



FULLY AIR-CONDITIONED FOOD GRADE FACILITY

Property:

- ±6,075 Sq. Ft. office/warehouse condo available
- Fully air-conditioned food grade facility
- Includes ±1,000 Sq. Ft. office, 3,000 Sq. Ft. warehouse, 2,000 Sq. Ft. open production room
- 2 docks, 1 10'x12' drive-in door
- 14' clear height

Location:

- Conveniently located in Plain City between Columbus & Marysville
- Signage/exposure to Industrial Pkwy.
- Within 2 miles of US 33 & Post Rd. interchange
- Less than 5 minutes to I-270



Jacob A. Boll, SIOR

T 614.799.2100 x215

C 614.307.9933

jakeboll@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- ±6,075 Sq. Ft. office/warehouse condo available
- Fully air-conditioned food grade facility
- Includes ±1,000 Sq. Ft. office, 3,000 Sq. Ft. warehouse, 2,000 Sq. Ft. open production room
- 2 docks, 1 10'x12' drive-in door
- 3 phase electric
- 14' clear height

Purchase Price/Rental Rate:

- Sale Price: \$1,075,000
- Rental Rate: Negotiable/Sq. Ft. NNN
- 2026 Est. RE Taxes: \$11,458.50/yr. (or \$1.89/Sq. Ft.)
- 2026 Est. Condo Fees: \$1,065.00/mo. (or \$2.10/Sq. Ft.)

Jacob A. Boll, SIOR

T 614.799.2100 x215

C 614.307.9933

jakeboll@rjboll.com

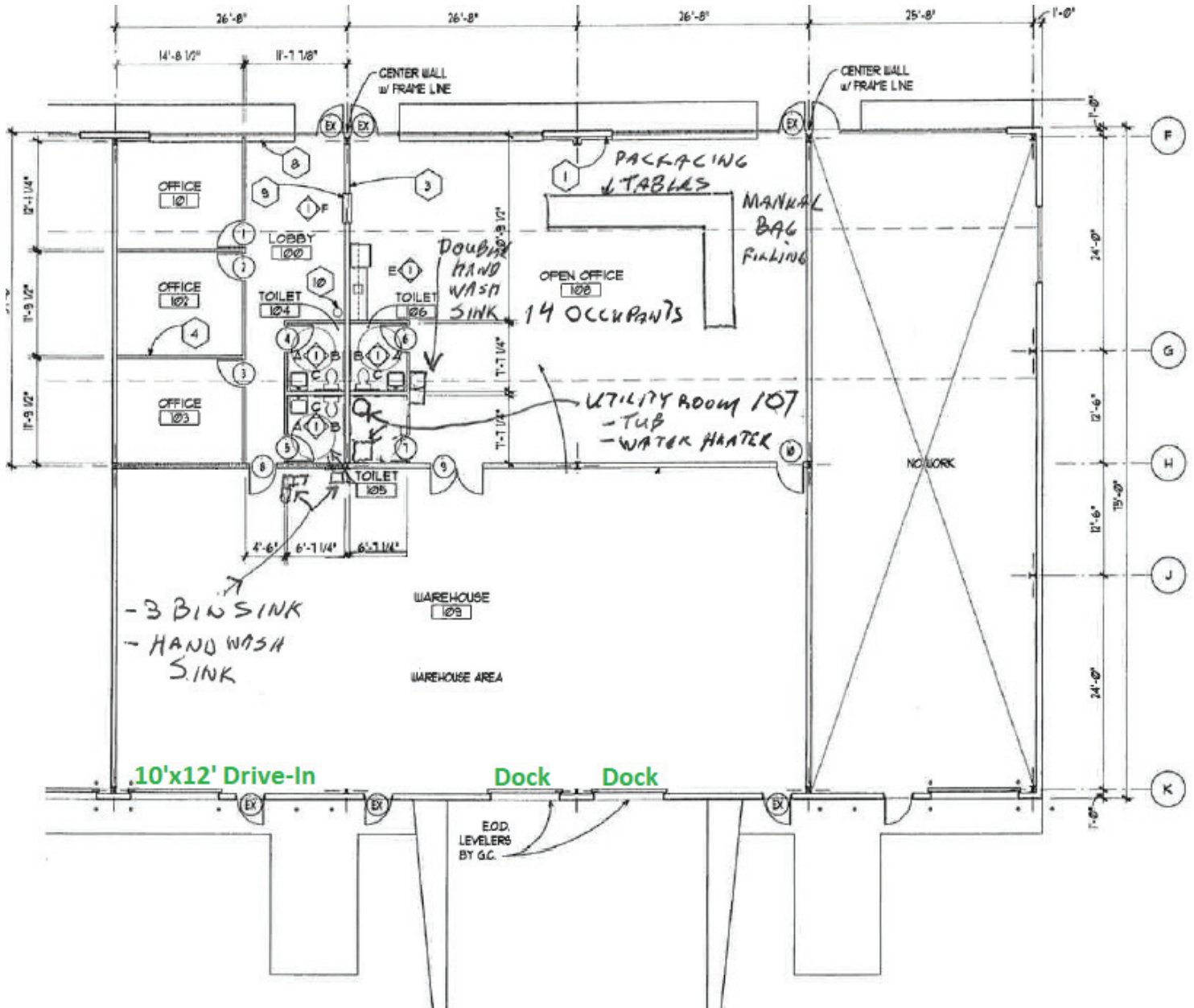
Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100

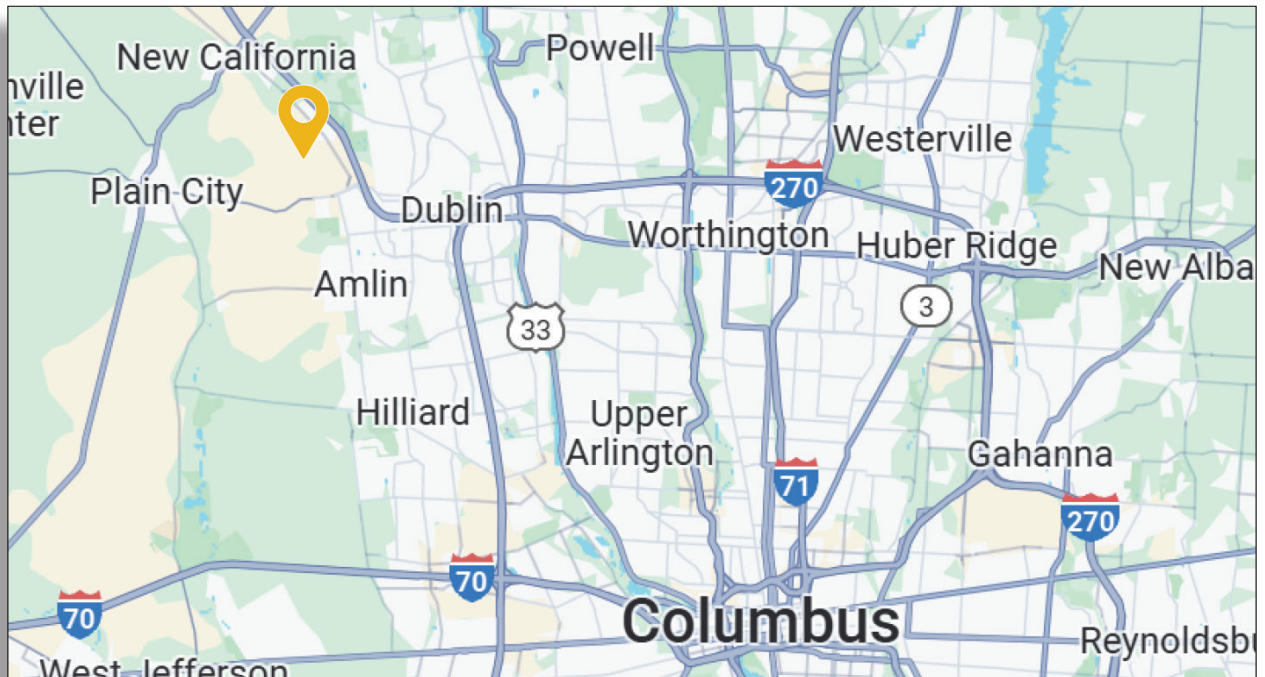




Jacob A. Boll, SIOR
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





Jacob A. Boll, SIOR
T 614.799.2100 x215
C 614.307.9933
jakeboll@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

