



CAPITOL
EQUITIES

FOR SALE

Providing creative commercial real estate solutions since 1997



INDUSTRIAL + SHOWROOM

BY THE AIRPORT

310 NORTH YEARLING ROAD, COLUMBUS, OH 43213

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PROPERTY INFORMATION

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310 N YEARLING RD



Property Description

Fantastic building for your flex related office operations and main headquarters. Attractive building, constructed in 2016 by the owner-occupant with great curb appeal, plus attractive mix of office/showroom and flex space. Over 85% of this 25,000 SF building is fully conditioned production and office space. This modern facility boasts heavy power capabilities and clear span space, ready to accommodate your business needs.

Location Description

Adjacent to Port Columbus International Airport and the Defense Supply Center. Fantastic central location with immediate access to the airport distribution hub, and easy highway access to I-270 via East Broad Street. Site is accessed via both Yearling Road and Poth Road, at a signalized intersection.

Property Highlights

- Clear span flex space with 16' clear height throughout
- Heavy power capacity at 1200 amp, 3 phase
- Compressed air-lines throughout
- Sprinklered throughout
- 2 drive-in doors and 1 dock door
- At signalized intersection, accessible via both Yearling and Poth Road
- Fantastically maintained by current owner-operator with attractive curb appeal and landscaping
- Office space includes a great mix of private offices, conference rooms, open area and extra-large breakroom and restrooms
- Located in the city of Whitehall. Zoned Industrial District.
- Site boasts extra acreage which can be used for yard/storage space or warehouse expansion

OFFERING SUMMARY

Sale Price	\$4,550,000
Building	25,000 SF
Acreage	3.83 acres
Fully Conditioned Space	85% building

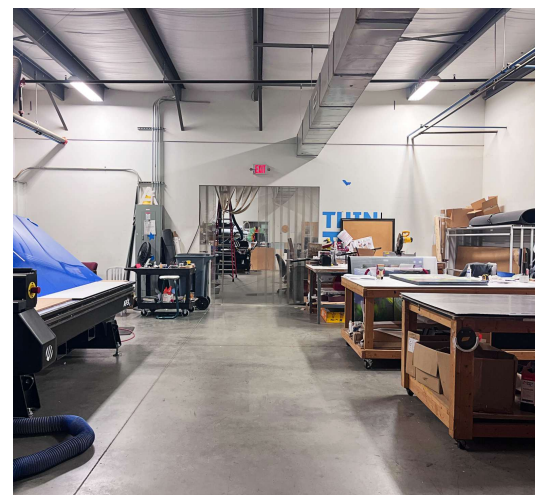
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Additional Photos



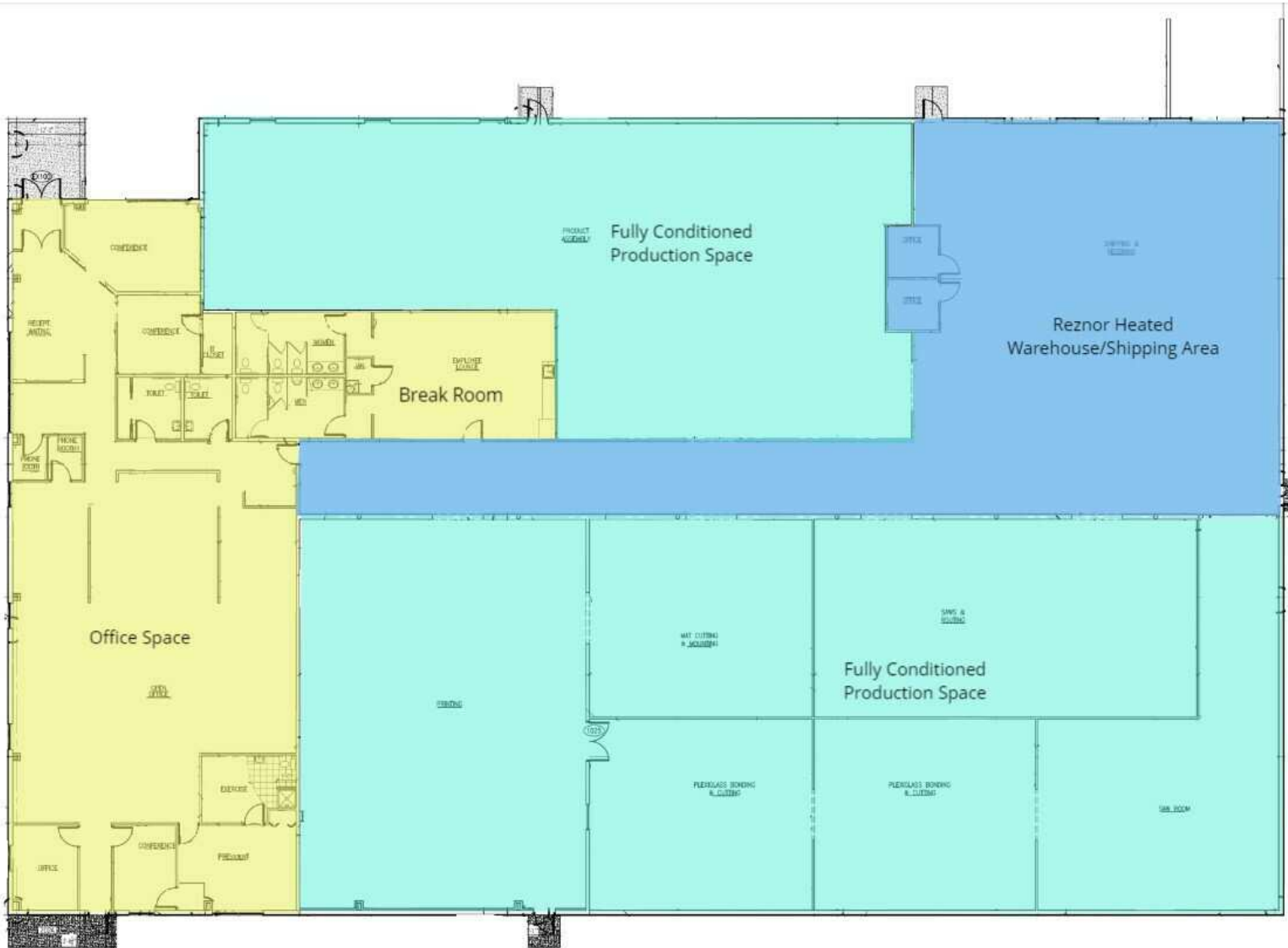
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Floor Plans



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LOCATION INFORMATION

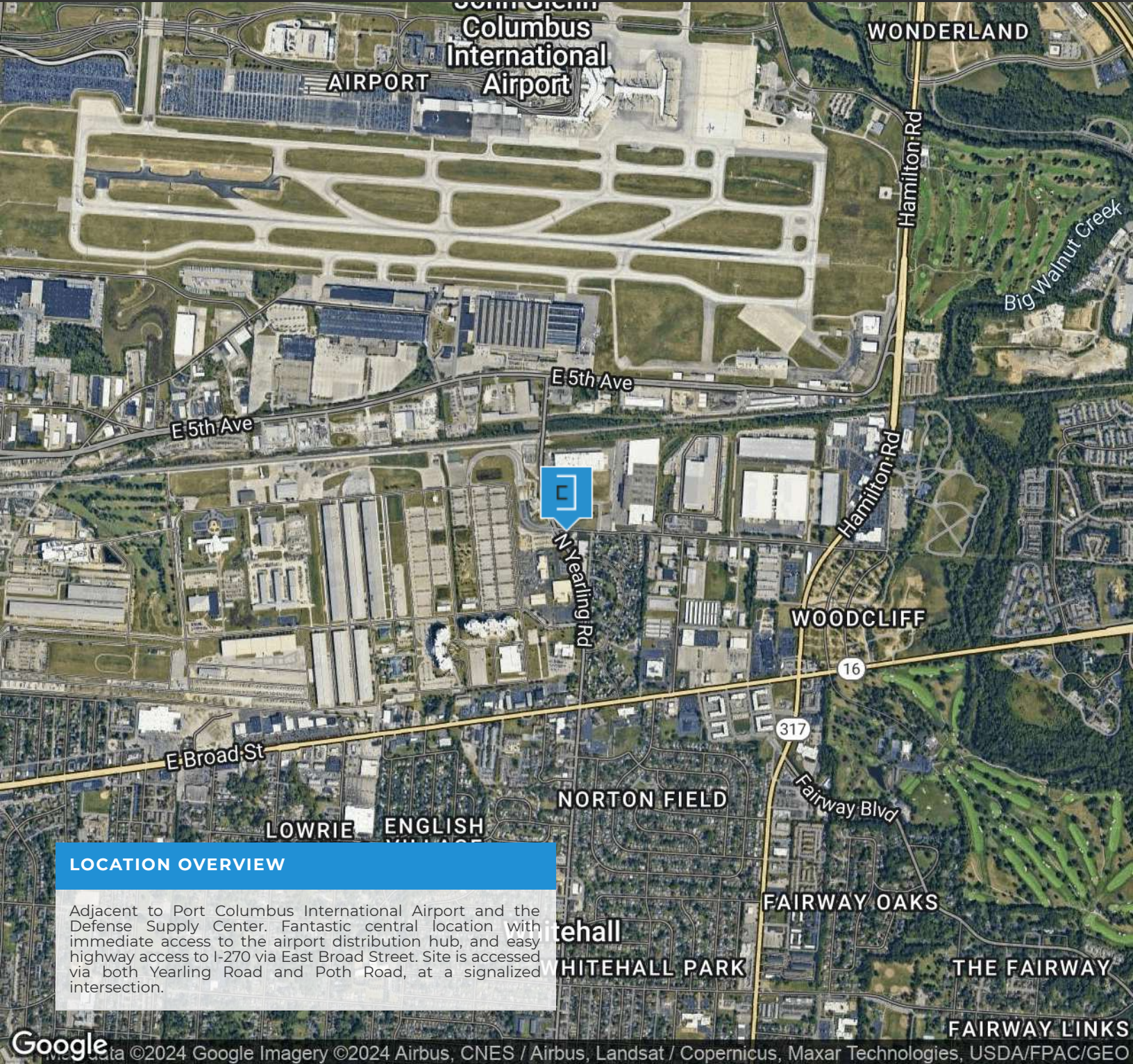
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Regional Map



LOCATION OVERVIEW

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Location Map



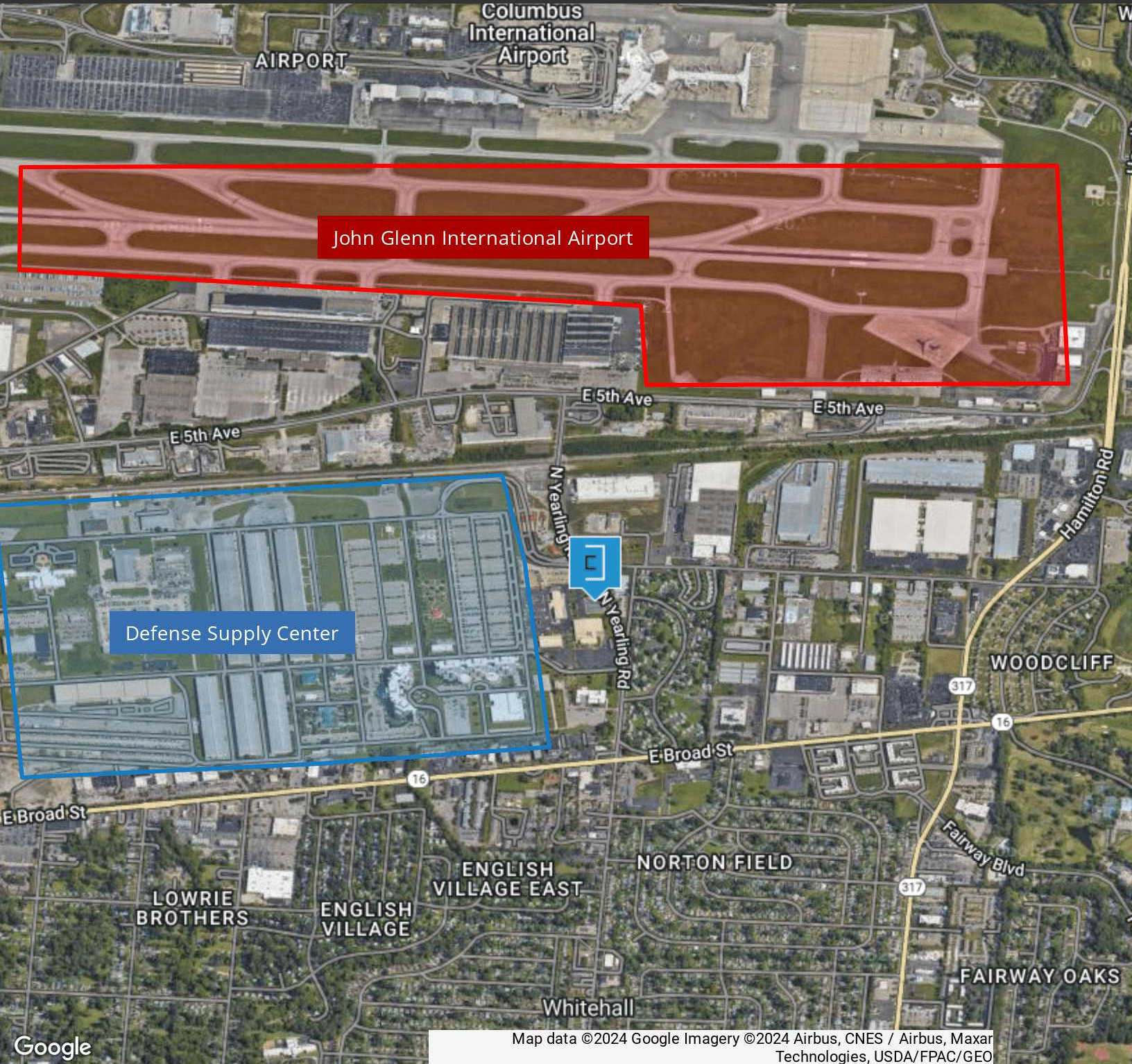
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Aerial Map



Google

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