

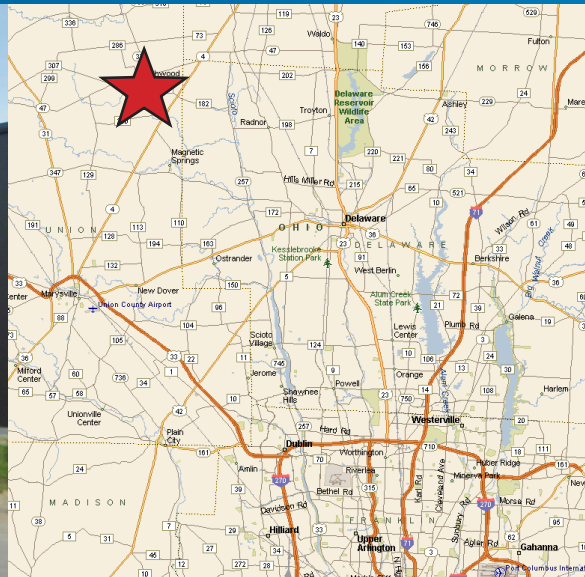
FOR LEASE OR SALE > INDUSTRIAL SPACE

130 Ira Bean Pkwy.

RICHWOOD, OHIO 43344



PRICE REDUCED



130 Ira Bean Pkwy. > Industrial Space

Newer building in Richwood Ohio! 30 minutes to Columbus, Ohio and 15 minutes to Delaware, Ohio. Building can accommodate 12,000-48,000 SF users and in-between. 1 drive-in door per 12,000 SF, and office is built to suit. The building has heavy power and the ability to add dock doors. Building constructed with aluma-shield walls with very high "R" value. Many additional amenities.

Building Type:	48,000 ± SF Office/Warehouse complex
Available Space:	12,000-48,000 SF
Lease Rate:	\$4.50/SF NNN
Sale Price:	\$1,800,000 (\$37.50/SF) \$1,699,000 (\$35.40/SF)

Contact Us

JONATHAN SCHUEN

614.437.4495

COLUMBUS, OH

jonathan.schuen@colliers.com

JOEL R. YAKOVAC, SIOR

614.410.5654

COLUMBUS, OH

joel.yakovac@colliers.com

MICHAEL R. LINDER, SIOR

614.410.5628

COLUMBUS, OH

michael.linder@colliers.com

SHANE E. WOLOSHAN, SIOR

614.410.5624

COLUMBUS, OH

shane.woloshan@colliers.com

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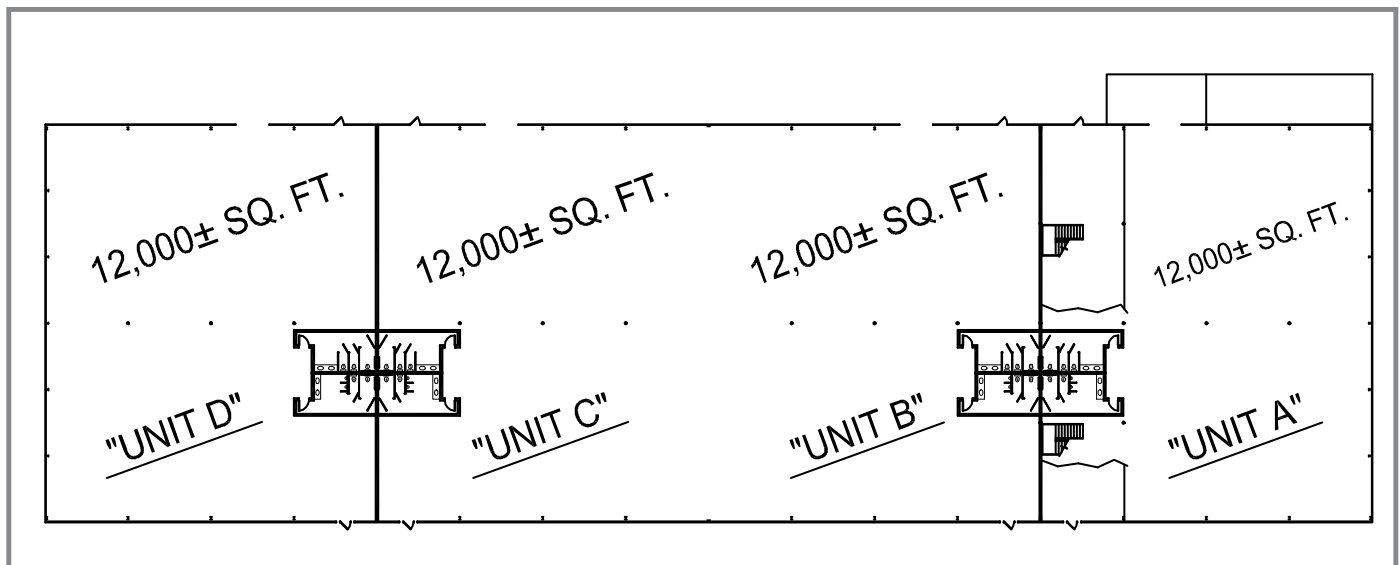
**COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION**

Two Miranova Pl, Suite 900
Columbus, OH 43215

www.colliers.com

Building Amenities

- > Constructed in 2009
- > Located off SR 37 in Richwood, Ohio close to Delaware and Rte. 23
- > 18'-25' clear ceiling height
- > Parking for 60 cars
- > 4 drive-in doors with automatic openers (10' w x 14' h)
- > 1 exterior dock door
- > Metal halide lighting
- > Office is built to suit - Unit A mezzanine: 3,000 SF
- > Aluma Shield insulated siding and roof
- > Situated on 3.90 acres
- > Ability to add docks on west end
- > Gas fired heaters
- > Separately metered electric and water in each unit if needed
- > Power: 3 phase, 800 amps/277-480 Volts (Owner owns transformer which allows for less expensive electric)
- > Wet sprinkler



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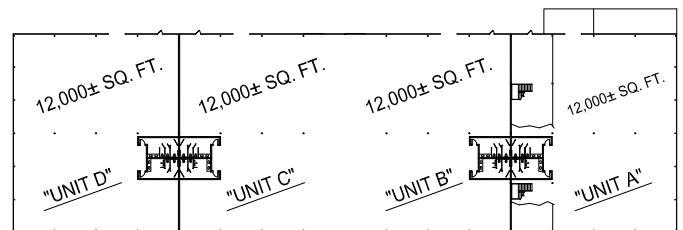
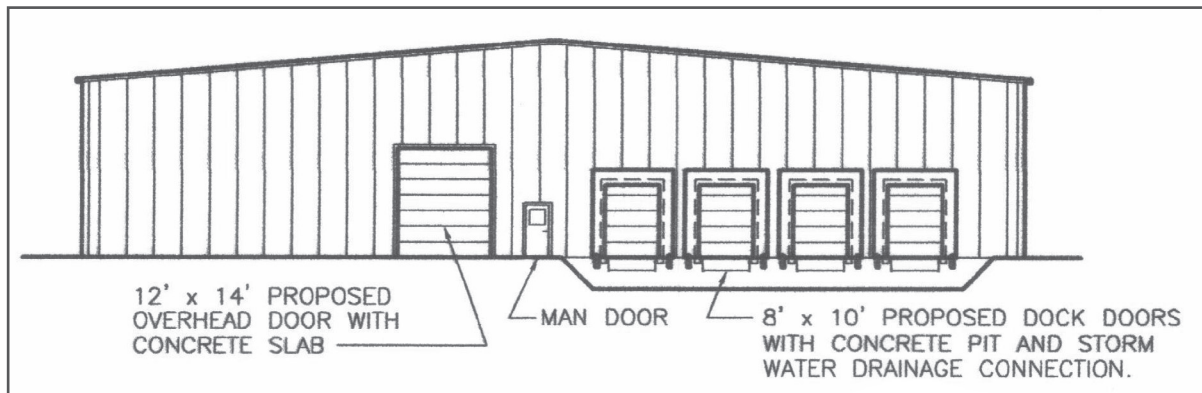
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Possible Addition of Dock Doors

- Building has the possibility of adding 4 dock doors and 1 drive-in door on the west side of the building



West Side of Building

