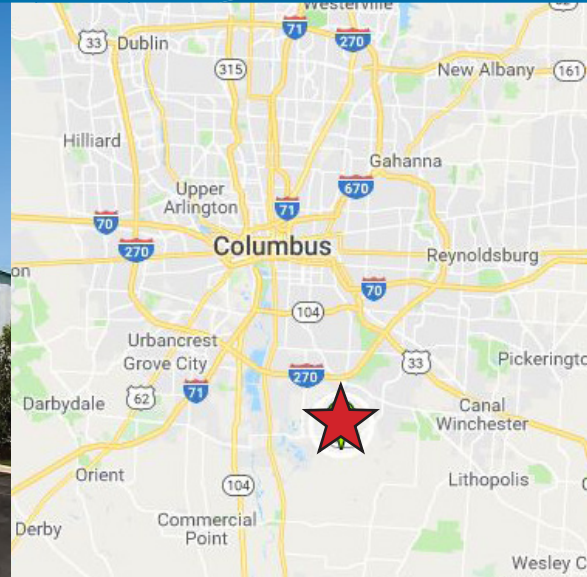


FOR SALE > INDUSTRIAL SPACE



2300 Rickenbacker Pkwy.

COLUMBUS, OHIO 43217



2300 Rickenbacker Pkwy > Industrial Space

High quality precast construction building with approximately 162,667 square foot for sale. Located in the southeast submarket of the central Ohio industrial market, across from Rickenbacker International Airport. South of I-270 along Alum Creek Drive with available freeway access also available via the cross connector (Duvall Road) to Rte. 23 and I-270. Gently used building that has been well maintained. The building was originally built in 1994 (approximately 84,667 SF) and then expanded in 1998 by 78,000 square feet bringing the building to its current size. There are two office pods, the main office is approximately 4,830 square feet and a shipping/receiving office located in the expansion with approximately 567 square feet (which has 2 restrooms). Above average loading with 22 (9'x10') dock doors that are fully equipped along with 2 (14'x16') drive-in doors service the entire building. Building has many more high quality amenities to cater to a wide array of users, both distribution and/or manufacturing in nature.

Sale Price:	\$6,300,000 (\$38.73/SF)
Building Size:	162,667 +/- SF
Acres:	8.98 +/- acres (across 3 parcels)
RE Taxes:	\$198,441.66 (2018)

Contact Us

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GREATER COLUMBUS REGION**

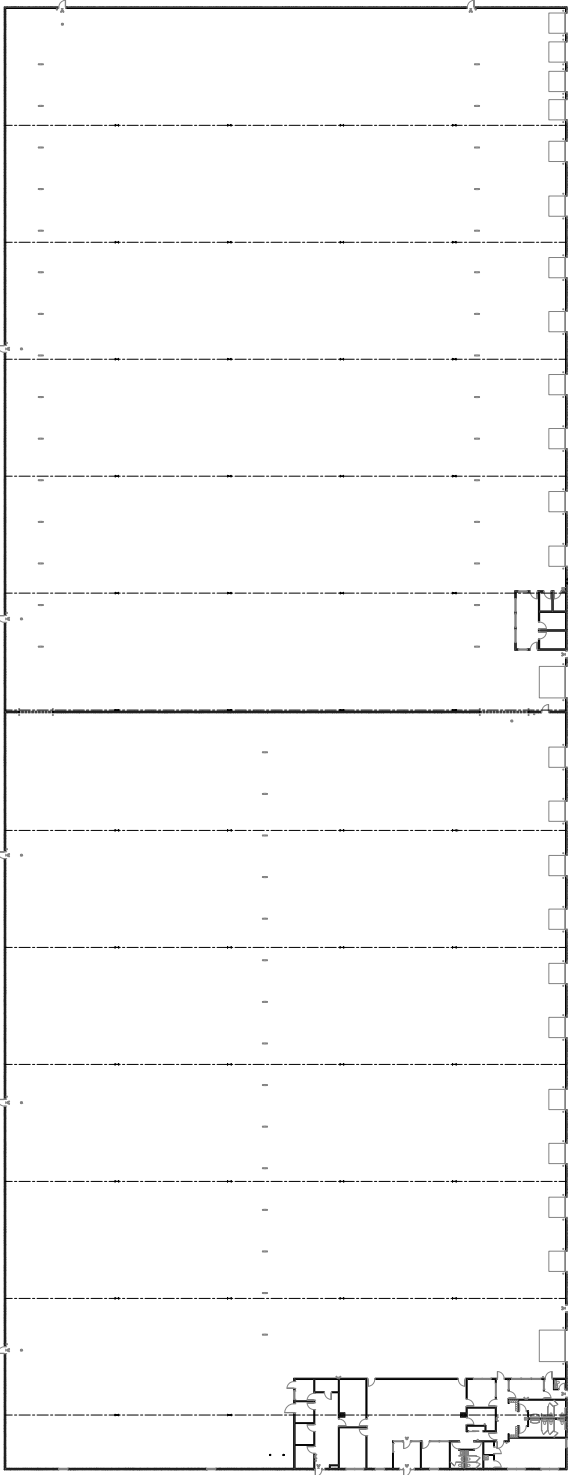
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

Building Amenities

> Total Office:	5,397 +/- SF (2 pods) Main Office: 4,830 +/- SF Shipping Office: 597 +/- SF	> Loading:	22 (9' x 10') dock doors with shelters, pit levelers & dock locks 2 (14' x 16') powered drive-in doors
> Year Built:	1994/ expanded in 1998	> Car Parking:	57 striped spaces
> Clear Height:	24'-28'	> Trailer Parking:	18 spaces (in between dock doors)
> Column Spacing:	52' x 50' (typical)	> Sprinkler:	Wet sprinkler, 2-8" lines divided into 4 zones
> Construction:	Precast concrete	> HVAC:	Gas-forced air units Office: Split systems with ground-mounted condensing units Warehouse: Hanging Reznor heaters (17). 6 wall mounted exhaust fans & 7 wall mounted louvers
> Roof:	Standing Seam	> Battery Charging:	35-30 amp disconnects
> Lighting:	T5 Fluorecent with occupancy sensors		
> Power:	3-phase, 4-wire, 480/277 volt, 1000 amps (panel labeled)		
> Water:	Domestic water is 1 1/4" to the building		



Floor Plan



Aerial Map



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