

# 1711 WOODLAND AVENUE

Columbus, Ohio 43219



**FOR SALE- OWNER USER / SALE LEASEBACK**

**NA Ohio Equities**

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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

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# SITE LAYOUT PLAN



**NAI** Ohio Equities



# PHOTOGRAPHS





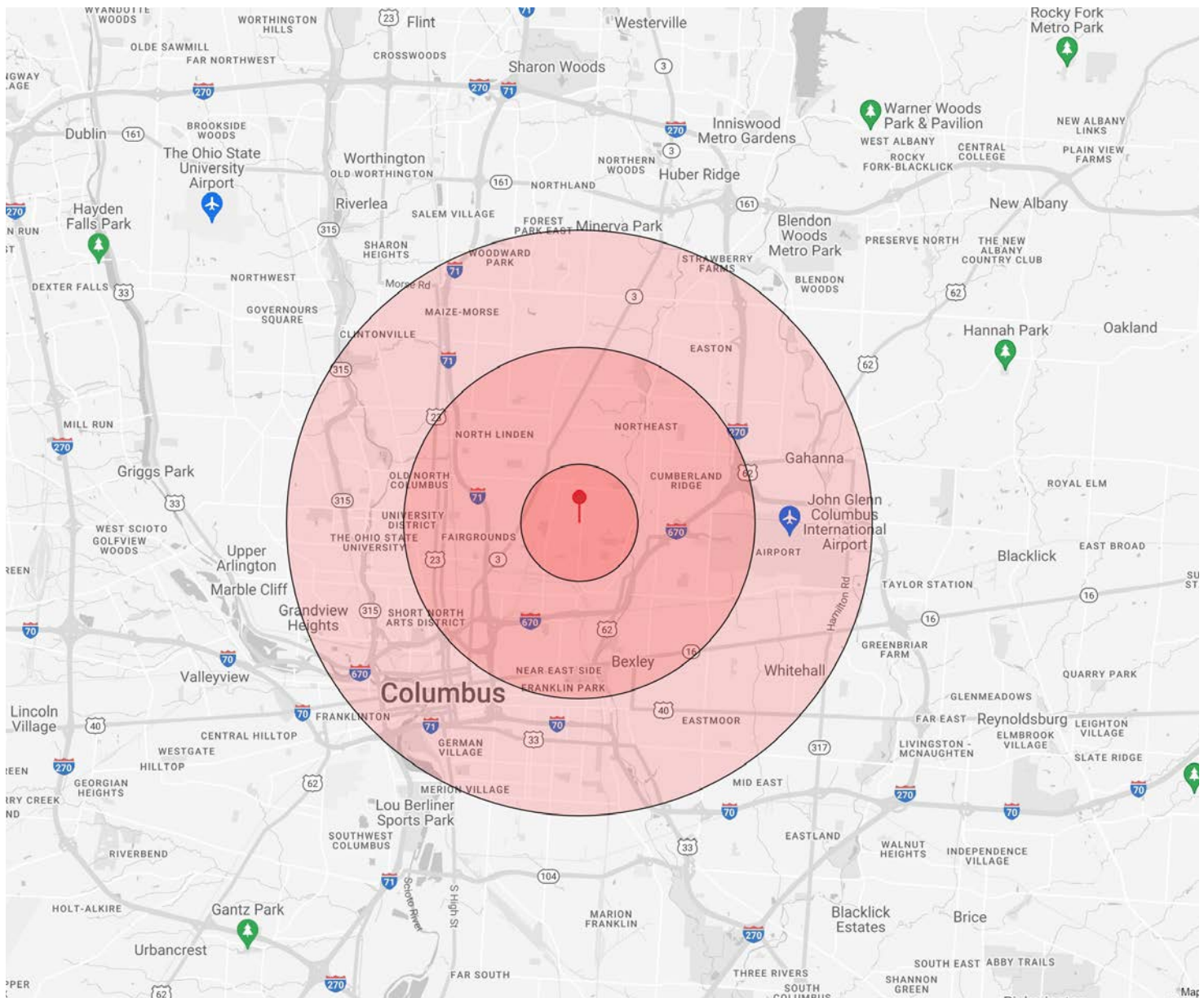
# PHOTOGRAPHS





# 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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