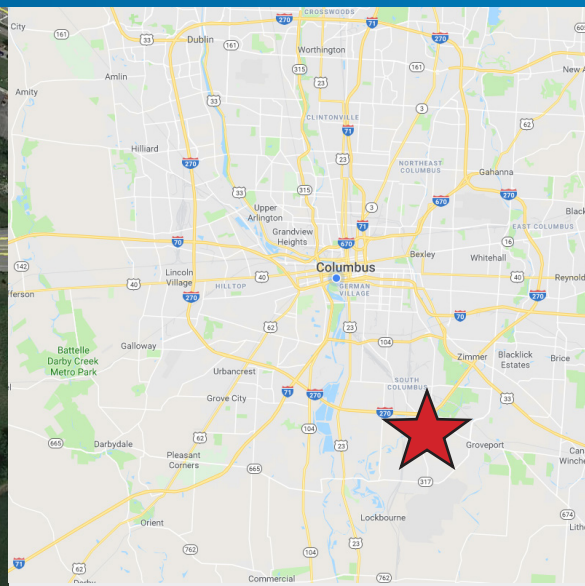


FOR SALE > INDUSTRIAL SPACE

2499 McGaw Road

COLUMBUS, OH 43207



2499 McGaw Road > Industrial Space

This offering consists of 3 parcels totaling 11.78 acres. Adjoining parcel #'s 152-000525-00 & 152-001456-00 consist of 8.07 acres and include a 27,810 SF truck repair facility with a fully paved, fenced and gated lot. Parcel # 152-001737-00 is a 3.71 acre graveled lot and located off of Broehm Rd. Both offer quick access to I-270 and the Rickenbacker Industrial Submarket.

Building Type:	Premium truck repair and storage lot
Building Size:	27,810+/- SF
Sale Price:	\$2,300,000 (parcel 152-000525-00 & 152-001456-00) \$410,000 (parcel 152-001737-00)

Contact Us

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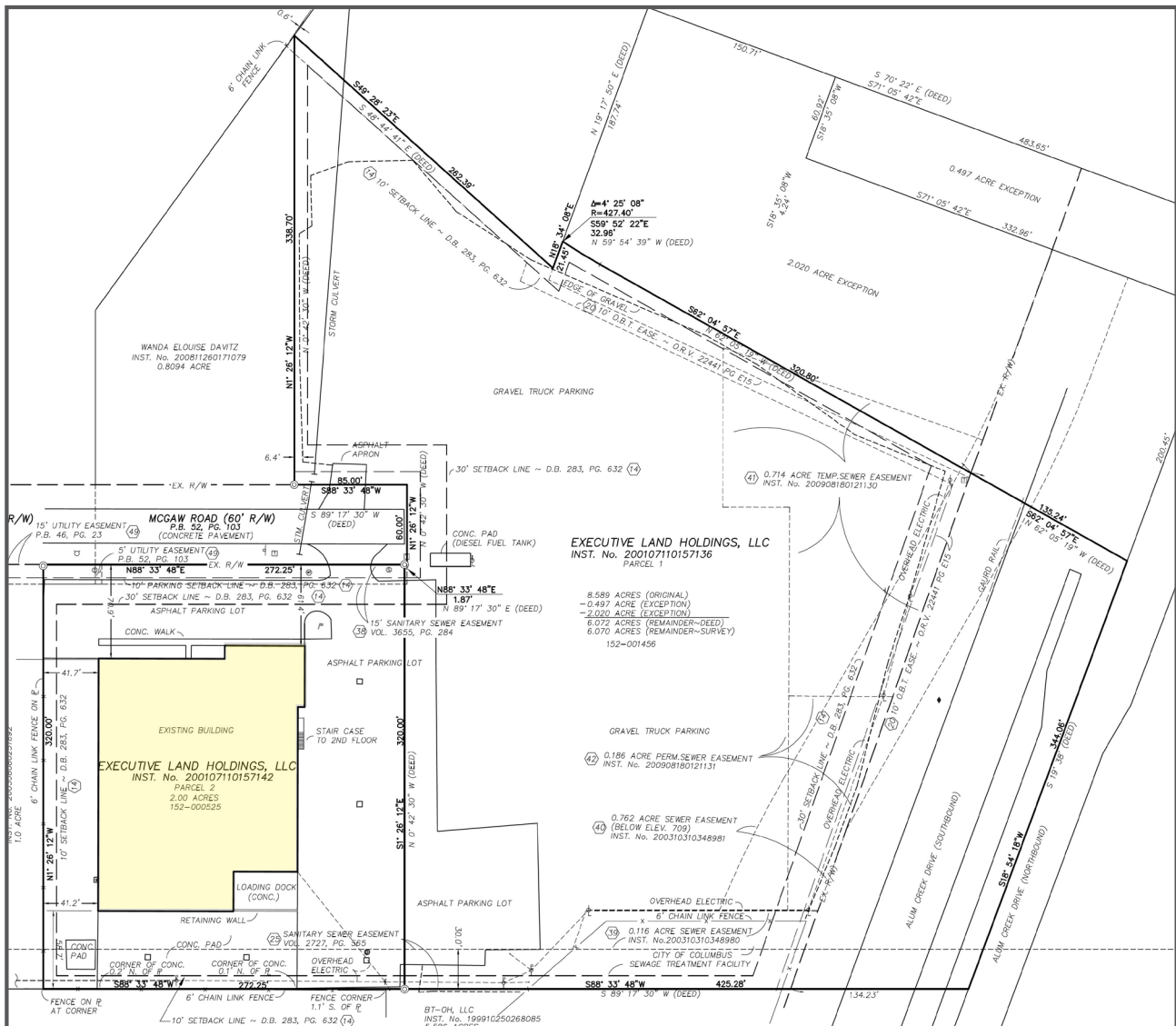
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COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite, 900
Columbus, OH 43215
www.colliers.com

Building Amenities

- › Located off I-270 and Alum Creek Drive
- › Approximately 5,200 SF of office space
- › 16' - 24' clear ceiling height
- › 2 dock doors
- › 2 drive-in doors (12'w x 16'h)
- › Heavy power
- › Metal/block construction
- › Gas fired heaters
- › 12,000 gallon diesel fueling station
- › Driver lounge with locker room and showers
- › Floor drains
- › Built in 1978

Parcel #'s 152-000525-00 & 152-001456-00



PLACE OF BEGINNING
3.714 ACRE TRACT

EX. R/W

ASPHALT PAVEMENT

STM. CULVERT

319.30'

S 85° 35' 10" E (DEED)

N 9° 30' 02"E

38.20'

N 10° 12' 30" E (DEED)

30' SETBACK LINE ~ D.B. 283, PG. 632

(14) 10' PARKING SETBACK LINE ~ D.B. 283, PG. 632

RECYCLED ASPHALT FILL

WATER METER PIT

EX. R/W

15.3'

15.3'

7.8'

16.6'

502.07'

6' CHAIN LINK FENCE

463.99'

N 3° 30' 12"E

10' SETBACK LINE ~ D.B. 283, PG. 632

(14)

N 4° 12' 40" E (DEED)

0.6'

312.93'

N 85° 35' 10" W (DEED)

N 86° 17' 38"W

10' SETBACK LINE ~ D.B. 283, PG. 632

20' WIDE SPUR TRACK AGREEMENT
INST. No. 200105030095826

ABANDONED RAILROAD

17.8'

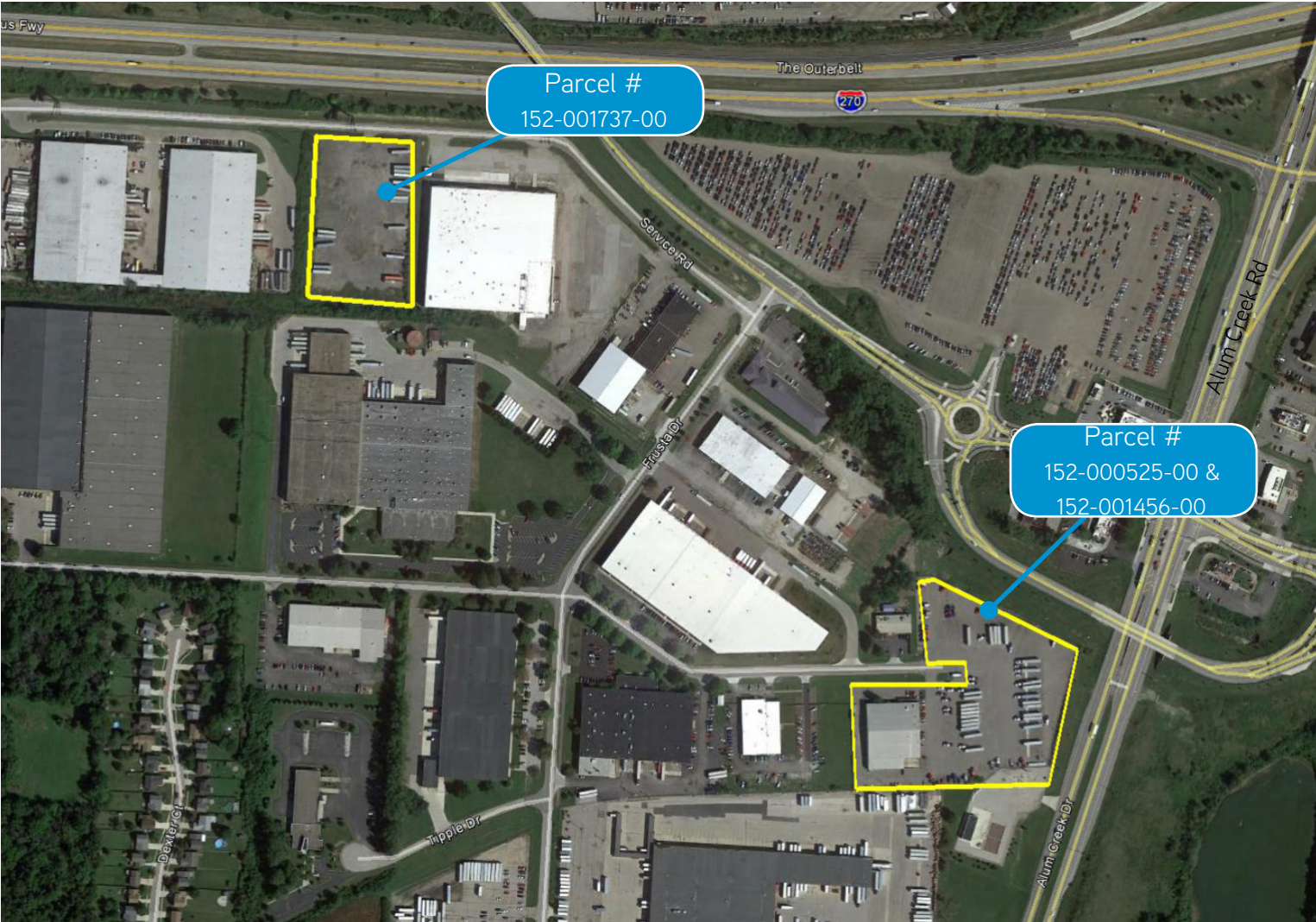
SEALY SW PROPE
INST. No. 200512
7.934 ACRES

EXECUTIVE LAND HOLDINGS, LLC
INST. No. 200107110157142

PARCEL 3
3.714 ACRES
152-001737

Δ=0° 50' 23"
R=585.49'
CB=N85° 52' 27"W
CD=8.58'
CB=N85° 09' 59" W (DEED)

Aerial



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