



SWOPE
LEES
COMMERCIAL
REAL ESTATE

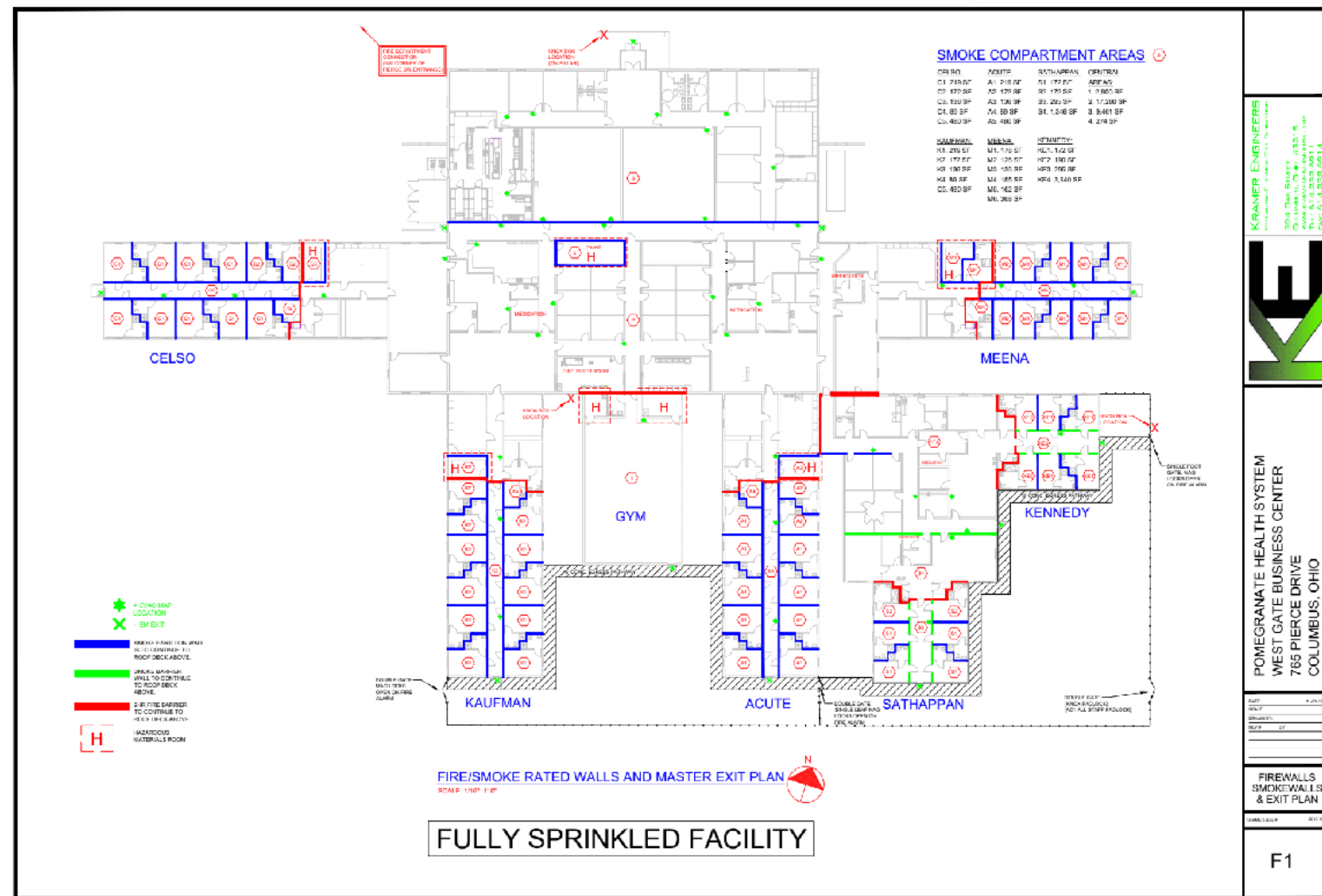
**765 PIERCE DR,
COLUMBUS, OH 43223**
FOR SALE

PROPERTY OVERVIEW

This healthcare property is one story and features current hospital land use, built in 2007. As such, it features a number of private patient rooms, an acute hospital area, outpatient area as well as a residential treatment area. The facility is located in an opportunity zone. The subject property sits on a 5.34ac lot and consists of 53,548sf GBA. It is conveniently located adjacent (18-min drive) to John Glenn Columbus International Airport and benefits from a growing market in Franklin County-Southwest Columbus, Ohio.

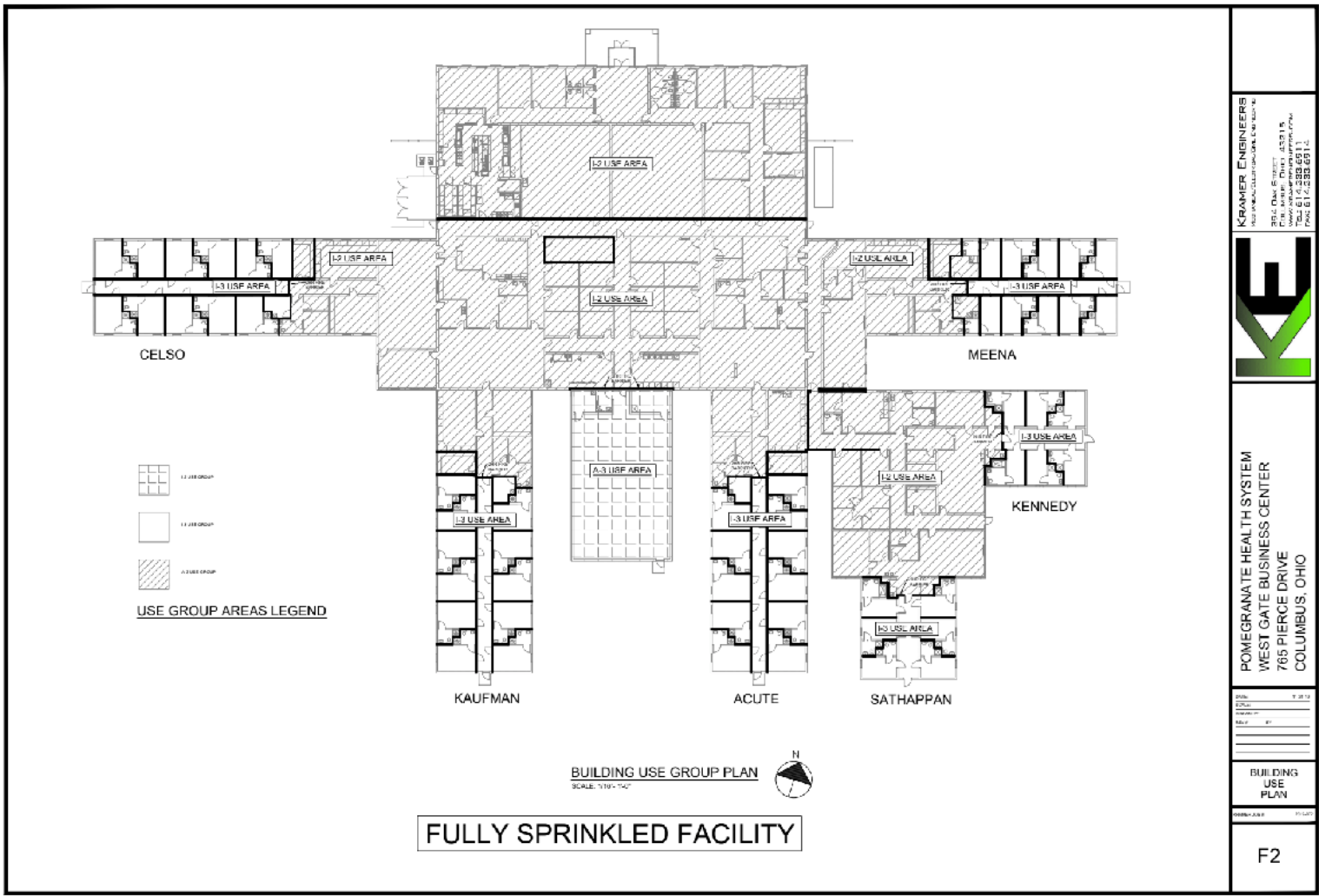
- **Year Built:** 2007
- **Land Use:** Hospital
- **GBA:** 53,548 SF
- **Stories:** 1
- **Parcel #:** 010-283431-00
- **Land Acres:** ±5.34 ac
- **Land SF:** 232, 610 SF
- **Zoning:** L-M and C-4
- **Parking:** 92 available spaces (6 designated handicap)



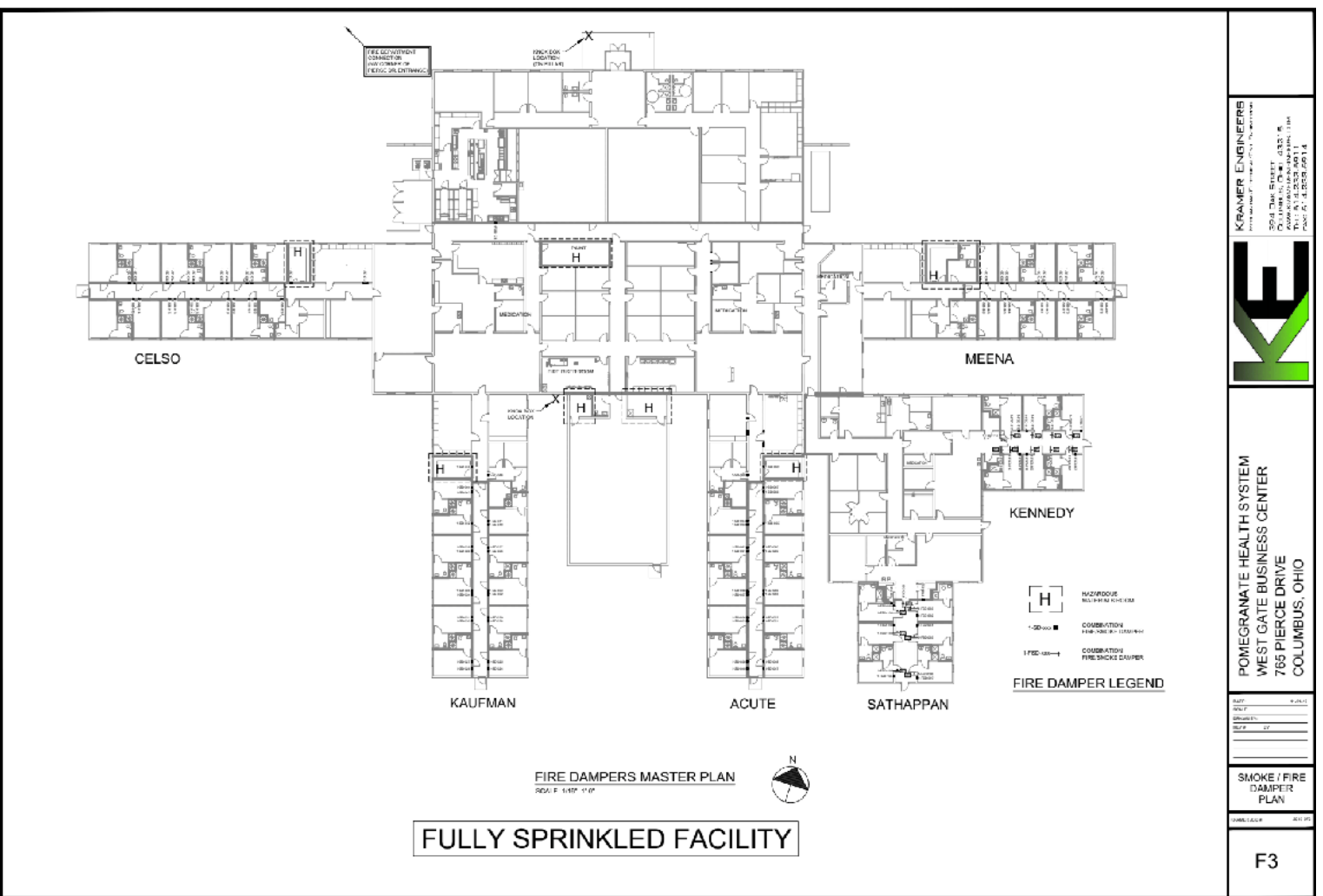


WALLS/EXIT PLAN DIAGRAM

USE GROUPS DIAGRAM



FIRE DAMPERS DIAGRAM



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POMEROY HEALTH SYSTEM
WEST GATE BUSINESS CENTER
765 PIERCE DRIVE
COLUMBUS, OHIO

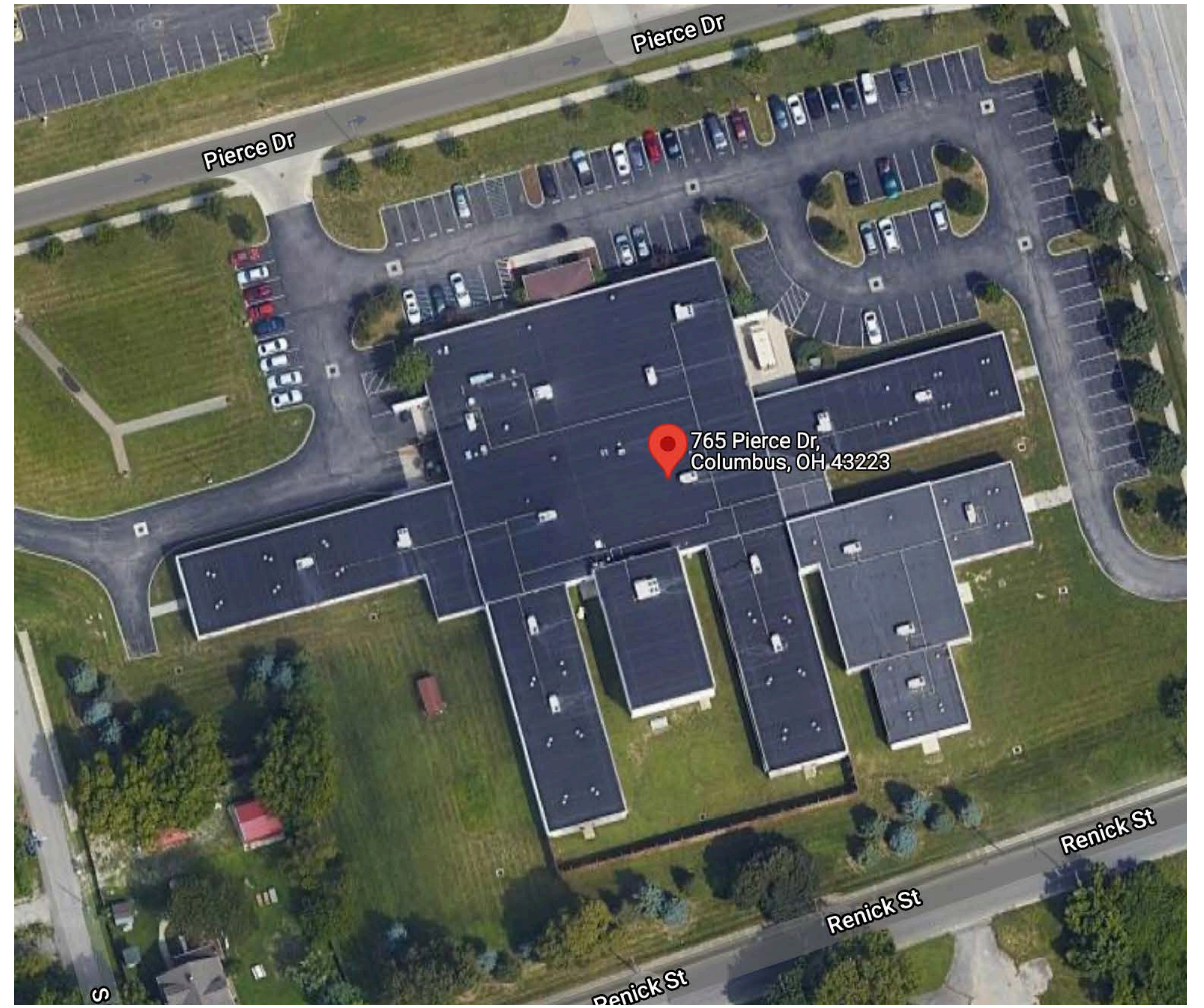
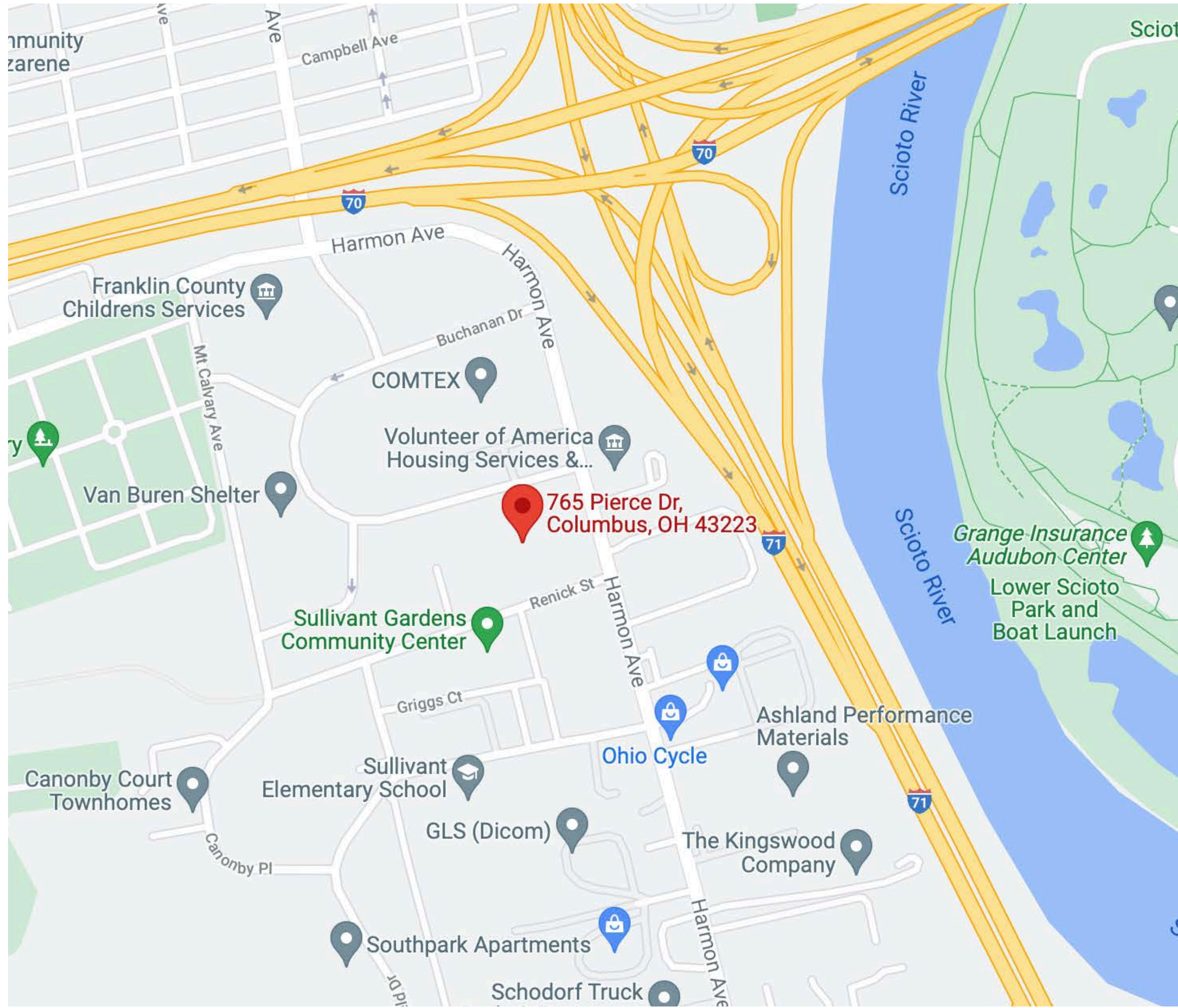
SMOKE/FIRE DAMPER PLAN



PHOTOS



LOCATION





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MICHAEL CABOT
Managing Director
Behavioral Health Properties Group
561.900.8977 mobile
michael@swopelees.com

LUKE WOLLET
Senior Associate
Behavioral Health Properties Group
330.261.2163 mobile
luke@swopelees.com

Listed in cooperation with:

JOHN MCCARTHY
Mayo Realtors
1419 Boardman Canfield Rd Ste
360 Youngstown, OH 44512
330.565.5979 mobile
jvmccarthy@aol.com

**MAYO
REALTORS**

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