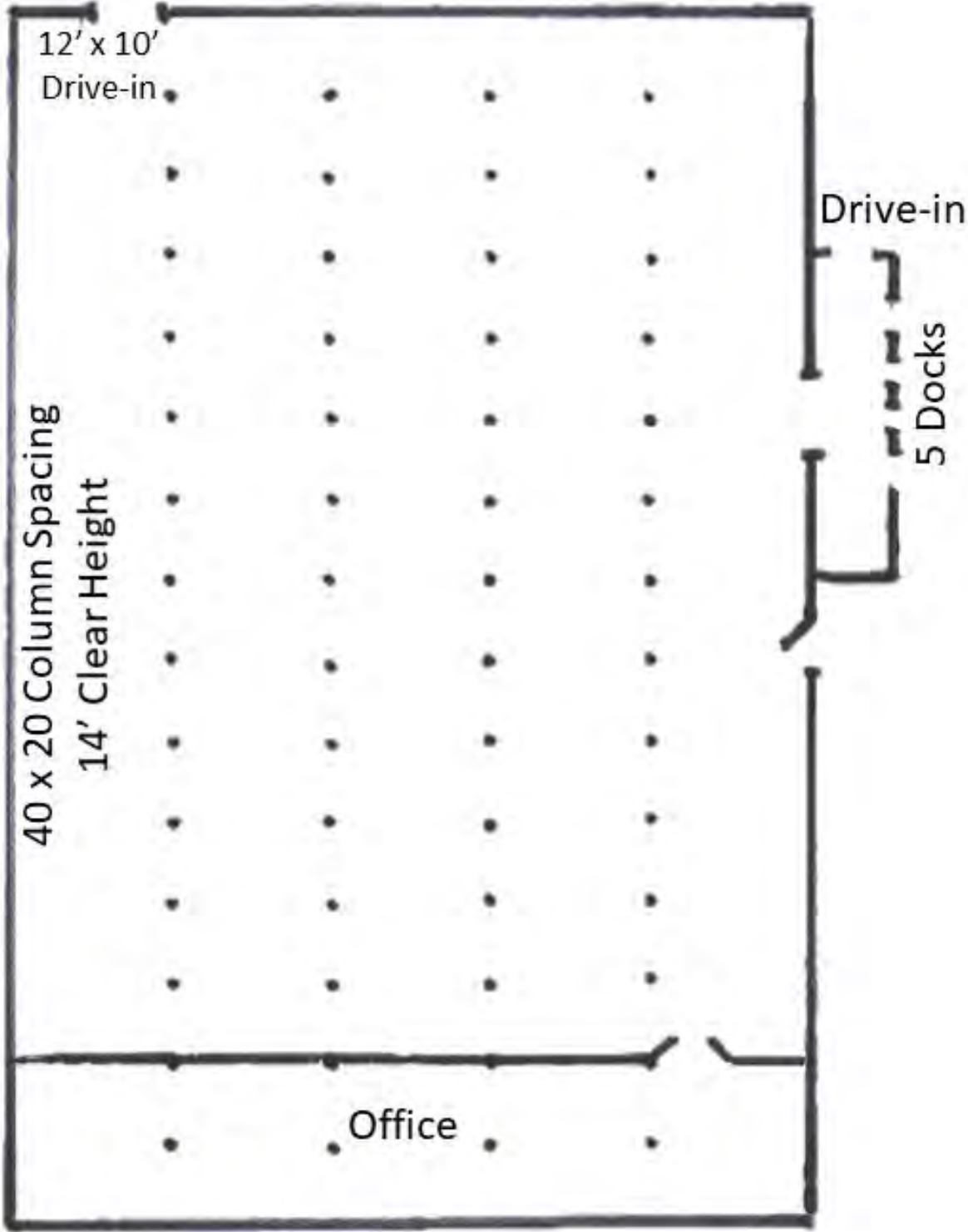


AERIAL

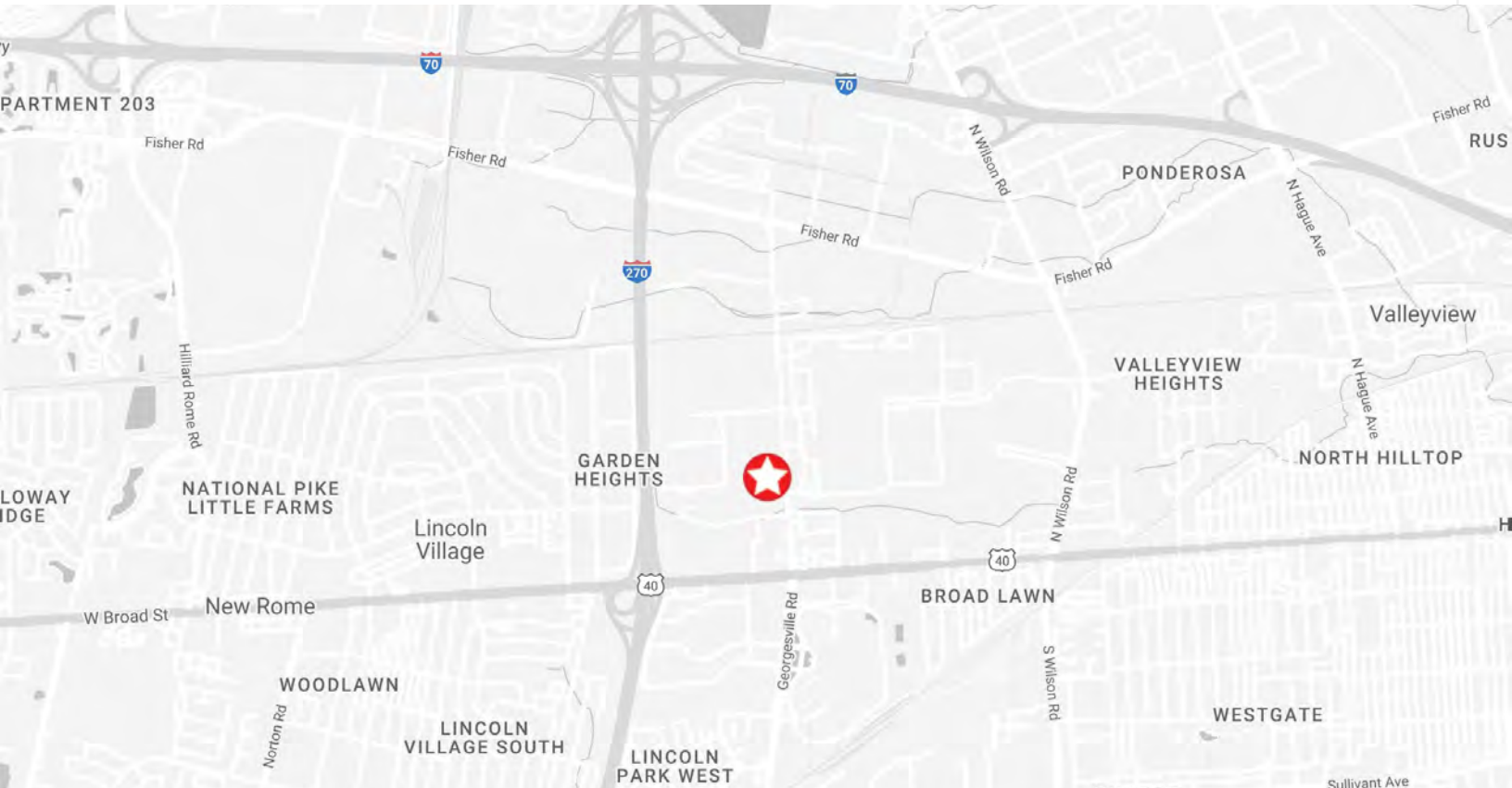
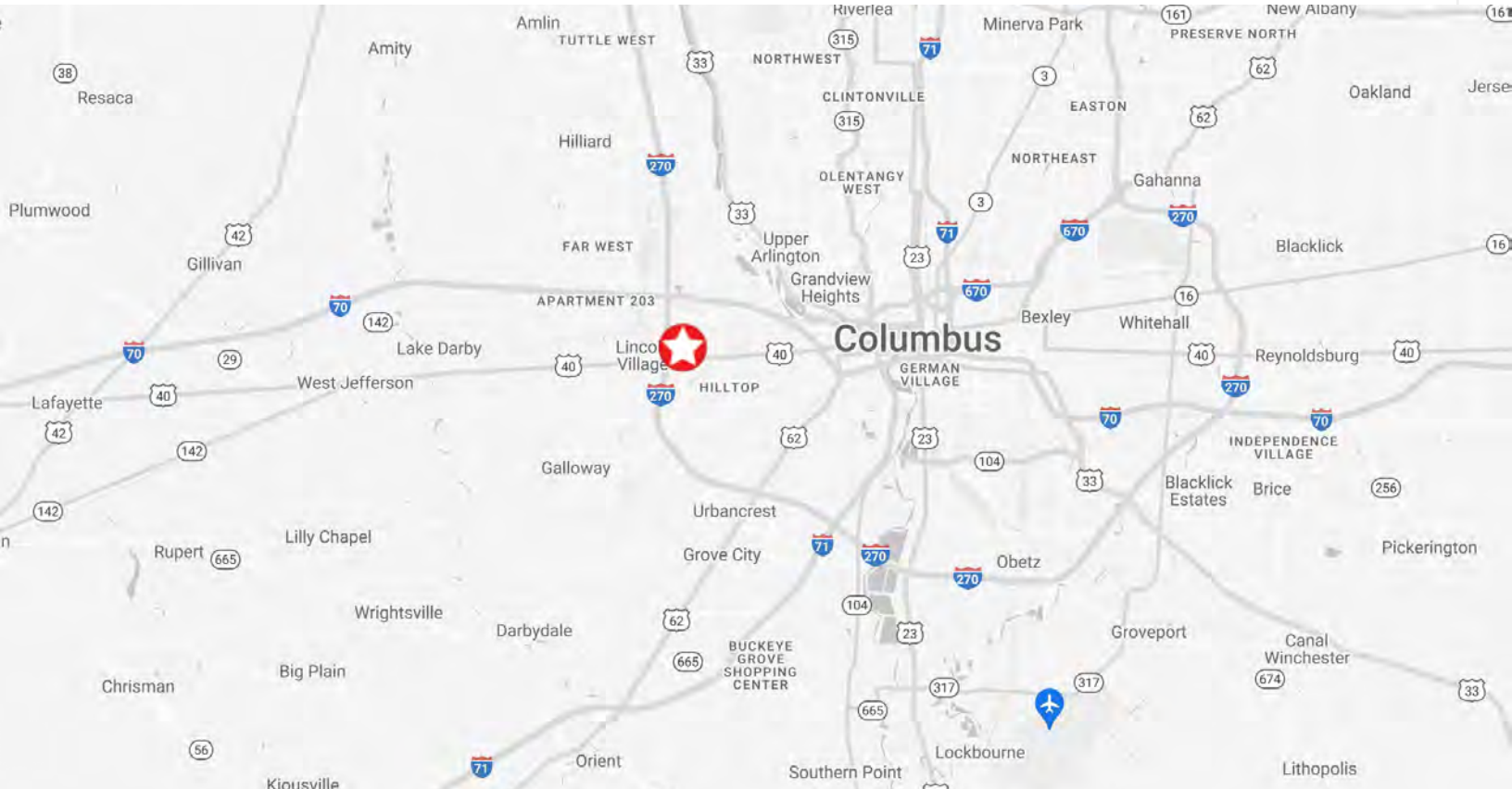




FLOORPLAN

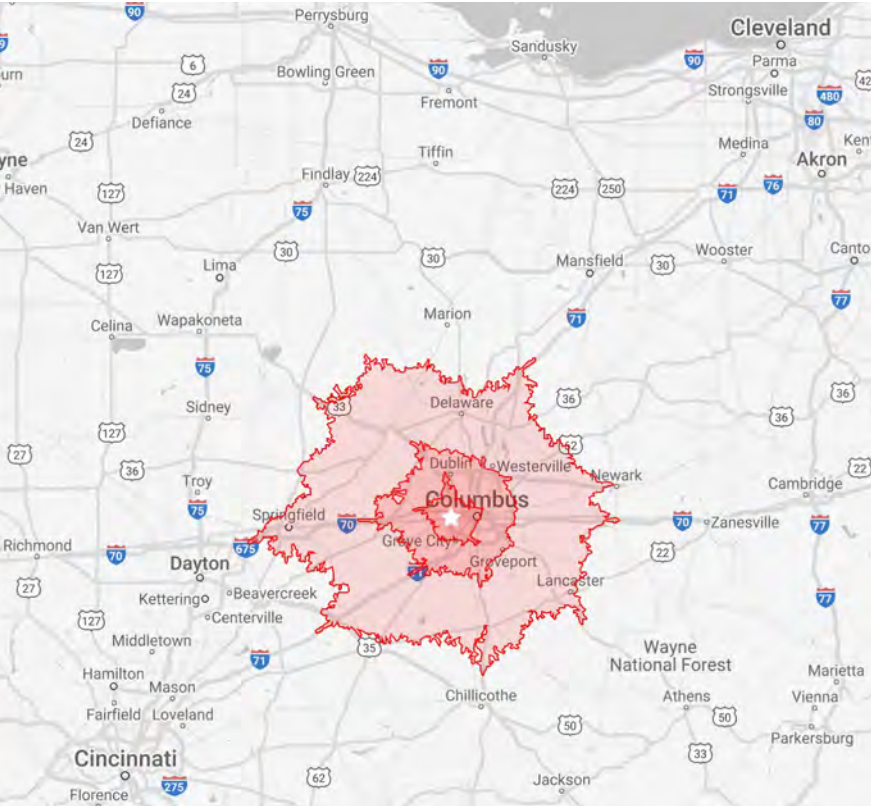


# LOCATION

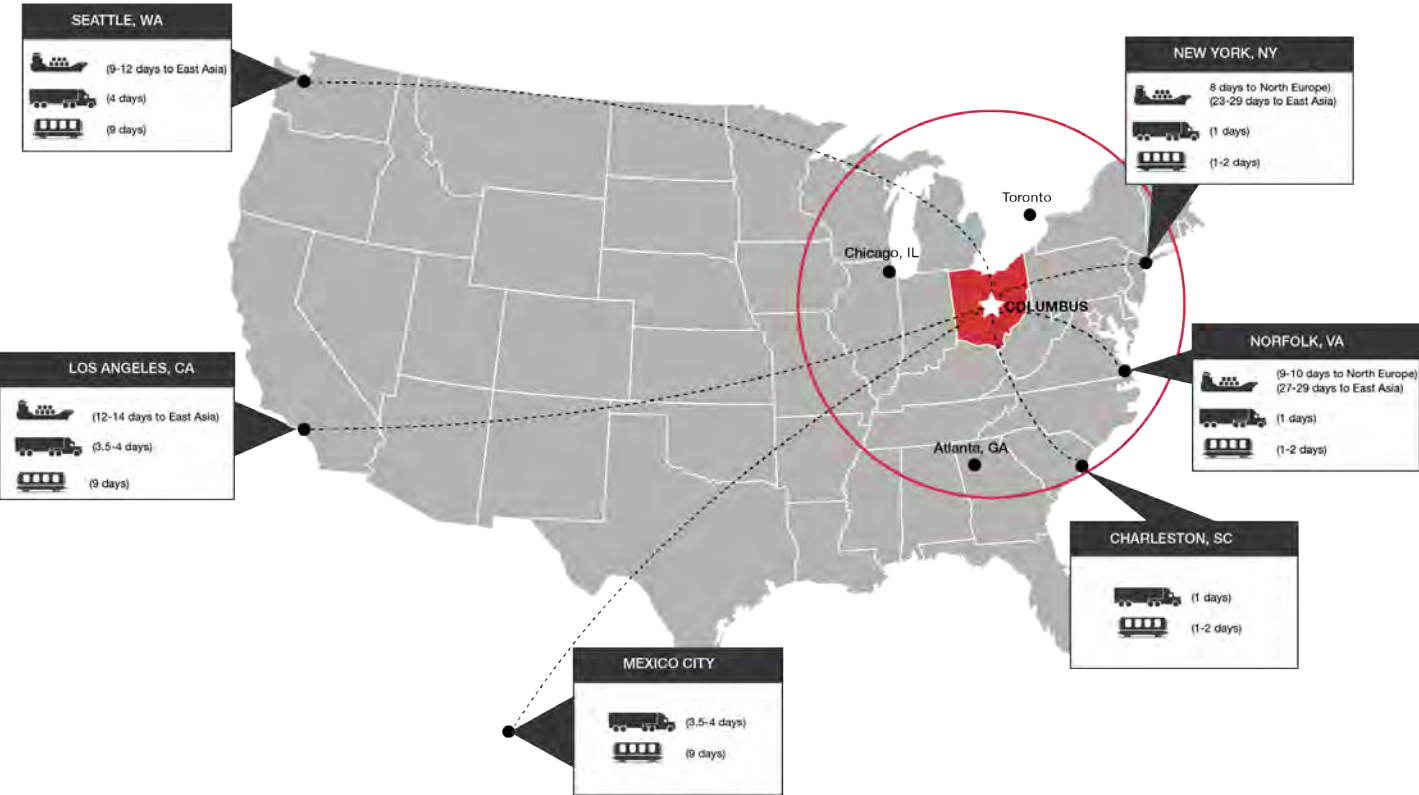


# DRIVE TIMES

15 Minutes      30 Minutes      60 Minutes



	INTERSTATE 270	3 MINUTES
	INTERSTATE 70	6 MINUTES
	INTERSTATE 670	7 MINUTES
	DOWNTOWN COLUMBUS	12 MINUTES
	RICKENBACKER INTERNATIONAL AIRPOR (LCK)	23 MINUTES





## CONTACT US



**Dan Sheeran, Jr**

Industrial Specialist



614.629.5228



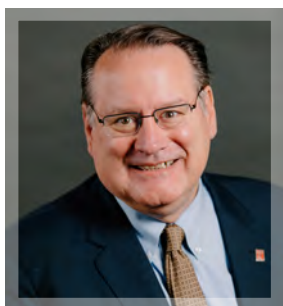
513.310.5497



[djsheeran@ohioequities.com](mailto:djsheeran@ohioequities.com)



[Agent Profile Website](#)



**Mike Semon**

Industrial Specialist



614.629.5217



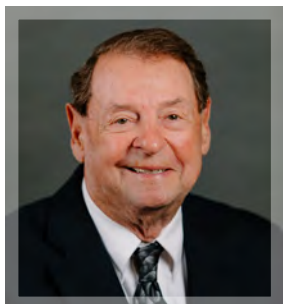
614.657.2391



[msemon@ohioequities.com](mailto:msemon@ohioequities.com)



[Agent Profile Website](#)



**Dan Sheeran**

Industrial Specialist



614.629.5216



614.851.2434



[dsheeran@ohioequities.com](mailto:dsheeran@ohioequities.com)



[Agent Profile Website](#)

