



For Sale

Industrial Space

374 Westdale Ave,
Westerville, OH 43082

Located in the heart of Westerville, one of Columbus' most affluent suburbs located in the attractive north submarket. This property is versatile and currently occupied by a single user, but built for, and historically used as, a multi-tenant flex building with multiple store fronts, loading doors, and demising walls, with ample parking.

Building SF: 27,230 ± SF

Sale Price: \$4,100,000.00
(\$150.57/SF)

Lot Size: 2.74 ± acres

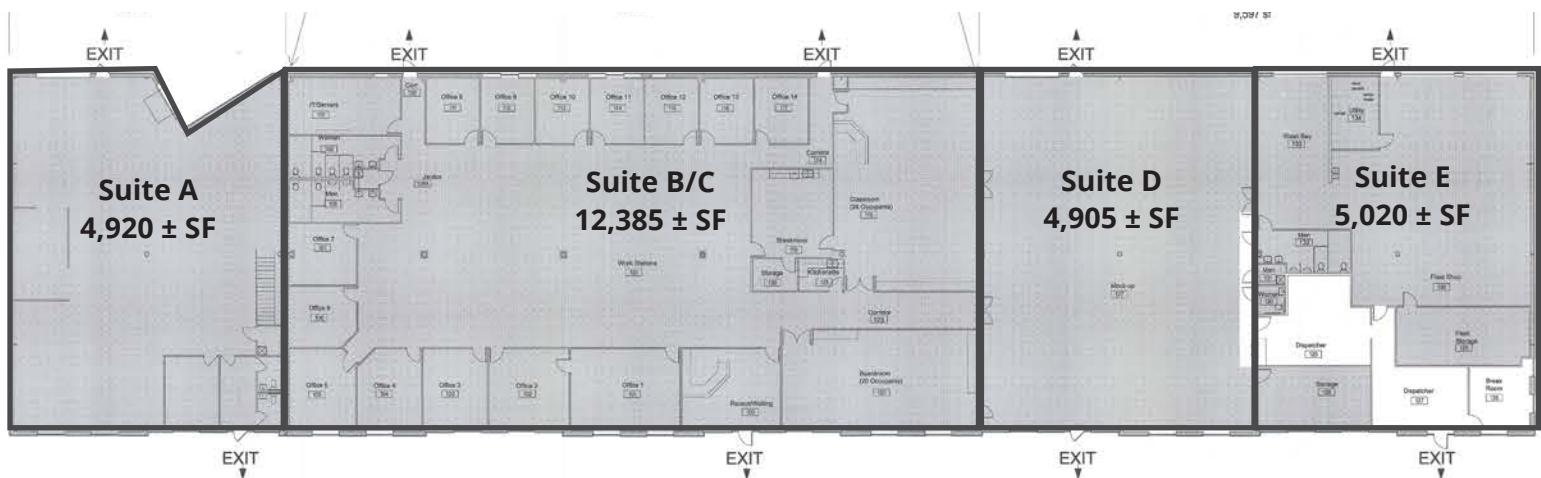
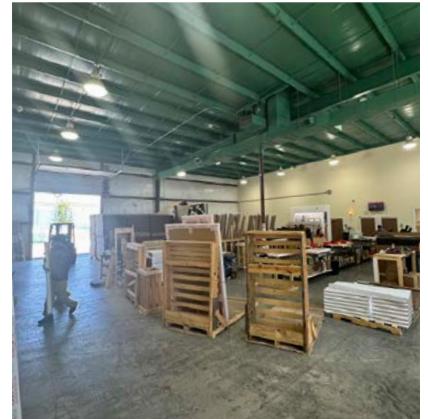
**Delaware
County
Parcel ID:** 317-342-04-001-007
Zoning: Industrial District

**Real Estate
Taxes (2025)** \$49,863.72

Building Amenities

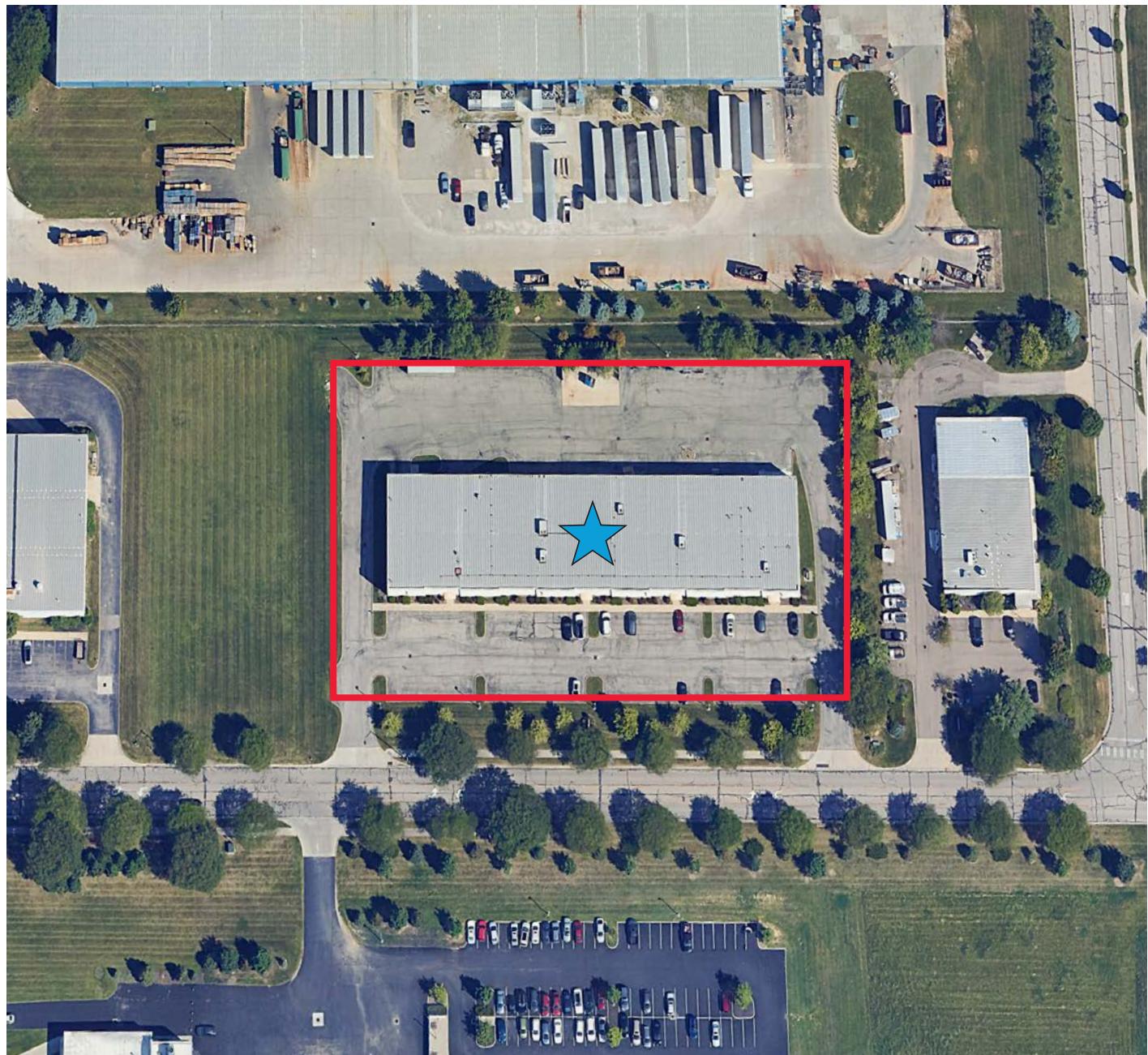
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- Built in 2005
- $12,385 \pm$ SF office space in unit B/C
- 19'-21' clear height
- Four (4) 12'x14' drive-in doors
- One (1) 14'x14' drive-in door
- One (1) dock with mechanical leveler
- Brand new rooftop a/c units
- Partially air conditioned warehouse
- Metal roof
- Power: Two (2) panels of 3-Phase 800-Amp and 225-Amp at 208/120
- $120 \pm$ auto parking spaces



Site Overview

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Area Access

374 Westdale Ave,
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Kyle M. Ghiloni, SIOR

614.437.4515

Columbus, OH

kyle.ghiloni@colliers.com

Michael R. Linder, SIOR

614.410.5628

Columbus, OH

michael.linder@colliers.com

Shane E. Woloshan, SIOR

614.410.5624

Columbus, OH

shane.woloshan@colliers.com

Joel R. Yakovac, SIOR

614.410.5654

Columbus, OH

joel.yakovac@colliers.com

Jonathan R. Schuen, SIOR

614.437.4495

Columbus, OH

jonathan.schuen@colliers.com

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Colliers | Greater Columbus Region

Two Miranova Place, Suite 900

Columbus, OH 43215

www.colliers.com