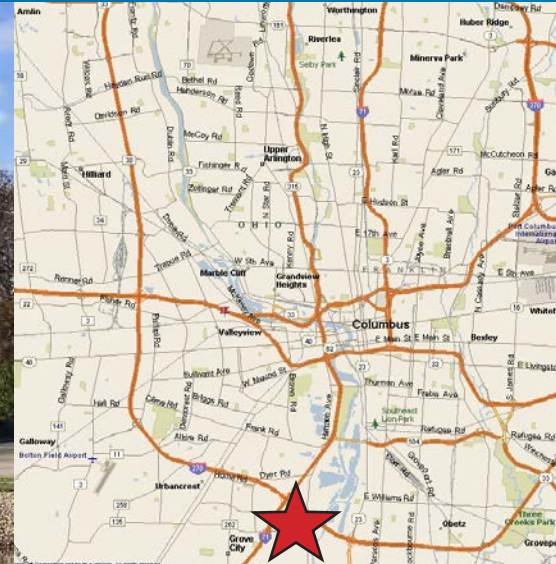
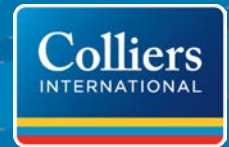


FOR SALE OR LEASE > INDUSTRIAL SPACE

1605 Thrailkill Road

GROVE CITY, OHIO 43123



1605 Thrailkill Rd > Industrial Space

Hard to find property immediately available with excess outdoor storage. The site has three industrial buildings totaling approximately 25,672 square feet total. Unique site with an existing truck terminal and two maintenance buildings situated on approximately 9.71 total acres. Approximately 1.5 acres is leased to an adjacent tenant, leaving approximately 8.21 acres available to an owner/user or occupant to utilize. The majority of the site is completely fenced with secure gate access, along with new pavement in the car parking area at the front of the property. Well located just south of downtown Columbus at the southeast corner of I-71 and I-270. The existing tenant leasing parking at the rear, has remaining lease term and does not require access through the site given it's an adjacent land owner.

Site offers several amenities which are rare and cater to a wide array of users.

Building Type:	3 buildings totaling 25,672 +/- SF
Office:	4,000± SF total in two buildings
Lease Rate:	\$13.00/SF NNN
Sale Price:	\$3,250,000 (126.60/SF)
Real Estate Taxes:	\$36,834.96 (2018)

Co-listed with: MORPROP ADVISORS

Contact Us

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Truck Terminal Building

- 3,420 +/- SF of newly finished office
- Fluorescent lighting
- 11 dock doors (9'x10') with pit levelers
- 1 drive-in door (9'x10')
- 76 automobile parking spaces with new pavement
- 11' clear height
- Secured gate entrance to the site
- Entire site is 9.71 +/- acres (8.2 +/- acres available for user to occupy)



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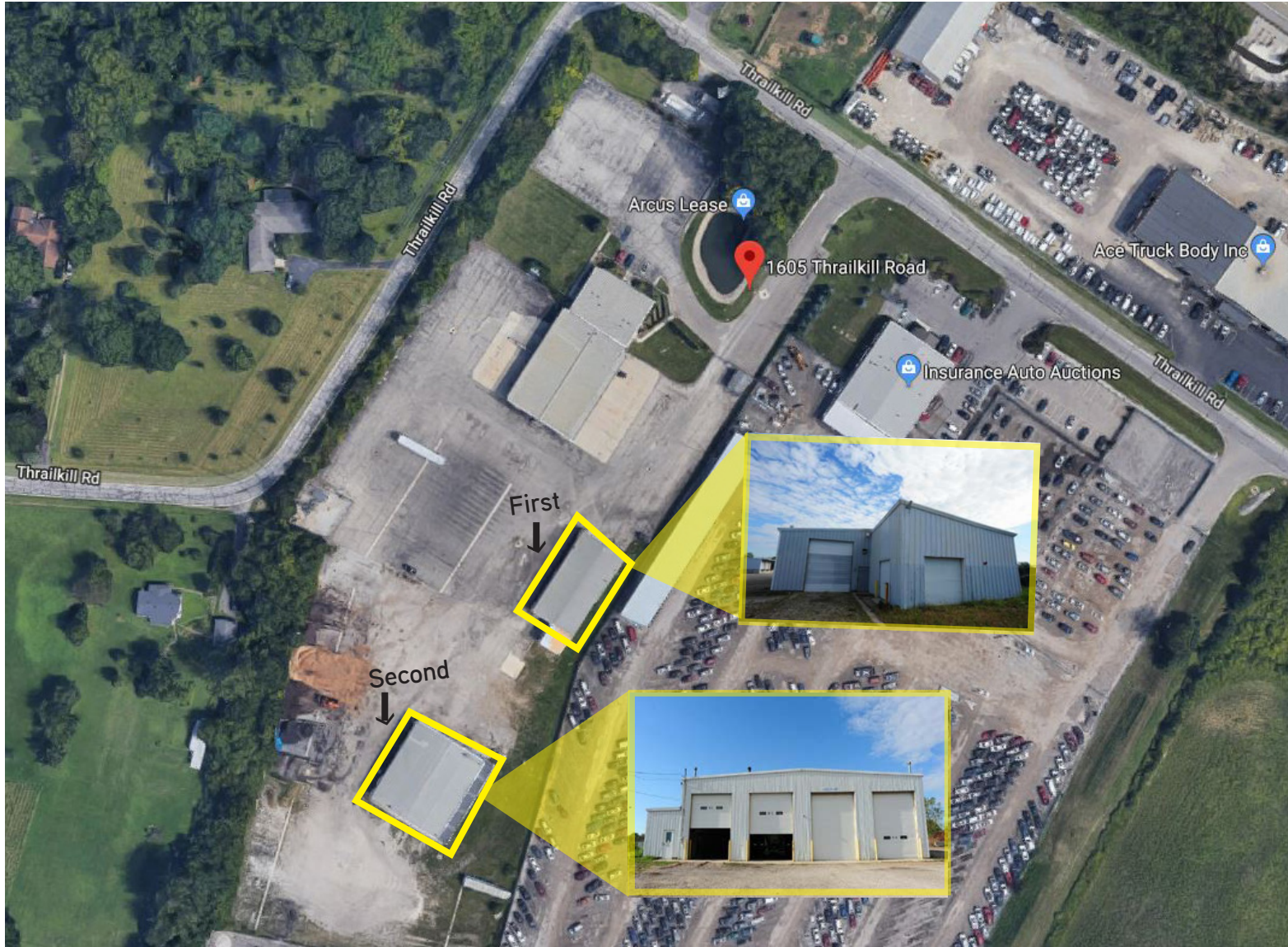


First Maintenance Building

- 2 (12'x14') overhead doors, creating a drive-thru building
- Radiant gas heat
- 2 additional overhead door into a secured maintenance portion of the building
- Clear span steel construction

Second Maintenance Building

- 8 (12'x16'), creating 4 drive-thru bays
- 2 existing maintenance pits for service of equipment and/or trucks
- Radiant heat
- Small office with break room and restrooms

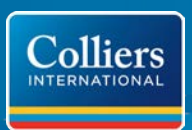


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Site Aerial

1.5 acres of leased ground



Property Photos



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