

CBRE



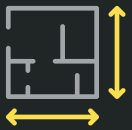
850

SOUTHERN AVE

CHILlicothe, OHIO

525,792 SF PREMIER
INDUSTRIAL PROPERTY
FOR SALE

THE OPPORTUNITY



525,792 SF
TOTAL BUILDING SIZE



±32,917 SF
OFFICE



52.06
ACRE LOT



1972
YEAR BUILT
(with additions in
1973, 1978, and 1990)



21 Docks - 8' x 10'



4 Drive-Ins



Gated Truck Court

COLUMN SPACING: 44'2" x 24'6" & 44' x 39'8"

CLEAR HEIGHT: 24'8" - 32'

LIGHTING: LED ON MOTION SENSORS

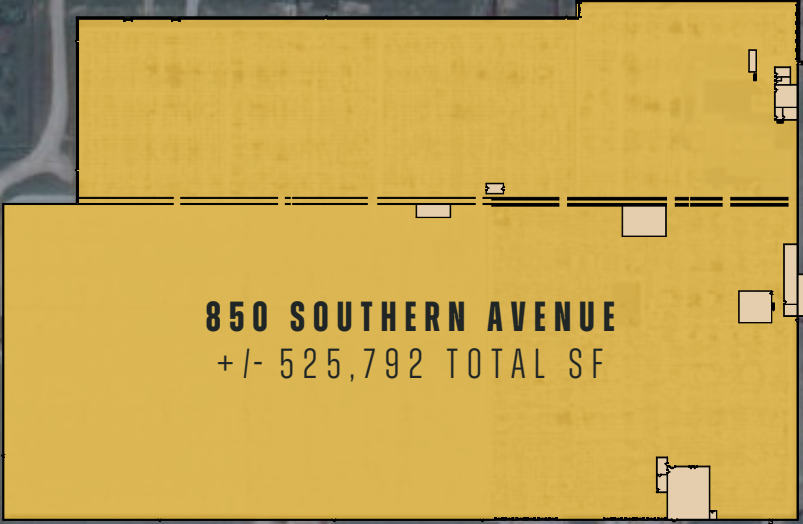
FIRE SUPPRESSION: WET SPRINKLER SYSTEM

ELECTRIC: AEP

GAS: COLUMBIA GAS

WATER: CHILLICOTHE CITY WATER

SITE PLAN

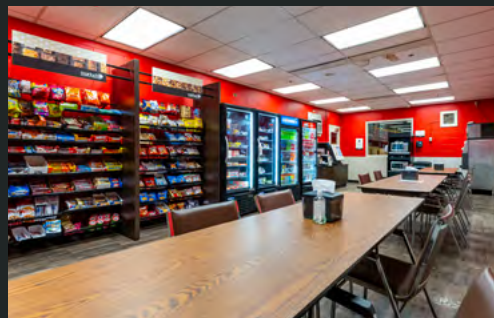


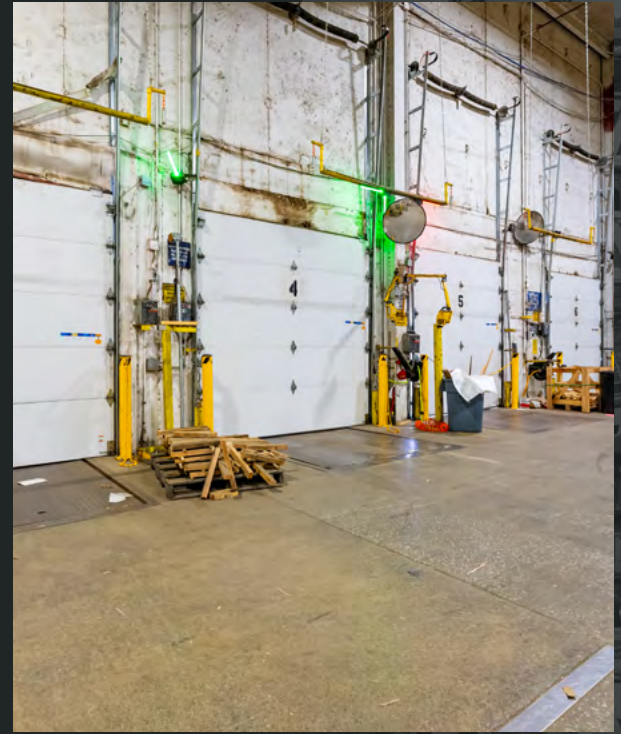
← NORTH

SOUTHERN AVENUE

SOUTH
BRIDGE STREET

EXCELLENT AMENITIES SPACES AND ± 32,917 SF OFFICE







CONTACT:

SHELBY GUMPF

First Vice President
+1 614 430 5041
shelby.gumpf@cbre.com

RICK TROTT, SIOR, CCIM

Executive Vice President
+1 614 430 5091
rick.trott@cbre.com

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