

# 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-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.

<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>RE Taxes</b>	<b>\$15,841.08</b>
<b>Acreage</b>	<b>± 1.71 Acres</b>

**Noah Kahkonen**

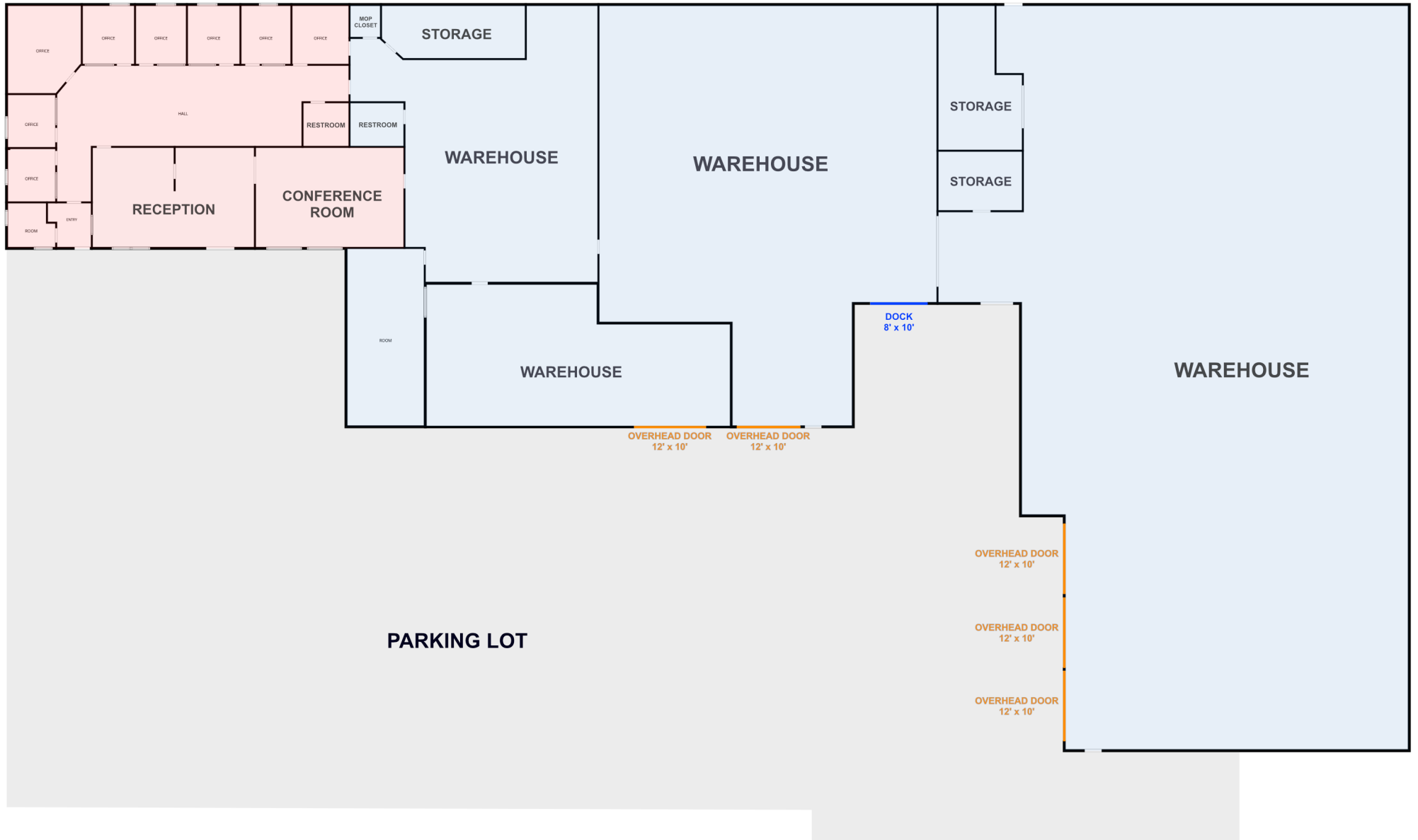
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**Total Space Available +/- 22,808 SF**

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

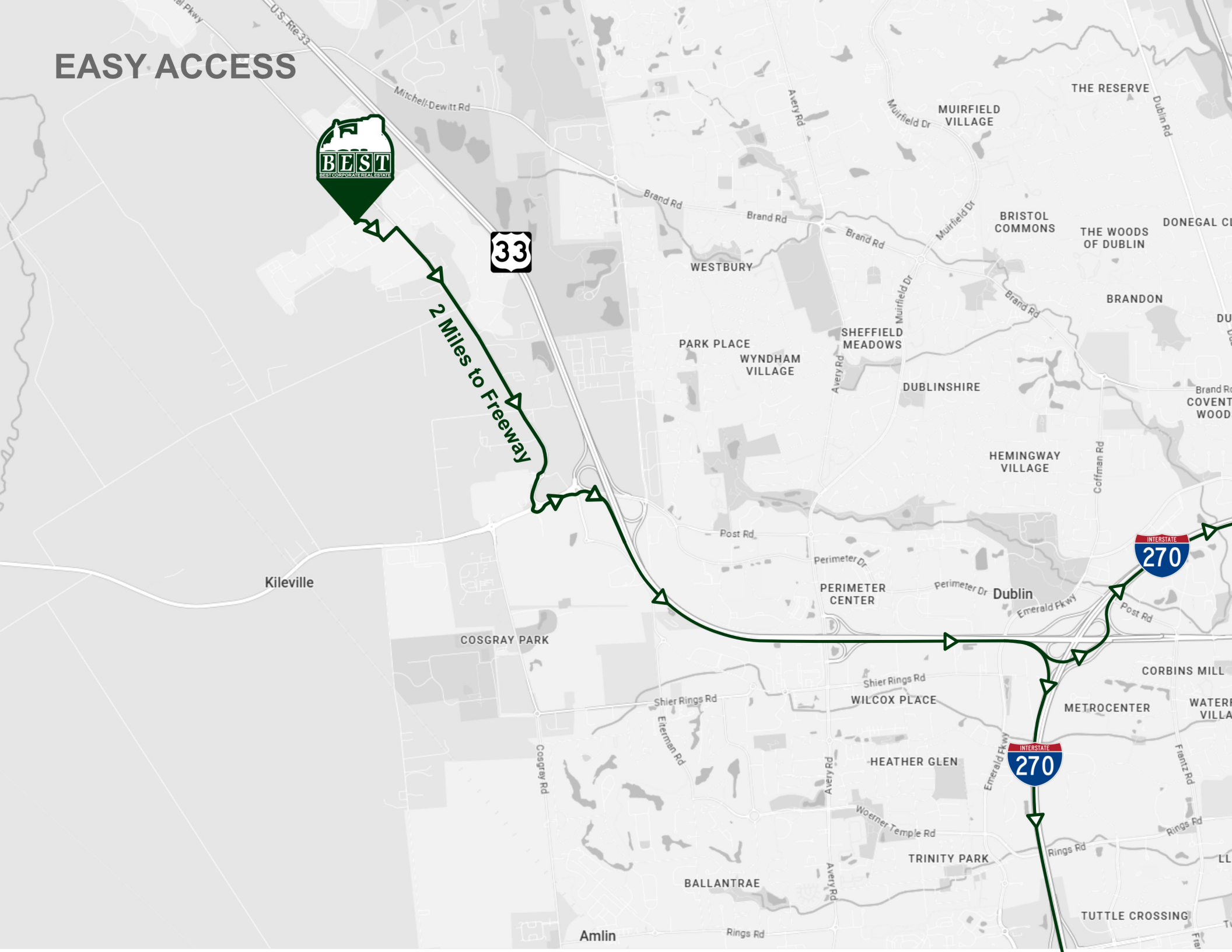
COLUMBUS AND I-270



# 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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