

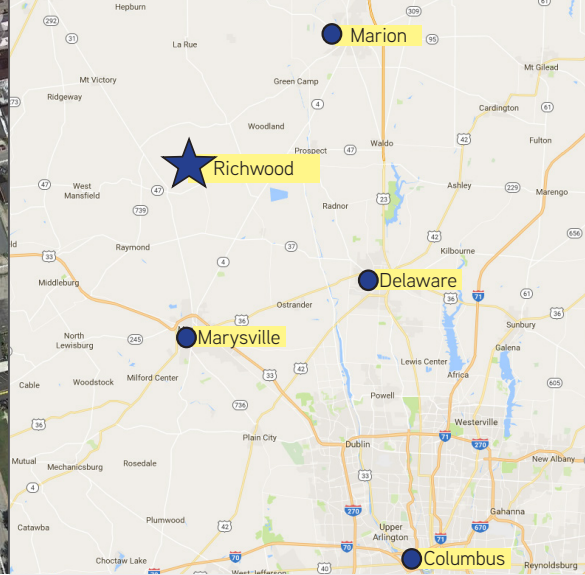
FOR LEASE > INDUSTRIAL SPACE

# 200 West Ottawa St.

RICHWOOD, OHIO 43344



RECENTLY RENOVATED



## 200 W. Ottawa St. > Industrial Space

Recently renovated 60,000 square foot warehouse facility in Richwood, Ohio. 30 minutes to Columbus, Ohio and 15 minutes to Marysville and Delaware, Ohio. The building sits on a 6.6 acre parcel with excess acreage for outdoor storage. The building caters to both warehouse/distribution and manufacturing uses as it has heavy power, good clear ceiling height, 6 docks and 1 drive-in door. Recent renovations include T-5 lighting, parking lot and truck court restoration, exterior and interior paint, restroom remodel, new insulation, and new dock seals/shelters.

Building Type:	60,000 +/- SF Warehouse Facility
Available Space:	60,000 SF
Lease Rate:	\$2.50/SF NNN
Operating Expenses:	\$0.47/SF (real estate taxes and insurance) - estimated 2017

## Contact Us

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## Building Amenities

- > Built in 1981
- > Located off SR 37 and SR 4 in Richwood, Ohio between Delaware and Marysville
- > Insulated metal panel construction
- > Zoned Light Manufacturing (M-1)
- > Situated on 6.6 acres with excess land for outdoor storage
- > 1,600 SF of existing office space
- > Power: 3 phase, 1,600 amps, 277/480 Volts
- > 15'-21' clear ceiling height
- > Parking for 50+ cars
- > T-5 fluorescent lighting
- > 25' x 65' column spacing
- > 6 dock doors with levelers
- > 14'x14' drive-in door
- > Wet sprinkler system (6" main, village water supply)



Building is 200' x 300' - 60,000 Square Feet Total

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