

1711 WOODLAND AVENUE

Columbus, Ohio 43219



FOR SALE- OWNER USER / SALE LEASEBACK

NAI Ohio Equities

Contact Information:

Stephen Pryor
614.629.5258 • spryor@ohioequities.com

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Investment Highlights

TRANSACTION HIGHLIGHTS

- Both Buildings Available for Owner User, or Sale Leaseback Available with Existing User
- ±74,458 SF Warehouse Spanning Two Buildings
- 1 Acre of Outside Storage or Truck Parking

FRONT BUILDING FEATURES

- 20'-26' Ceiling Height
- 18'-24' Clear
- Three Dock Doors
- Four Drive In Doors
 - » 8'x8'
 - » 10'x11'
 - » 13'x13'
 - » 14'x14'
- Three 333 KVA Transformers & 1,200 AMP Service- South Side of Building
- Three 333 KVA Transformers & 900 AMP Service- West Side of Building

REAR BUILDING FEATURES

- 18' Ceiling Height
- 15' Clear
- Wet Sprinkler System
- Three Dock Doors
- Three Drive In Doors
 - » (Two) 12'x12'
 - » 12'x14'
- 480V/3PH 600 AMPS

PROPERTY OVERVIEW



NAI Ohio Equities is pleased to offer for sale a 74,458 square foot industrial warehouse currently occupied by Burton Metal Finishing & Powder Coating Inc. This property is situated on approximately 4.72 acres in Northeast Columbus and provides convenient access to I-670, I-71, and I-270, and is just minutes away from John Glenn International Airport. The warehouse has good clear height, six dock doors, 7 drive-in doors and is zoned for industrial use. The building is in good condition.



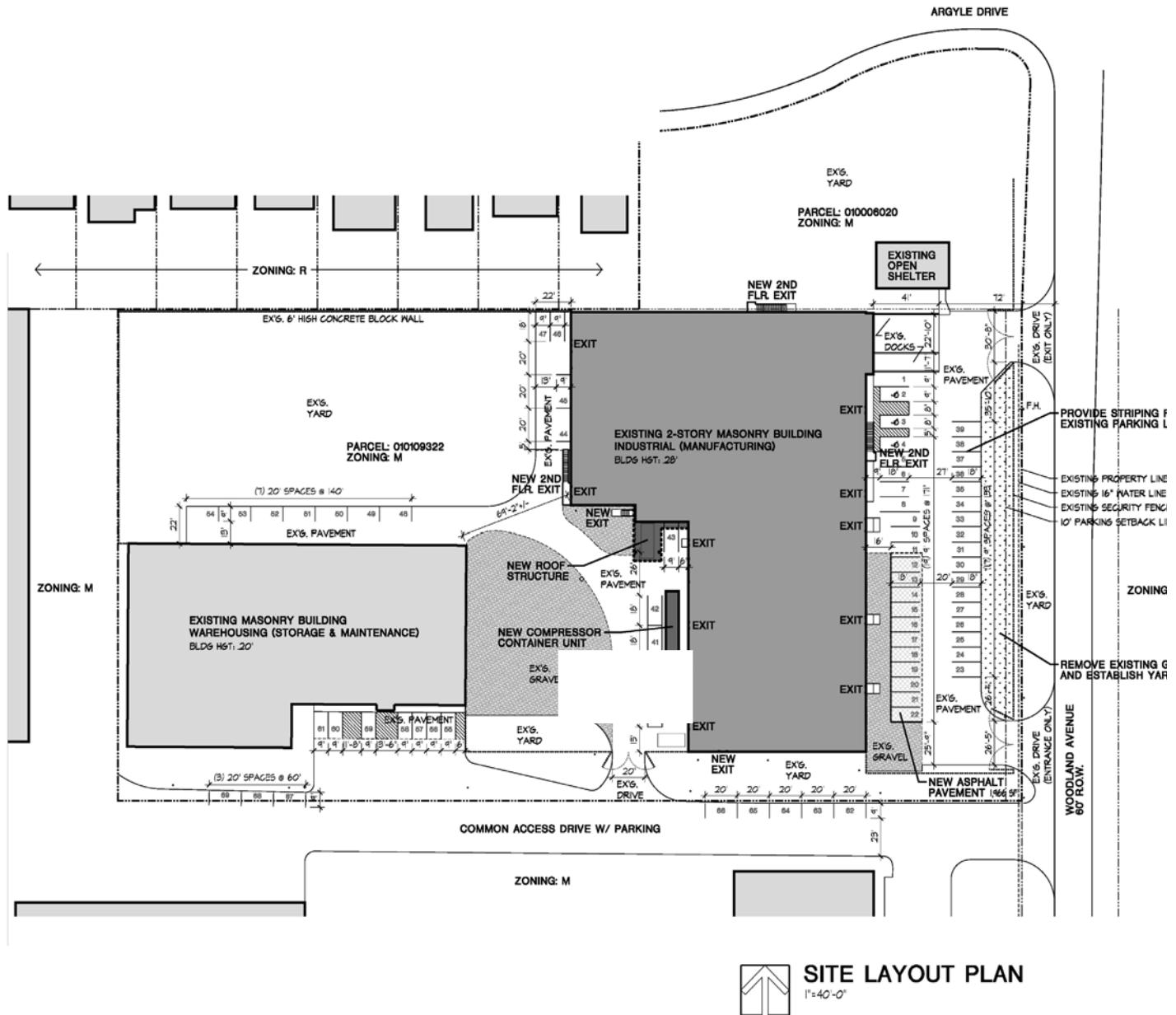
ASKING PRICE
\$3,800,000



PER/SF
\$51.03

Address	1711 Woodland Ave. Columbus, OH 43219
Price	\$3,800,000 (\$51.03 PSF)
Building Size	Back Building- 22,260 SF Front Building- 52,198 SF (Total= ±74,458 SF)
Acreage	4.72 Acres; 1 Acre of Outdoor Storage or Truck Parking
Utility Service	4' Gas Line 6' Water Line
Year Built/Renovated	1958/2015
Zoning:	M- Manufacturing
Parcel ID:	010-109322-00

SITE PLAN

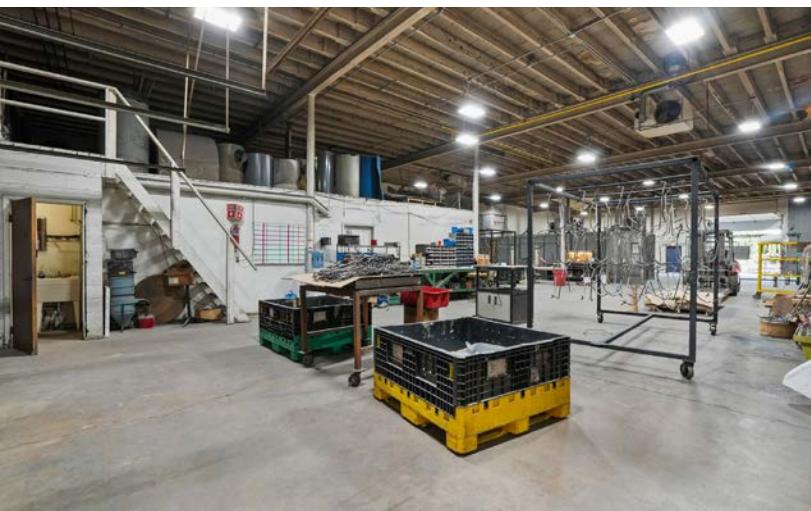


*More specific floor plans available upon request

PHOTOGRAPHS

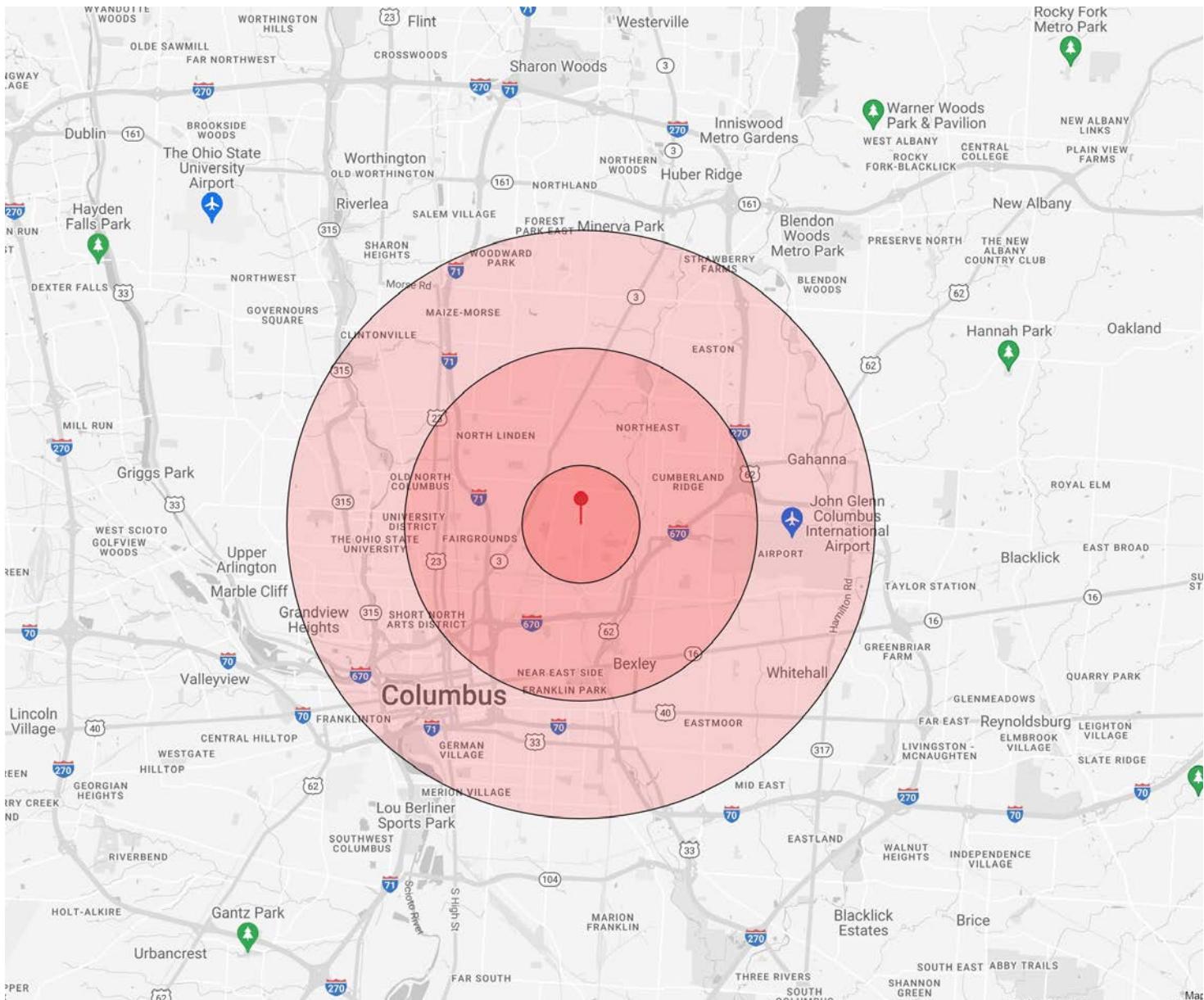


PHOTOGRAPHS



DEMOGRAPHICS

CATEGORY	1 MILE	3 MILES	5 MILES
Population	11,528	139,999	377,704
Households	4,429	57,325	165,831
Total Businesses	279	4,349	17,544



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For more information please contact:

Stephen Pryor

Vice President

spryor@ohioequities.com

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Ohio Equities

605 S. FRONT STREET, SUITE 200
COLUMBUS OHIO 43215
OHIOEQUITIES.COM
614 224 2400