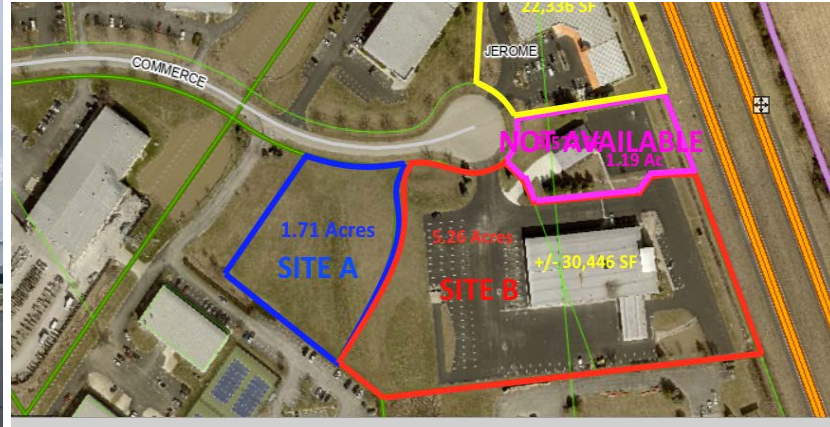


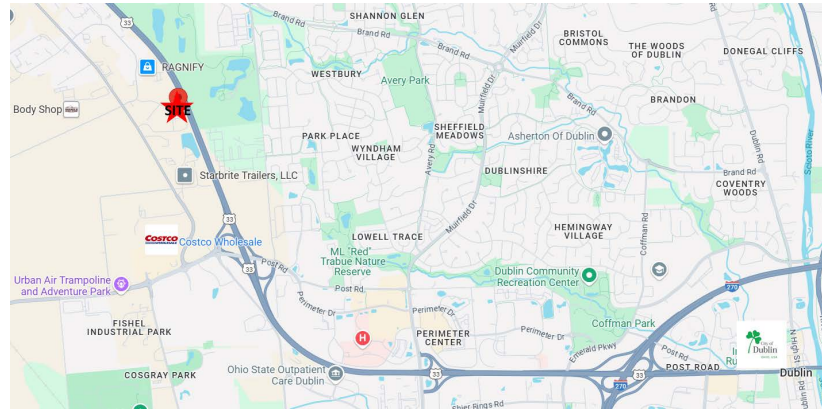
Warehouse/FLEX Space on 6.97 Acres for SALE

7605 Commerce Pl. Plain City, OH 43064

GRABILL
& COMPANY
REAL ESTATE SERVICES



- **Sale Price (Site A + B):** \$6,950,000.00
- **Acres:** +/- 6.97 Ac Total (2 Parcels: 5.26 Ac + 1.71 Ac)
- **Zoning:** COM
- **Site B Building:** +/- 5.26 Acres
+/- 30,466 SF Total
+/- 9,360 SF Sales/Office/Parts Area
+/- 21,106 SF Warehouse Area
- **Site A (Vacant Land):** +/- 1.71 Acres
- **Clear Height:** 16ft to 22ft
- **Doors:** 5 (16ft Drive Thru Bays) | 2 Drive in Doors | 1 Exterior Dock
- **Floor Drains** in Service area
- **Exhaust hoods** in Service Area
- **Year Built:** 2001 (Expanded in 2015)
- **Parking:** 57 car sized parking spots and 22 Tractor/Trailer spots
- **MEP's:** All MEPS are updated and maintained. Oil Heated.



PROPERTY HIGHLIGHTS

- Freestanding building on a oversized lot with exceptional parking
- Sales and service areas facing US-33 and with great signage visibility.
- Easy Access to US-33 and 42
- Excellent Visibility on US-33
- 1.71 Acre outlot that could be used for additional space or could be built upon. *Pending Gov. Approvals

PROPERTY OVERVIEW

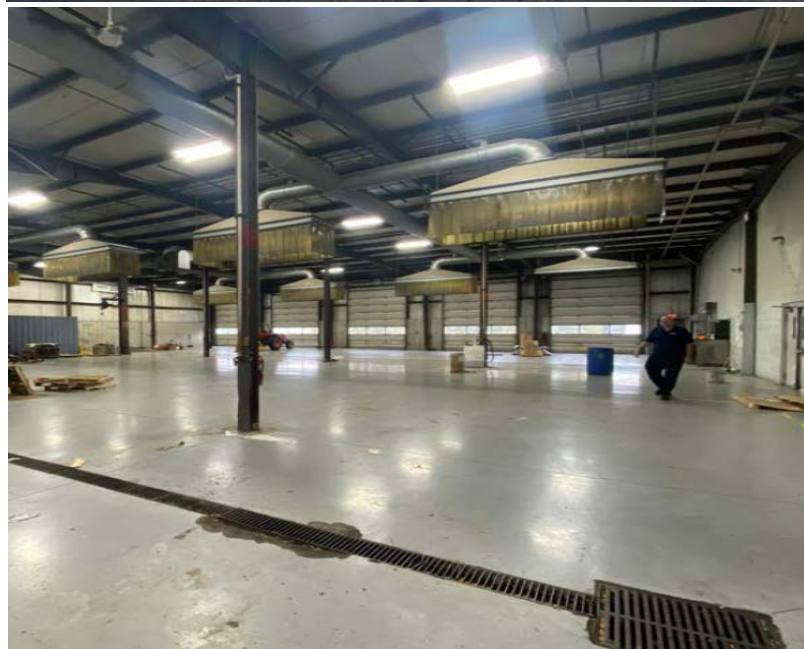
Discover this impressive 30,466-SF freestanding commercial building with excellent exposure to US-33, perfect for businesses looking to expand or establish a strong presence in the Plain City area. Boasting expansive outdoor storage/ Laydown space and convenient drive-through doors, this property is ideal for operations requiring both indoor and outdoor functionality. With a versatile layout and ample room for inventory, equipment, or vehicle storage, 7605 Commerce Place offers exceptional flexibility for a variety of business needs. Don't miss out on this strategic location to elevate your business!

Matt Byrne
mbyrne@bedrockgroup1.com
C 614.206.1770

Chip Sergakis
chip.sergakis@gmail.com
C 614.458.8238

Photos

7605 Commerce Pl. Plain City, OH 43064

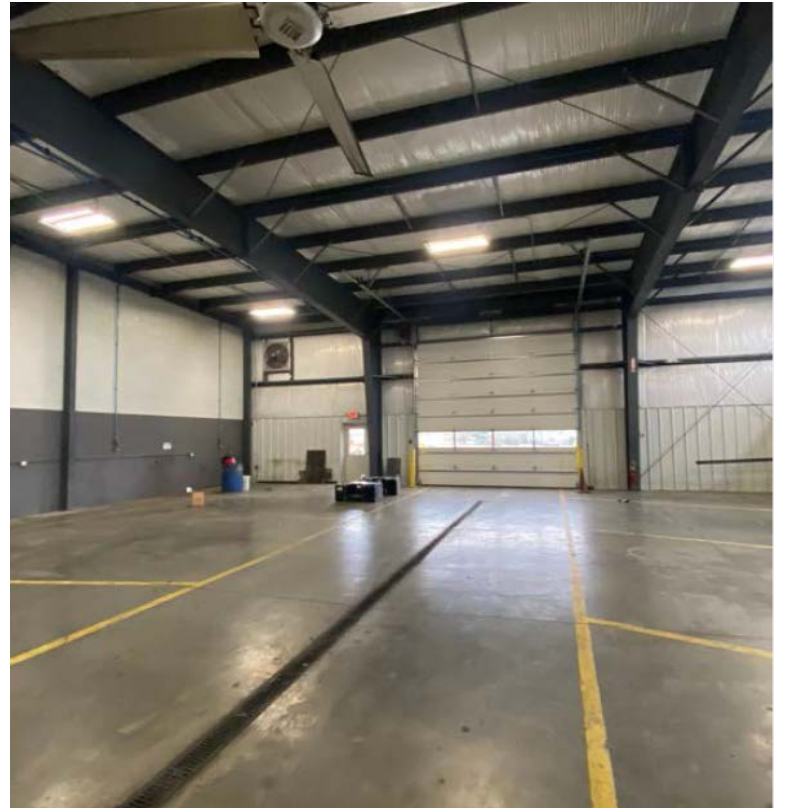
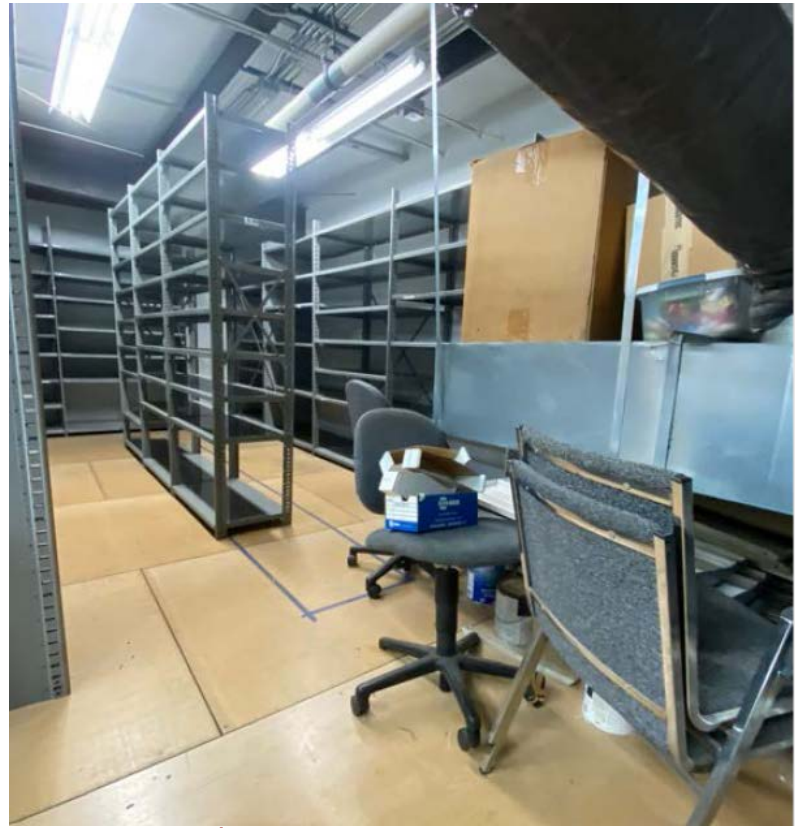


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Photos - Additional

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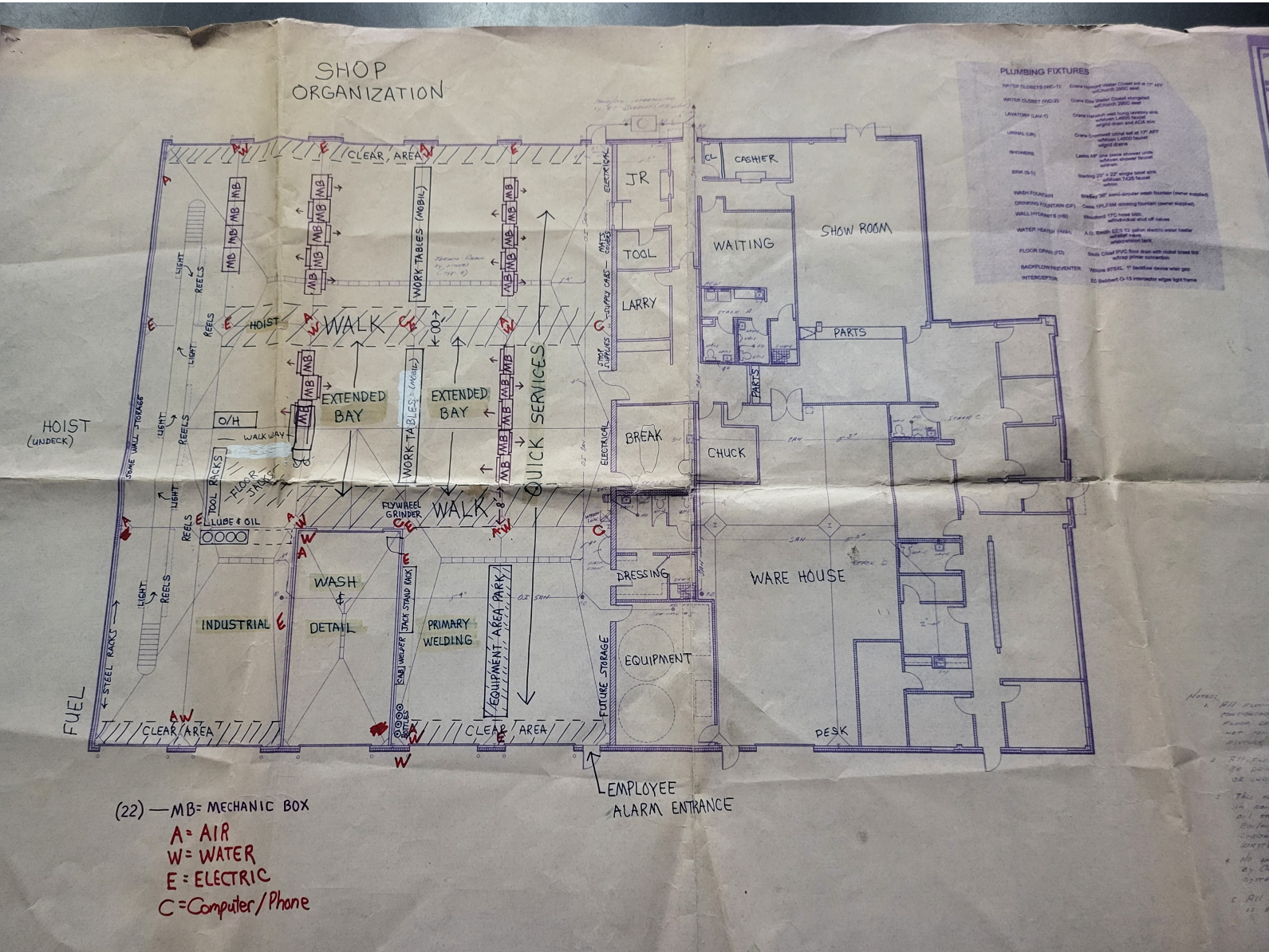


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Floor Plan

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*Does not include the addition done in 2015

Maps

7605 Commerce Pl. Plain City, OH 43064

