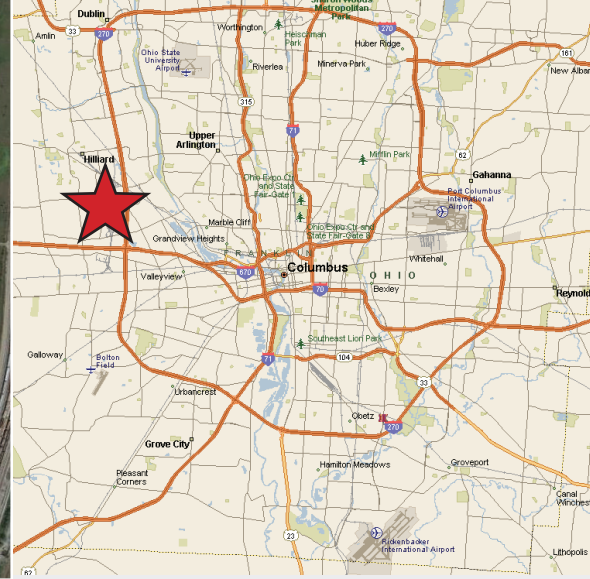


FOR SALE > LAND

0 Walcutt Road

HILLIARD, OHIO



0 Walcutt Road > Land

Hard to find contiguous, larger land site on the west side of town. 5.09 acres of M-zoned land in the city of Columbus that is ready for a small developer or owner/user to erect an industrial facility. The site is located just outside I-270 in between Roberts & Trabue Road. Immediately south of a to be built 292,300 square foot distribution center. Great access to freeways with two options at I-270/Roberts Road or I-70/Hilliard Rome Road. Potential availability of tax abatement through the City of Columbus of up to 10 year, 75%.

Property Type:	Industrial Land
Zoned:	M-in the city of Columbus
Parcel ID #:	560-184817-00
Acreage:	Approximately 5.09 acres
Total Price:	\$687,150.00
Price/Acre:	\$135,000/acre
Ownership:	An affiliate of Hackman Capital Partners



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

PROPOSED BUILDING
55080 S.F. TOTAL

COLUMBIA INDUSTRIAL, OWNER 1, LLC
201118 AC

30' DRAINAGE EASEMENT
1' DRAINAGE EASEMENT

50' BUILDING SETBACK

50' COLUMBIA GAS EASEMENT
EASEMENT ONLY 10724, PG. A15
EASEMENT ONLY 1291, PG. A15

WALCUTT ROAD

VULCAN AVENUE

EX. HYDRANT TO BE RELOCATED
EX. UTILITY POLE TO BE RELOCATED
EX. SIGN TO BE REMOVED

BRIDGE OVER CREEK
COLUMBIA INDUSTRIAL, OWNER 1, LLC
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