

# 8425 Rausch Drive

PLAIN CITY, OHIO 43064

# For Sale



## Freestanding Flex Warehouse

Noah Kahkonen

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# 8425 Rausch Drive

PLAIN CITY, OH 43064

**Asking Price**

**\$3,750,000**

**Drive-In**

**(5) 14' x 10'**

**Docks**

**(1) 10' x 10'**

**Size**

**± 22,080 SF**

Free standing, flex building for sale. ± 22,080 square feet total with ± 2,988 square feet of office included. Building has five 14' x 10' overhead doors, and one 10' x 10' loading doc. 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.

<b>Office SF</b>	<b>± 2,988 SF</b>
<b>Zoning</b>	<b>Commerce District (COM)</b>
<b>Parking</b>	<b>20 + Spaces</b>
<b>HVAC</b>	<b>Partial</b>
<b>Acreage</b>	<b>± 1.71 Acres</b>

CLICK TO VIEW  
**PROPERTY VIDEO**

Noah Kahkonen

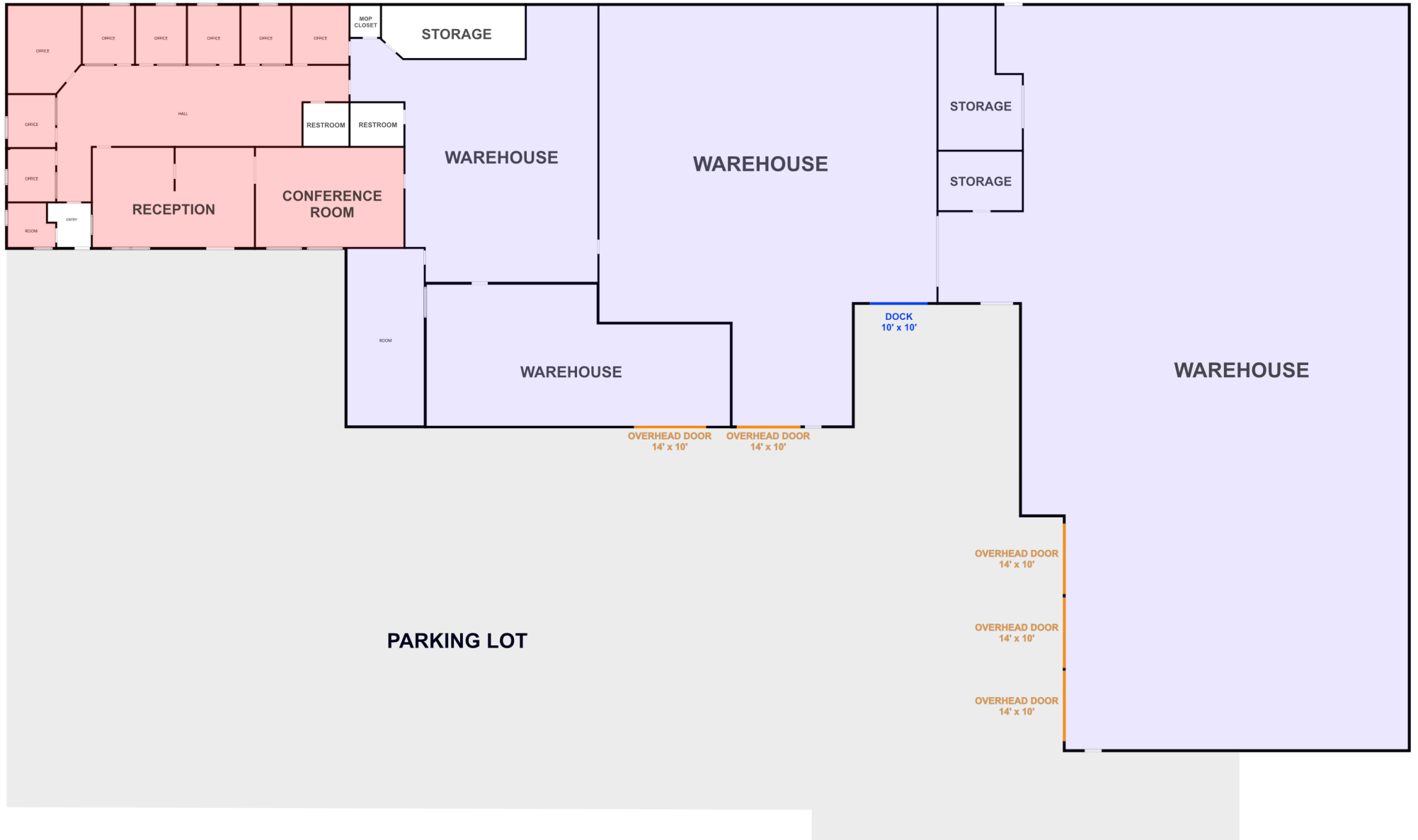
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**Total Space Available +/- 22,080 SF**

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**

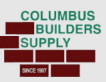
**Additional Parcel For Expansion or Extra Parking**



MARYSVILLE AND BELLEFONTAINE



NEWLY PROPOSED MEIJER GROCERY STORE



PROPOSED \$900 MILLION COSGRAY COMMONS

COLUMBUS AND I-270



Kileville

FISHEL INDUSTRIAL PARK

LOWELL T... AVERY PLAC

WYNNDHAM VILLAGE

WYNNDHAM VILLAGE

WINDSOR DR

MEADOWS AT WYNDHAM VILLAGE

DRURY RD

BELVEDERE GREE

WESTBURY

ARK PLACE

MONTICELLO LN

WYNWRIGHT DR

WALDEN CIR

WINDSOR DR

WISTERIA CIR

BRAND RD

DRURY RD

HYLAND-CROY RD

CARAWAY AVE

SAGESTONE DR

TULLYMORE DR

CONK

O'K MEADOW DR

U.S. RTE-33

CORPORATE BLVD

CORPORATE BLVD

7

ESTATES CT

KILE DITCH

6

MITCHELL-DEWITT RD

WARNER RD

GORDON TRI-COUNTY DITCH

WELDON AD

161

DUBLIN PLAIN CITY RD

HOUGHEND RD

COSGRAY RD

HYLAND-CROY RD

POST RD

PERIMETER

POST RD

LOWELL T...

NEWGRANGE DR

WEXFO ESTAT

WYNNDHAM VILLAGE

WALDEN CIR

WINDSOR DR

WISTERIA CIR

BRAND RD

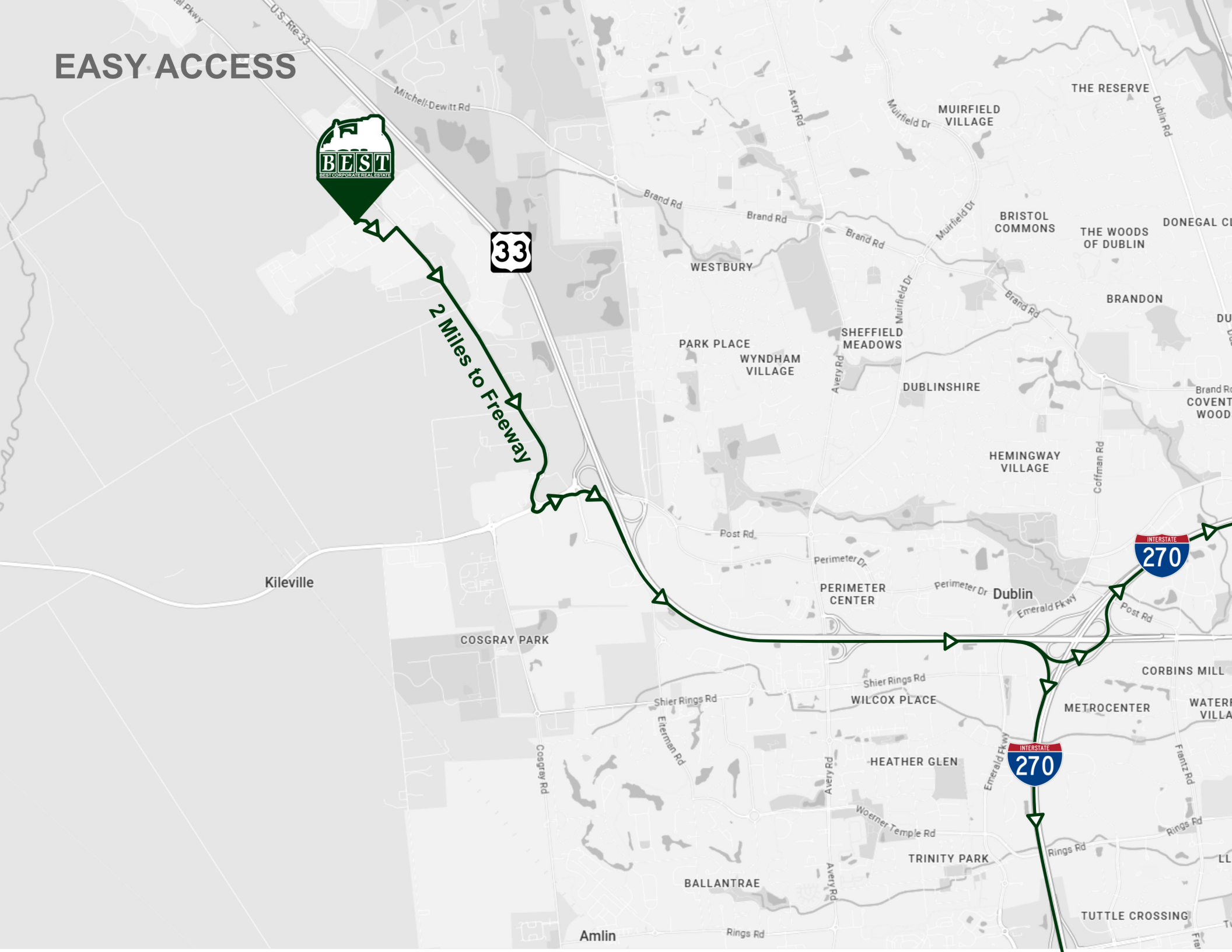
DRURY RD

BELVEDERE GREE

# 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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