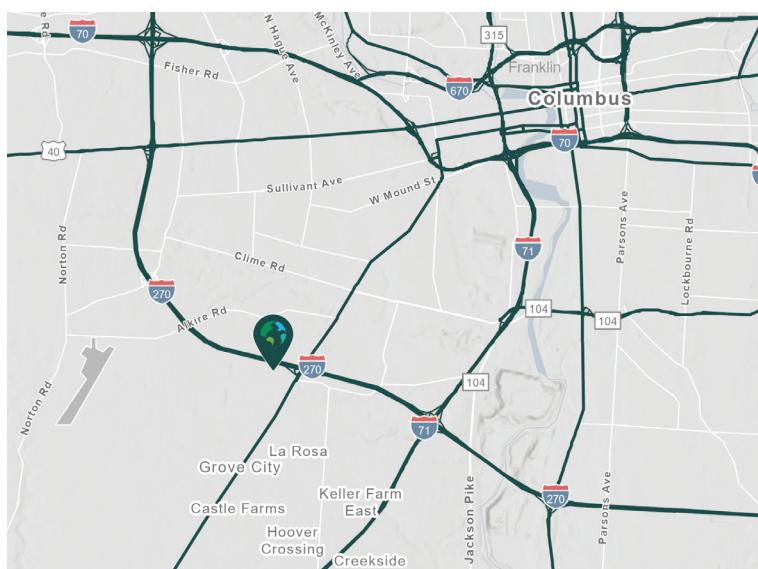


19,360 SF

**3389 Urbancrest Industrial Drive
Grove City, OH 43123**

Capital Park South 9



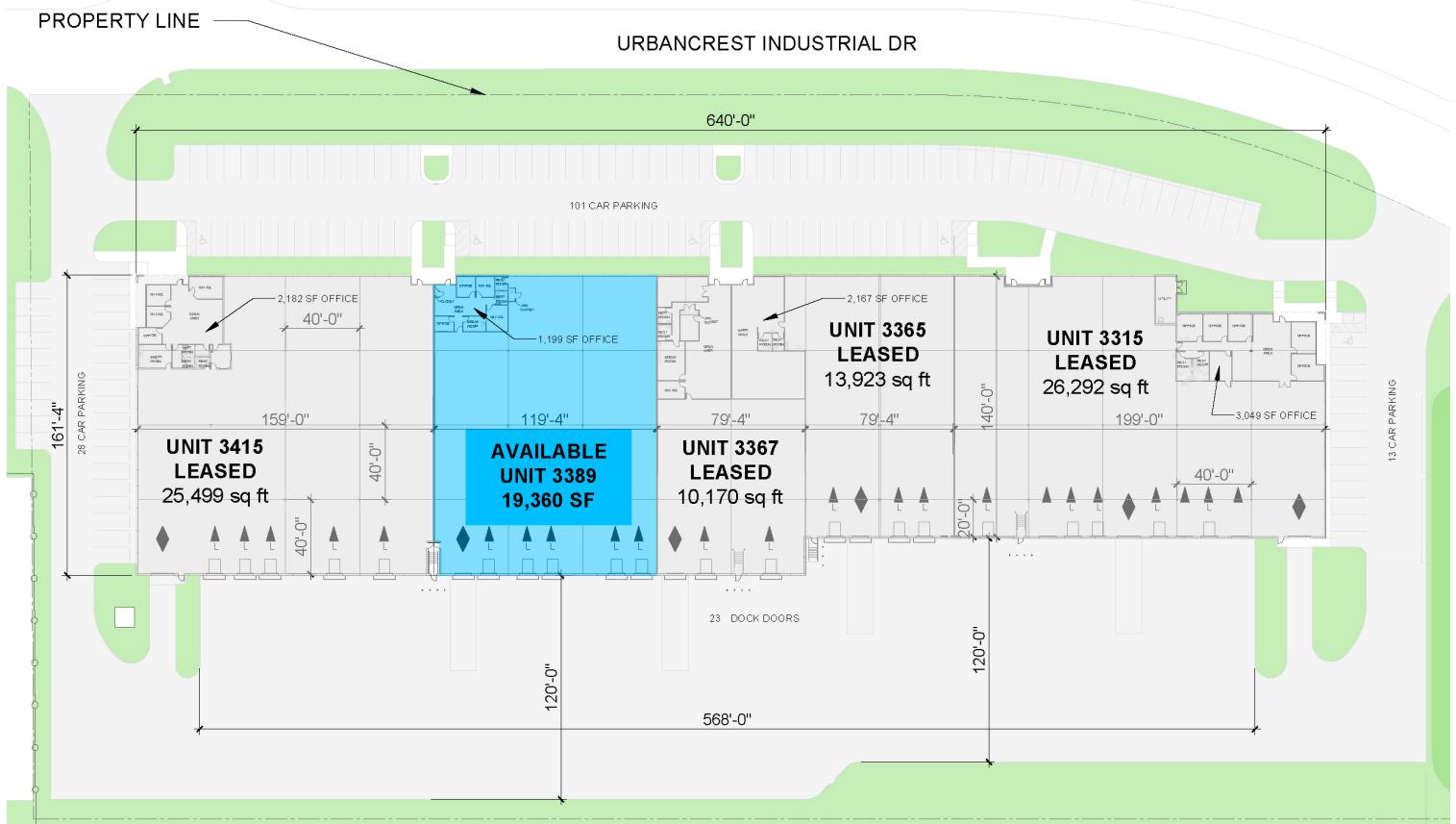
Property Features

Available Space	19,360 SF
Office SF	1,199 SF
Clear Height	24'
Column Spacing	40' x 40'
Dock Doors	5 (with levelers)
Drive-in Doors	1 (9' x 10')
Car Parking Spaces	142
Electrical Service	400 Amp, 277/480 Volt, 3 Phase
Sprinkler	ESFR
Lighting	LED Motion Sensor

- Located within the Capital Park South industrial park with direct access to the I-270/US-62 interchange via Home Road
- Five minutes to I-71 via I-270
- Located 12 miles from Rickenbacker International Airport and just minutes from Bolton Field



Unlock the full potential of your
**warehouse with one strategic,
single-source partner.**



LEGEND

- ▲ DOCK DOOR
- ◆ DRIVE-IN DOCK DOOR
- ▲ DOCK DOOR WITH LEVELER
- LEASED
- LAND

NAI Ohio Equities
Industrial Property Team

NAI Ohio Equities
Matt Osowski, SIOR
mosowski@ohioequities.com
ph +1 614 629 5229

NAI Ohio Equities
Blake DeCrane, SIOR
bdecrane@ohioequities.com
ph +1 614 629 5269

NAI Ohio Equities
Curt Berlin, SIOR
cberlin@ohioequities.com
ph +1 614 629 5221

Prologis
John Underman
junderman@prologis.com
ph +1 614 220 2244
prologis.com