

THE ROBERT WEILER COMPANY EST. 1938
OFFERING MEMORANDUM

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Appraisal Brokerage Consulting Development

MULTIPLE POTENTIAL USES

461 State Route 61, Marengo, OH 43334

DEVELOPMENT OPPORTUNITY OFF I-71 & SR-61 INTERCHANGE

Rare opportunity for multiple potential uses just off the I-71 and SR-61 interchange. Approximately 2.162 +/- acres have been sold from the site, and the remaining land offers excellent visibility and access, making it suitable for a variety of commercial or industrial developments.

The property can accommodate a range of users, from retail and service-oriented development along the frontage to industrial or flex uses, depending on site layout and end-user needs. The flexible parcel configuration allows for a variety of design possibilities.

Ownership is open to multiple transaction structures, including outright land sale, ground lease, or build-to-suit, providing flexibility to meet developer and user requirements.

Several conceptual site plans are included in the brochure to illustrate potential development scenarios. The site is located approximately 35 minutes from Downtown Columbus, the new Intel facility, and the I-270 Columbus Outerbelt, offering strong regional connectivity.



Property Highlights

Address:	461 State Route 61 Marengo, Ohio 43334
County:	Morrow
Township:	Bennington
PID:	A01-001-00-361-01 A01-001-00-363-01 A01-064-00-004-01
Location:	I-71 and Rt 61 interchange
Available:	
Lot 1:	1.37 +/- ac
Lot 2:	13.64 +/- ac site with an easement
Sale Price:	Negotiable
Zoning:	C-2 - Highway Commercial Zoning District I-1 - Industrial Zoning District



SITE PLAN OPTION A

SR 61 AND BENNINGTON

PREPARED FOR HONDROS
DATE: 2.21.23

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4875 Cornsley
Marengo, OH 43036
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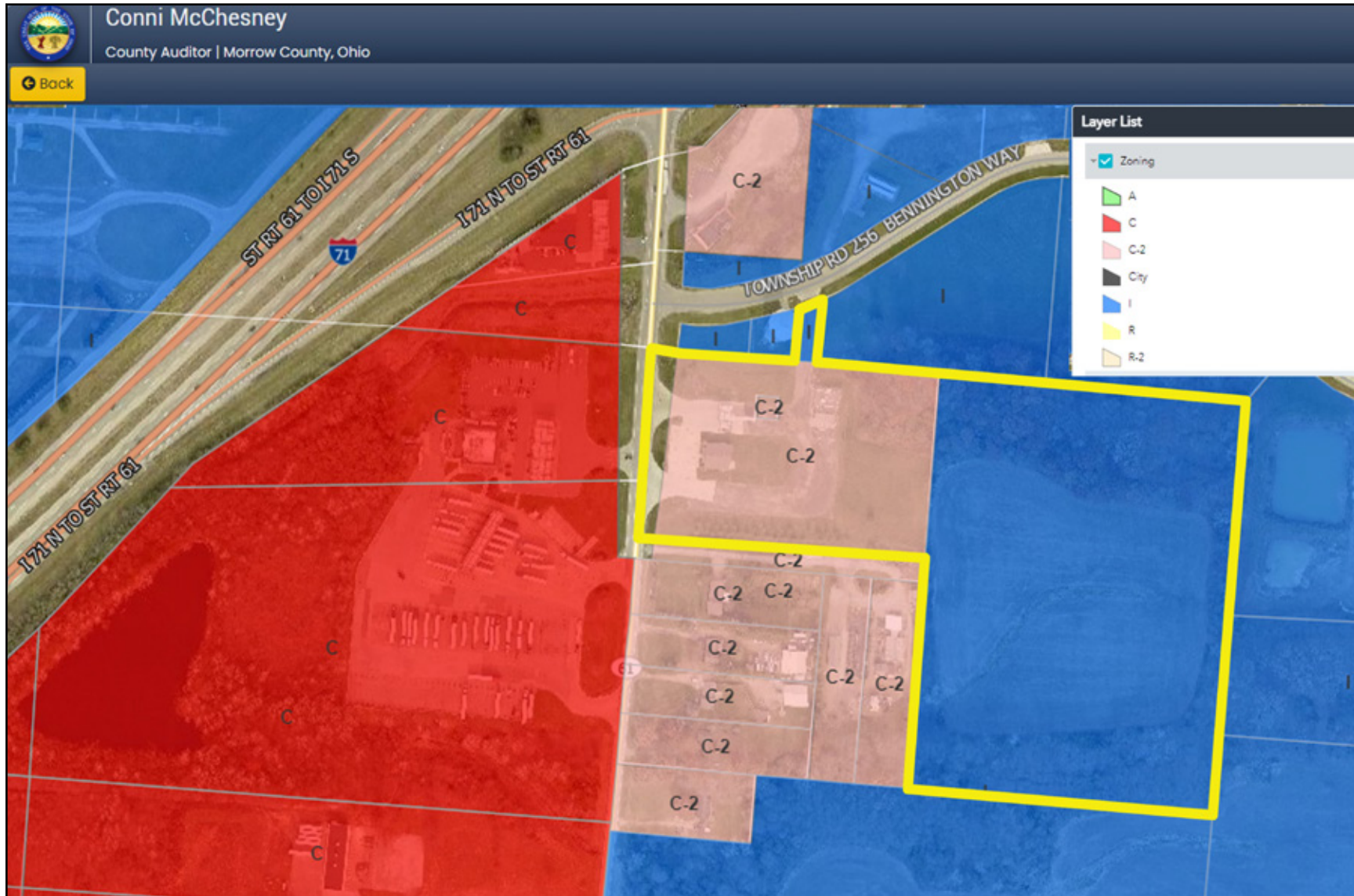


SITE PLAN OPTION B

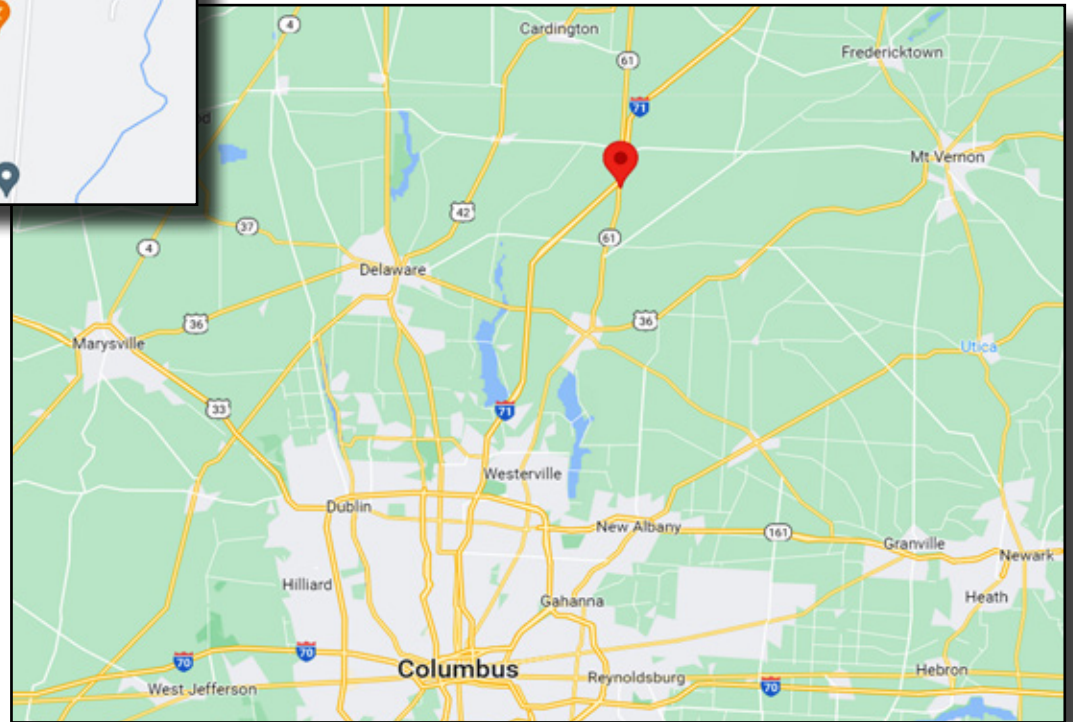
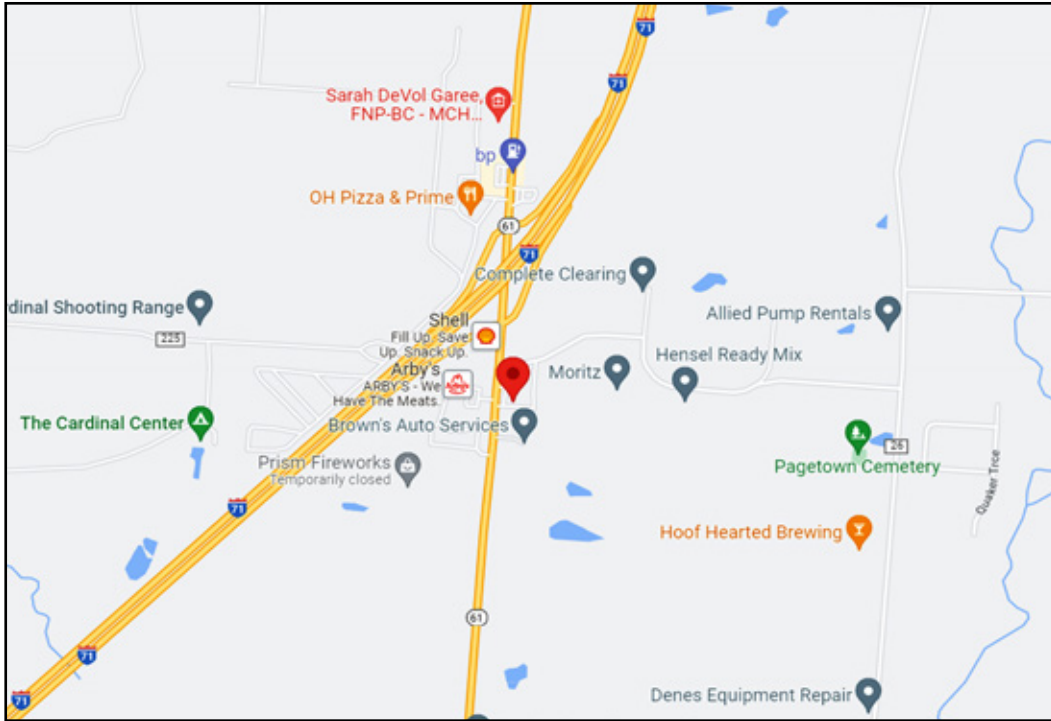
SR 61 AND BENNINGTON

PREPARED FOR HONDROS
DATE: 2.21.23

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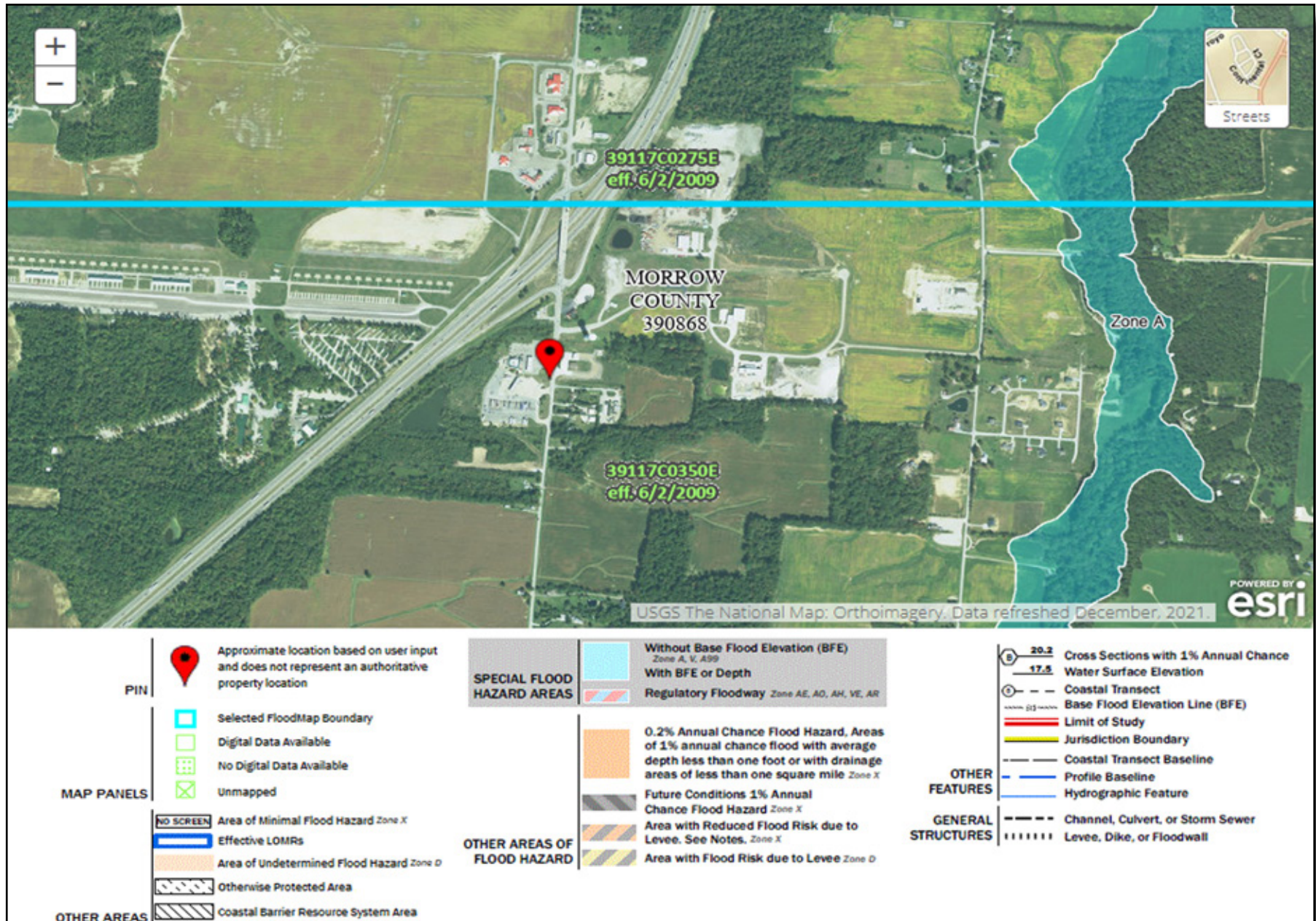
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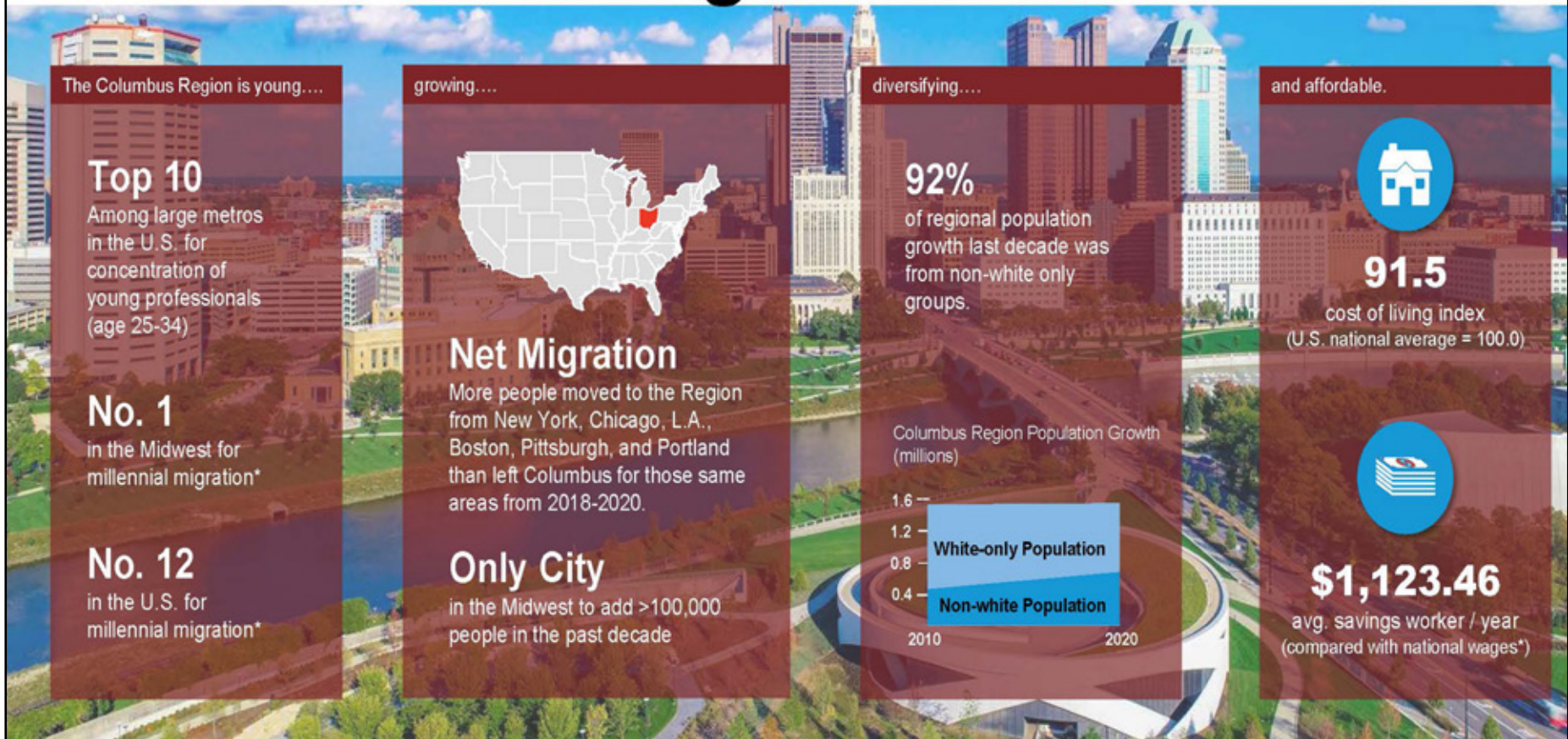


Great Location!

I-71 and Rt 61 interchange
35 minutes of Downtown Columbus, the new
Intel facility, and the I-270 Columbus Outerbelt



What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

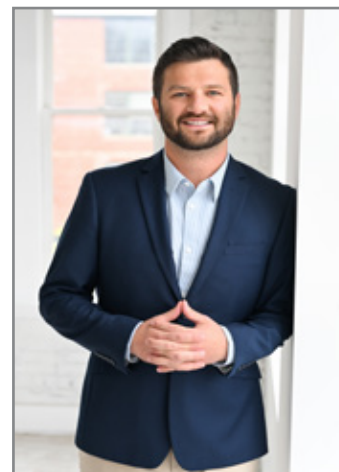
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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.