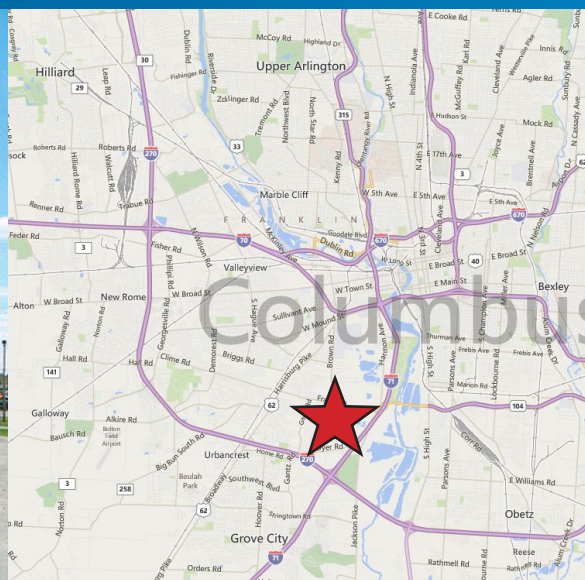


FOR LEASE > INDUSTRIAL SPACE

# 2136 Hardy Pkwy.

GROVE CITY, OH 43123



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## 2136 Hardy Pkwy. > Industrial Space

Standalone office/warehouse building with fenced and paved outdoor storage. 8,330 +/- SF total with approximately 3,100 SF of efficient office. The warehouse is served by 1 dock door, 2 drive-in doors, 17' clear height and 3 phase/4 wire electrical service. Available monument signage/pylon sign existing, ready for Tenant's company name. Owner prefers to lease, but will review any reasonable purchase offers.

Building Type:	8,330 SF office/warehouse building
Lease Rate:	\$6.25/SF MG
Year Built:	1974
Real Estate Taxes:	\$6,061.00 (2013)

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

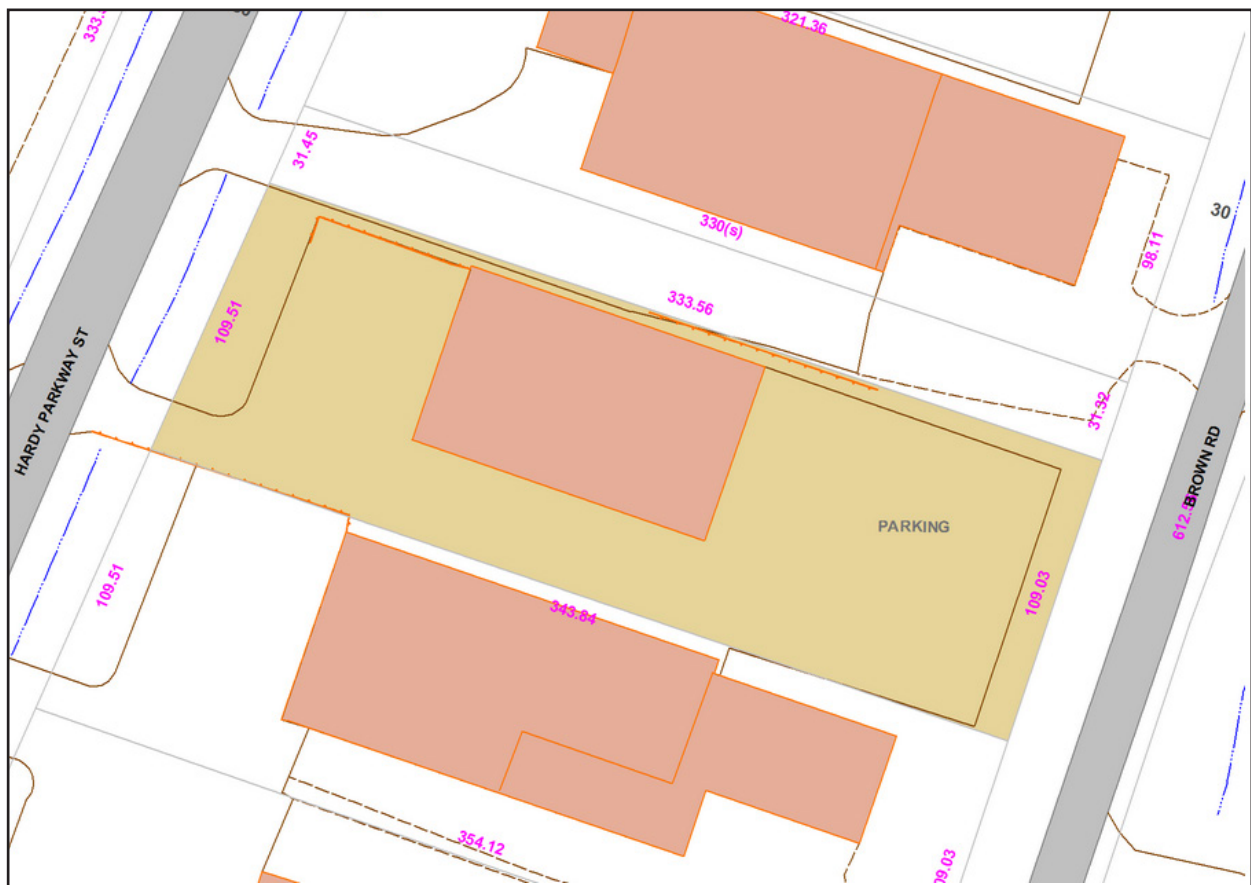
**COLLIERS INTERNATIONAL**  
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Two Miranova Place, Suite 900  
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## Building Amenities

- › 3,100 +/- SF of office
- › 1 dock (with pit leveler) and 2 drive-in doors
- › Block/brick veneer construction
- › 17' clear height
- › Mezzanine storage (approximately 2,500 SF) not included in total square footage
- › Fenced and paved outdoor storage area (approximately 19,500 SF)
- › Striped parking for 25 cars (more can easily be added)
- › Per the electric service provider, capacity is 3 phase, 4 wire electric service
- › Gas forced air heat



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