

8425 Rausch Drive

PLAIN CITY, OHIO 43064

For Sale



Freestanding Flex Warehouse

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8425 Rausch Drive

PLAIN CITY, OH 43064

Asking Price

\$3,699,000

Drive-Ins

(5) 12' x 14'

Docks

(1) 8' x 10'

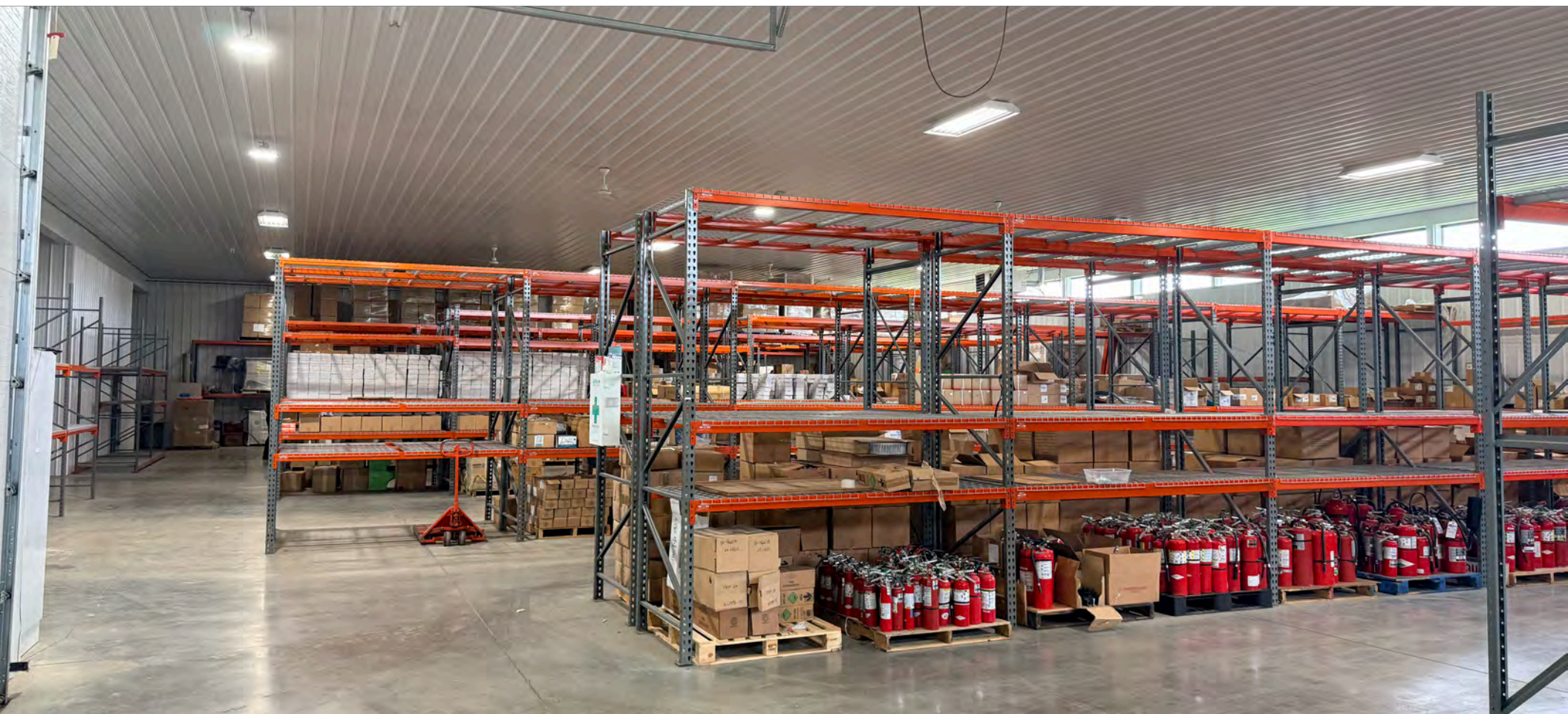
Size

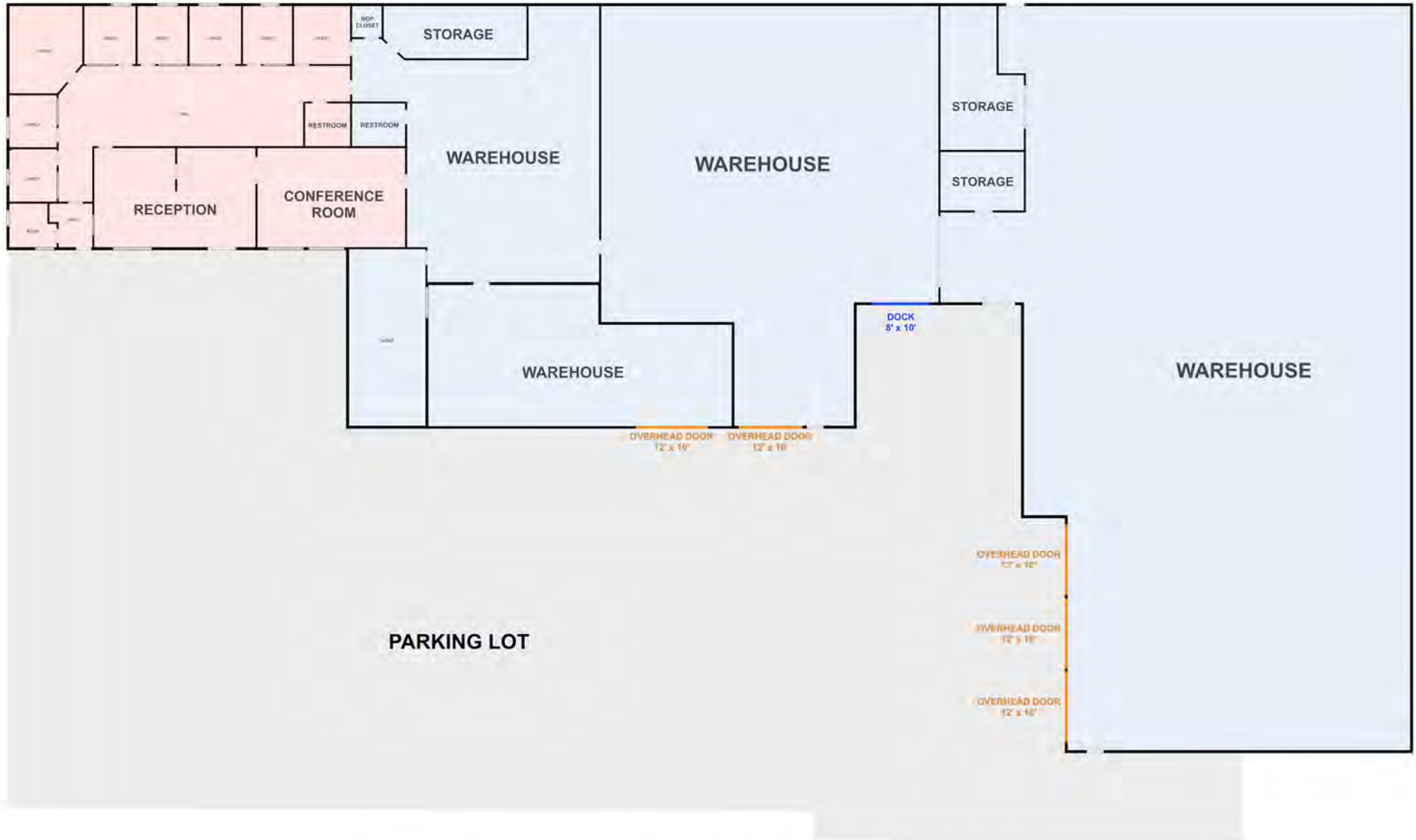
± 22,808 SF

Free standing, flex building for sale. ± 22,808 square feet total with ± 2,988 square feet of office included. Building has five 10' x 14' overhead doors, and one 10' x 10' loading dock. There are 20 parking spaces on site. Sale includes additional lot either to expand building and/or parking area. Zoned COM in Jerome Township with easy access via route 33 and rapidly expanding industrial parkway. This property is in close proximity to the Avery-Muirfield commercial corridor, where growth is not only projected, but under construction. This corridor brings high-traffic, new business, and ample space for growth and regional planning.

Office SF	± 2,988 SF
Zoning	Commerce District (COM)
Parking	20 + Spaces
HVAC	Partial
RE Taxes	\$15,841.08
Acreage	± 1.71 Acres







Total Space Available +/- 22,808 SF

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.
Outlines and Drawings Are Approximate, and For Visual Purposes Only

PARCEL VIEW

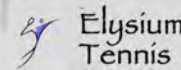
Parcel Outlines and Drawings Are Approximate, and For Visual Purposes Only

PARCEL: 1500270190060

PARCEL: 1500270192020

Additional Parcel For Expansion or Extra Parking

MARYSVILLE AND BELLEFONTAINE



NEWLY PROPOSED MEIJER GROCERY STORE



PROPOSED \$900 MILLION COSGRAY COMMONS

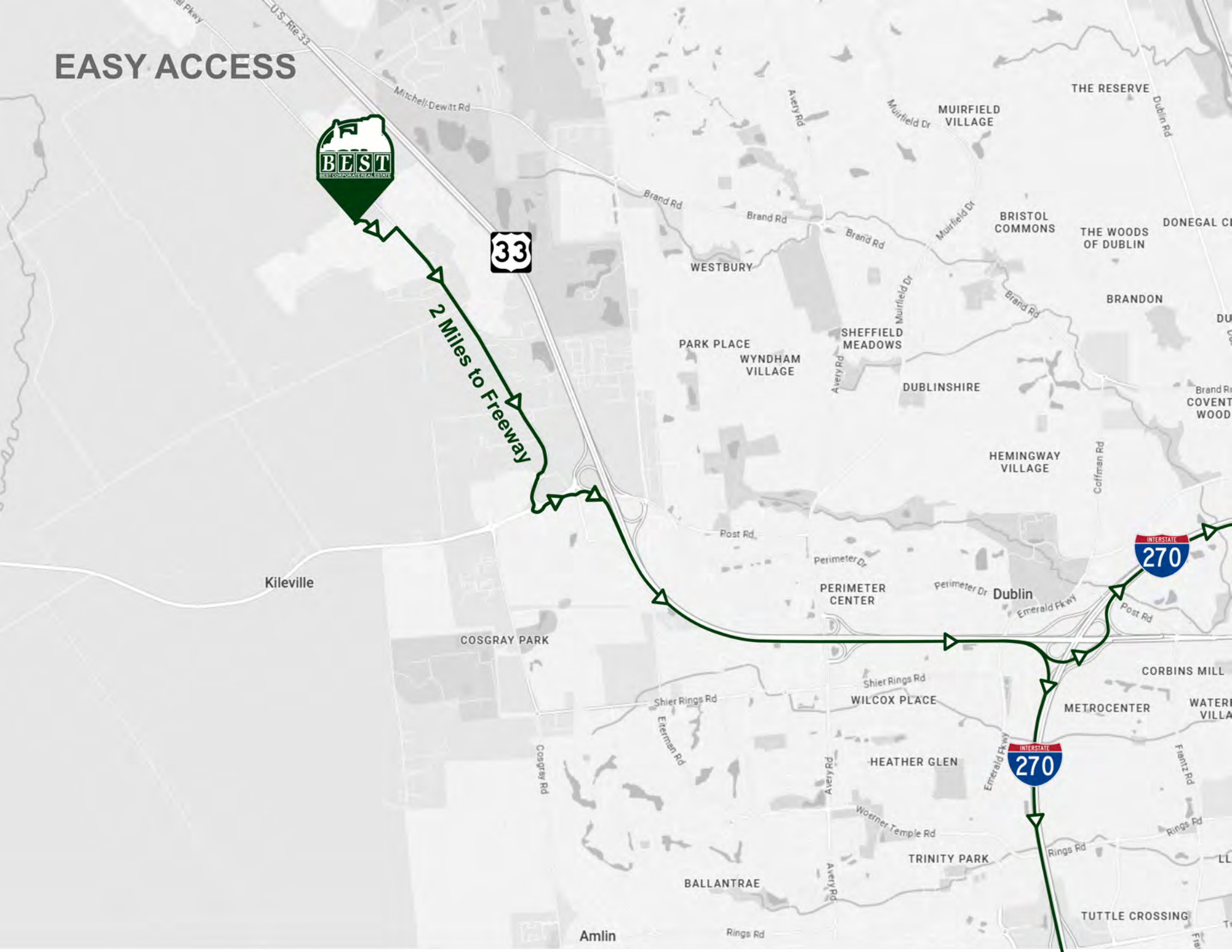


OHIOHealth
DUBLIN METHODIST HOSPITAL

EASY ACCESS



2 Miles to Freeway



LOCAL DEMOGRAPHICS



PLAIN CITY



COLUMBUS



1 MILE



175



778



\$91,178

3 MILES



8,476



7,717



\$116,960

5 MILES



36,691



22,648



\$116,255

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Listing Agent Contact



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