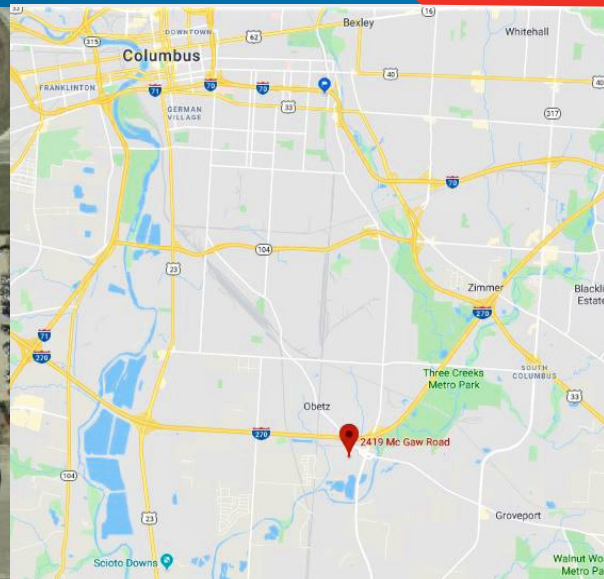


FOR SALE OR LEASE › INDUSTRIAL BUILDING

2421 McGaw Road

OBETZ, OHIO 43207

OPPORTUNITY
ZONE



2421 McGaw Road › Industrial Building

This 71,600 +/- SF manufacturing and distribution building includes 4,800 +/- SF of nicely finished offices. Heavy electrical service and compressed air lines throughout can accommodate a wide variety of uses. Docks and a drive-in door. Building can be split in half for two occupants.

Building Information

71,600 +/- SF Total

4,800 +/- SF Office Space

4.34 +/- Acres

Fully Fenced and Gated

Pricing:

Sale: \$2,799,000 (\$39.09/SF)

Lease: \$3.75/SF NNN

Real Estate Taxes (2019): \$0.61/SF

*Building will be vacant and available 7/1/2020

Contact

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2421 McGaw Rd > Building Features

- > 7 Dock doors, most with levelers and lights
- > 1 Drive-in door (12' x 12') (Room for expansion)
- > 22'-23' clear height
- > 40' x 40' column spacing
- > 2,000 amp, 208 volt electric
- > T-5 lighting with motion sensors
- > Excellent Rickenbacker Airport area location
- > Compressed air lines in place
- > Recently renovated offices, conference room with kitchenette
- > Various shipping manager offices throughout
- > Excellent access to I-270
- > Wet sprinklered
- > Fully updated pump room for sprinklers
- > Separate office/warehouse restrooms
- > Spill containment room for possible hazardous materials storage
- > Fully fenced and gated at both roads
- > Switchgear in place for backup generator

2421 McGaw Rd > Property Photos



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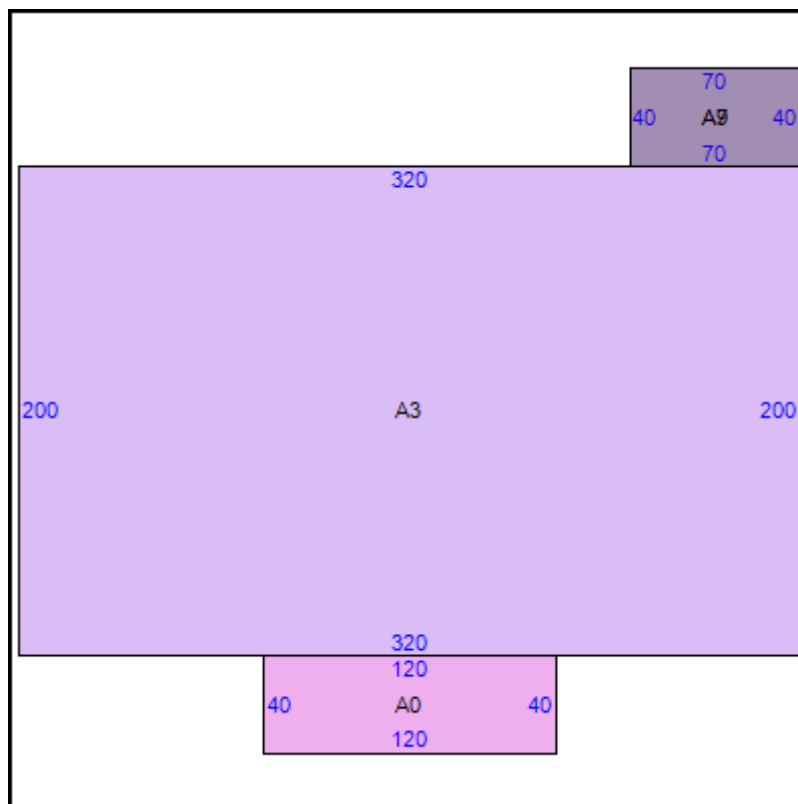
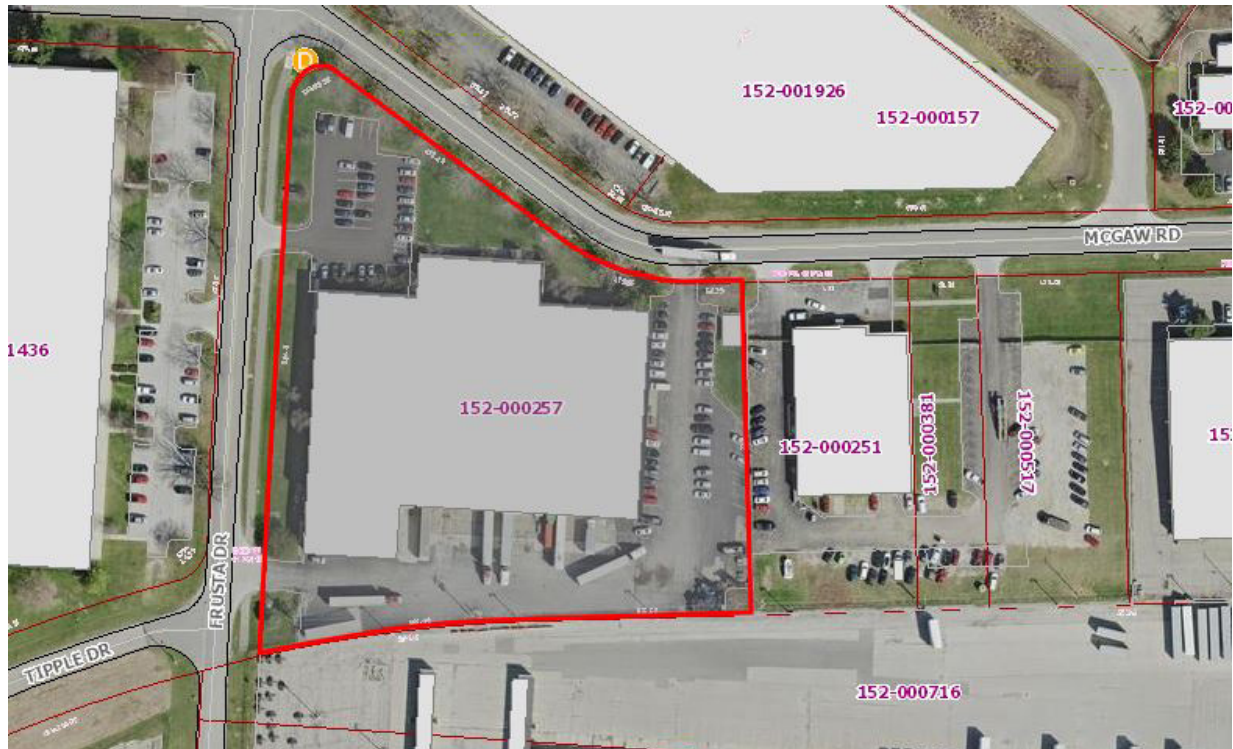
2421 McGaw Rd > Property Photos



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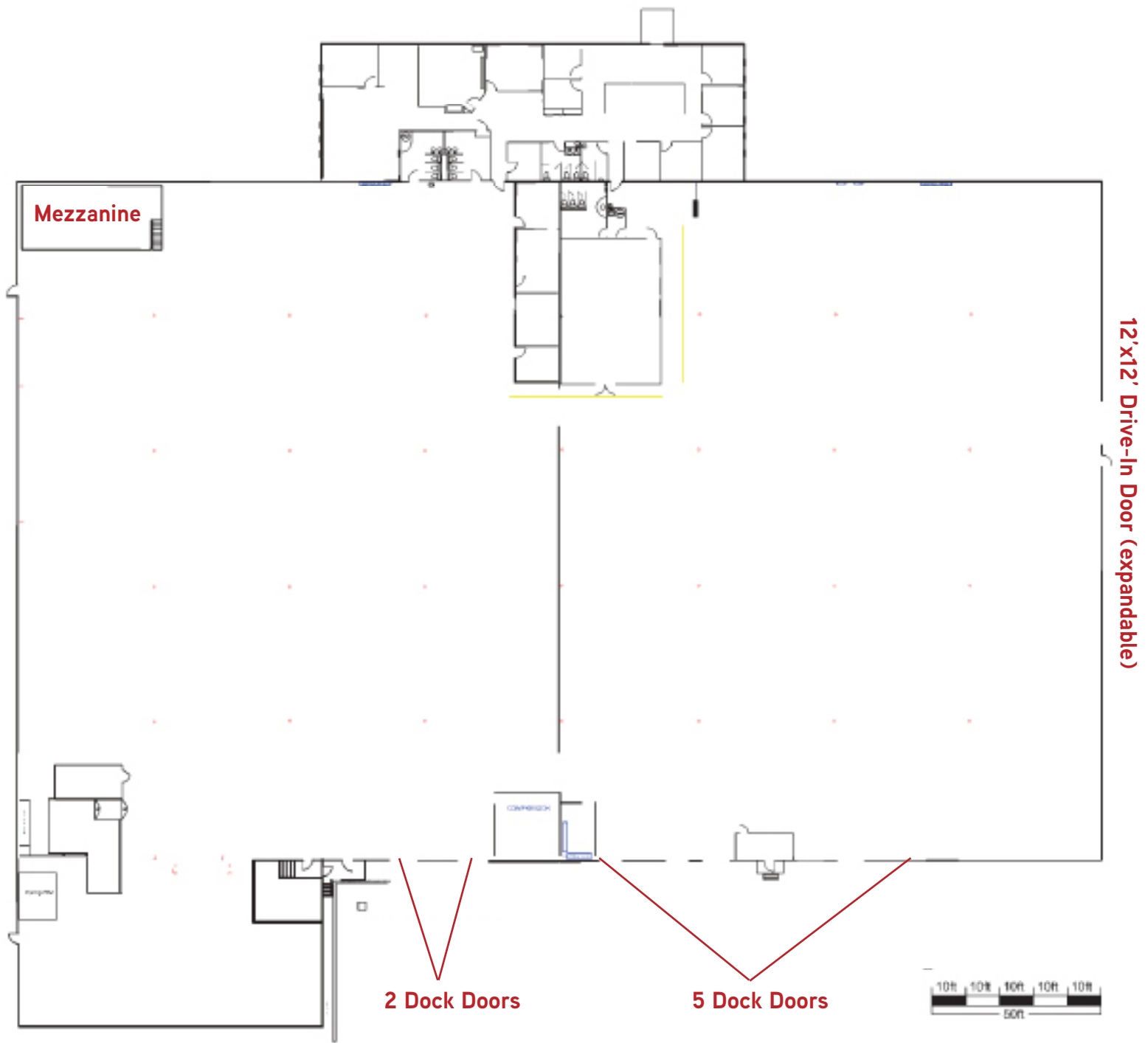
2421 McGaw Rd > Sketch & Auditor Aerial



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2421 McGaw Rd > Floorplans



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