

# 525

W.  
Schrock  
Road

COLUMBUS, OH

**CBRE**





## PROPERTY DESCRIPTION

525 W Schrock Road, once 735 Ceramic Place, is a 33,444 sq. ft., 2-story office building located in the Westerville submarket.

- 3,000 - 26,754 sq. ft. available for lease
- 5,856 sq. ft. warehouse space with dock
- 33,444 total sq. ft. situated on 2.29 acres
- Year Built: 1991 / renovated 2004
- Scenic wooded setting with ravine
- Zoning: PID (Planned Industrial District)
- Parking Ratio: 4/1,000
- Exterior monument signage
- Nearby dining, shopping and hotel amenities
- Lease Rate: \$10.50/Sq. Ft. NNN
- Estimated Operating Expenses: \$7.21/Sq. Ft. (includes taxes, insurance, CAM, utilities, and trash)



WESTERVILLE



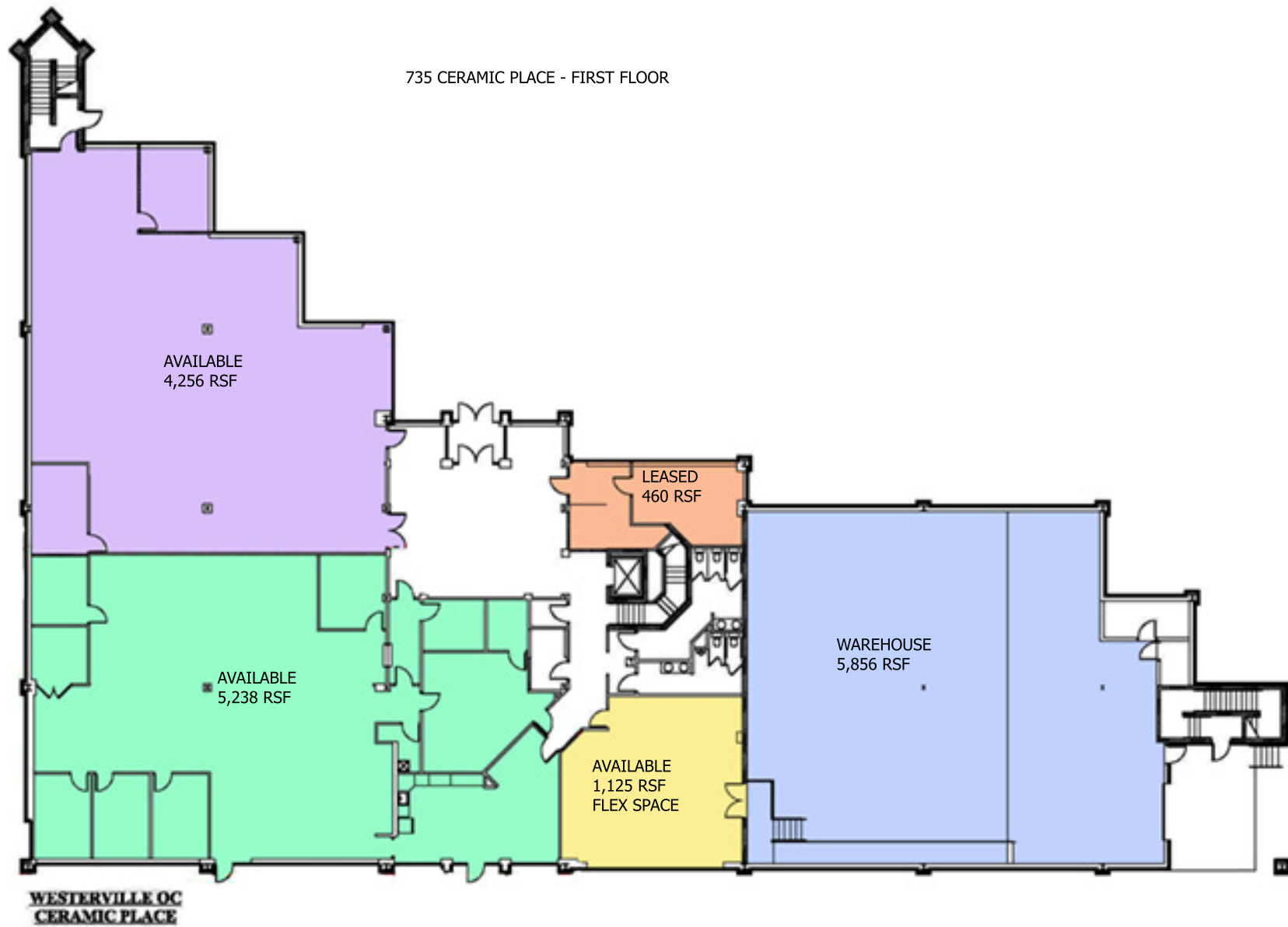
3,000 - 26,754 SF  
AVAILABLE



2-STORY OFFICE

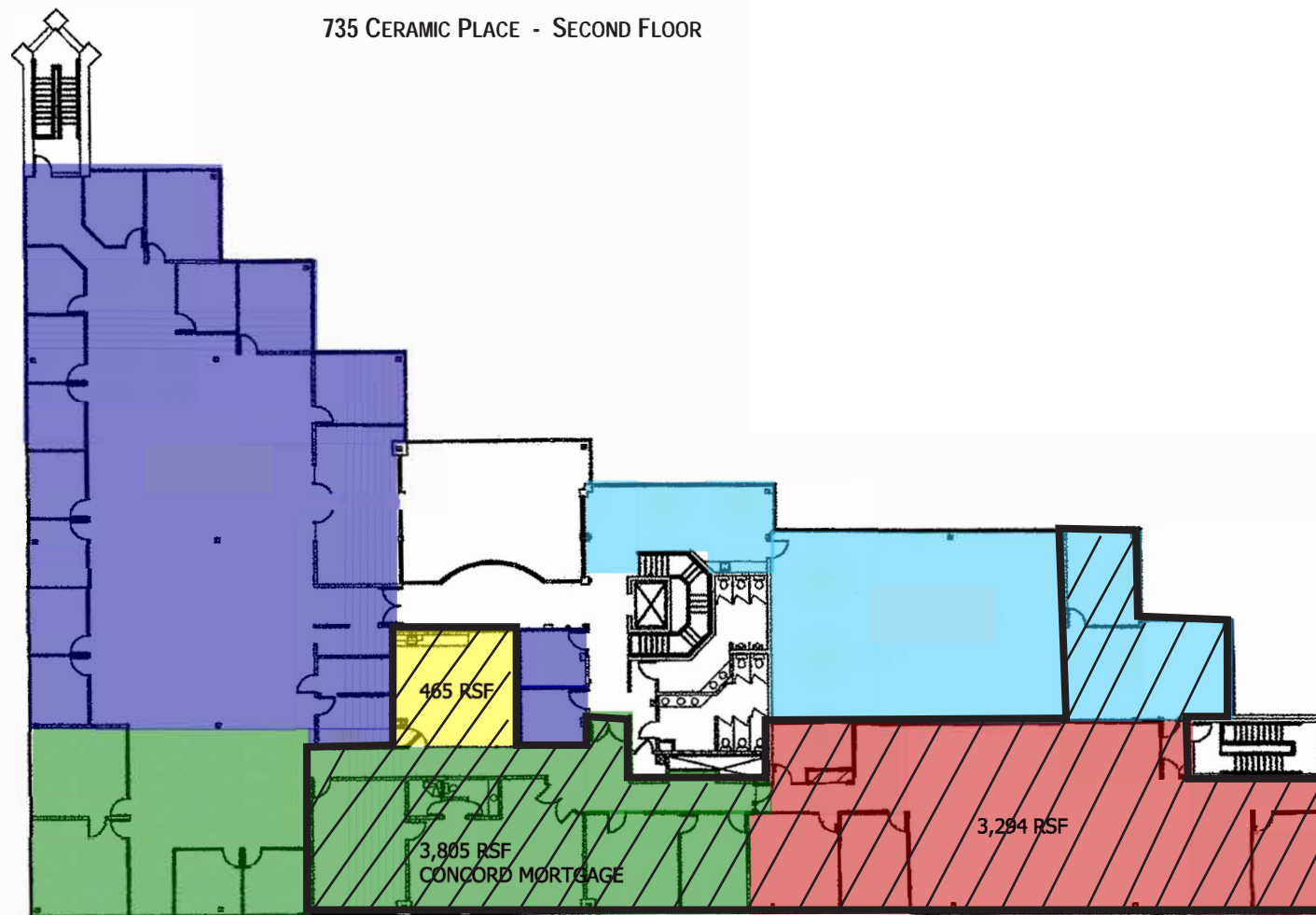
525 W SCHROCK ROAD

## Floor Plan - 1st Floor



525 W SCHROCK ROAD

## Floor Plan - 2nd Floor



525 W SCHROCK ROAD





525 W SCHROCK ROAD



## LOCATION OVERVIEW

- » +/- 1 Mile to I-270
- » 10 Minutes to John Glenn International Airport
- » 20 Minutes to downtown Columbus
- » 5 Minutes to Mt. Carmel/St. Ann's Hospital



525 W SCHROCK ROAD



# 525

## W. Schrock Road

Westerville, OH

### CONTACT US

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