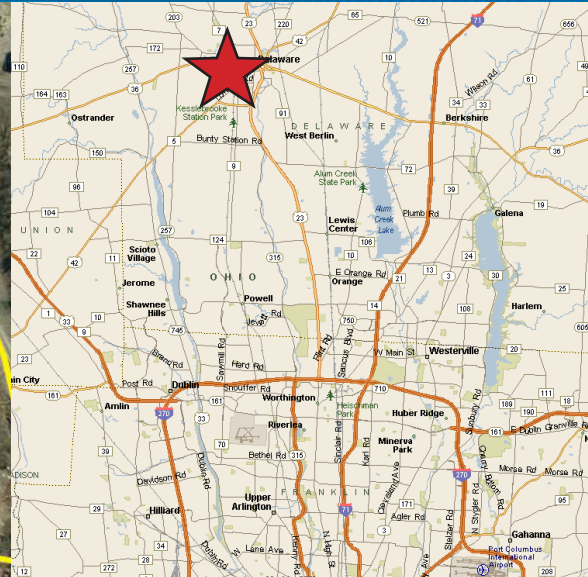


FOR SALE OR LEASE > INDUSTRIAL SPACE

# 435 Park Avenue

DELAWARE, OHIO 43015



## 435 Park Avenue > Industrial Space

Former appliance manufacturing facility that can also be used for bulk warehousing located in the heart of Delaware. Heavy power, trailer parking and auto parking.

Current tenant is on a month-to-month lease with 40,000+/- SF vacant and available immediately.

Building Type:	461,882 SF warehouse facility
Available Space:	30,000 - 461,882 SF
Lease Rate:	\$1.75-\$3.00 NNN/ SF
Operating Expenses:	\$0.42/SF
Sale Price:	Negotiable

## Contact Us

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**GREATER COLUMBUS REGION**

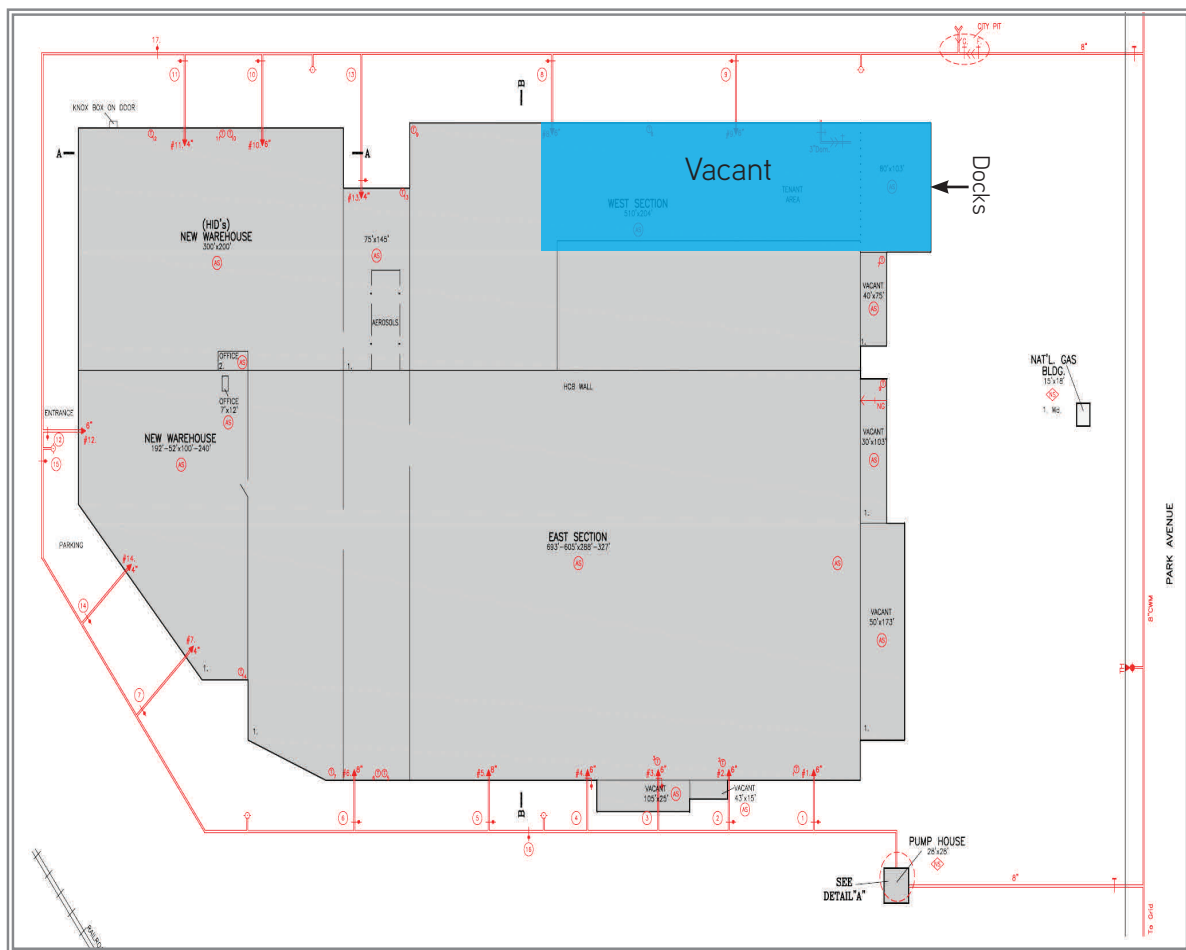
Two Miranova Place, Suite 900

Columbus, OH 43215

[www.colliers.com](http://www.colliers.com)

## Building Amenities

- Clear Height: 18'-30'
- Doors:
  - 24 docks (2 well docks). More docks can be added
  - 5 drive-in doors
- 3 phase, 1,600+ amp power
- 25' x 50' column spacing
- 30 trailer spaces
- 100+/- auto spaces



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