

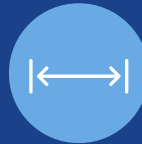
FOR SALE

2591 HARRISON ROAD

COLUMBUS, OHIO 43204



FOR SALE: \$4,200,000



26,187 SQUARE FEET



±2,100 SQUARE FEET OF OFFICE SPACE



±1.818 ACRES IN TOTAL



14'-16' CLEAR HEIGHT



**SIX DRIVE-IN DOORS
SIX DOCK DOORS**



DIRECT ACCESS TO I-70



18" CONCRETE FLOORS

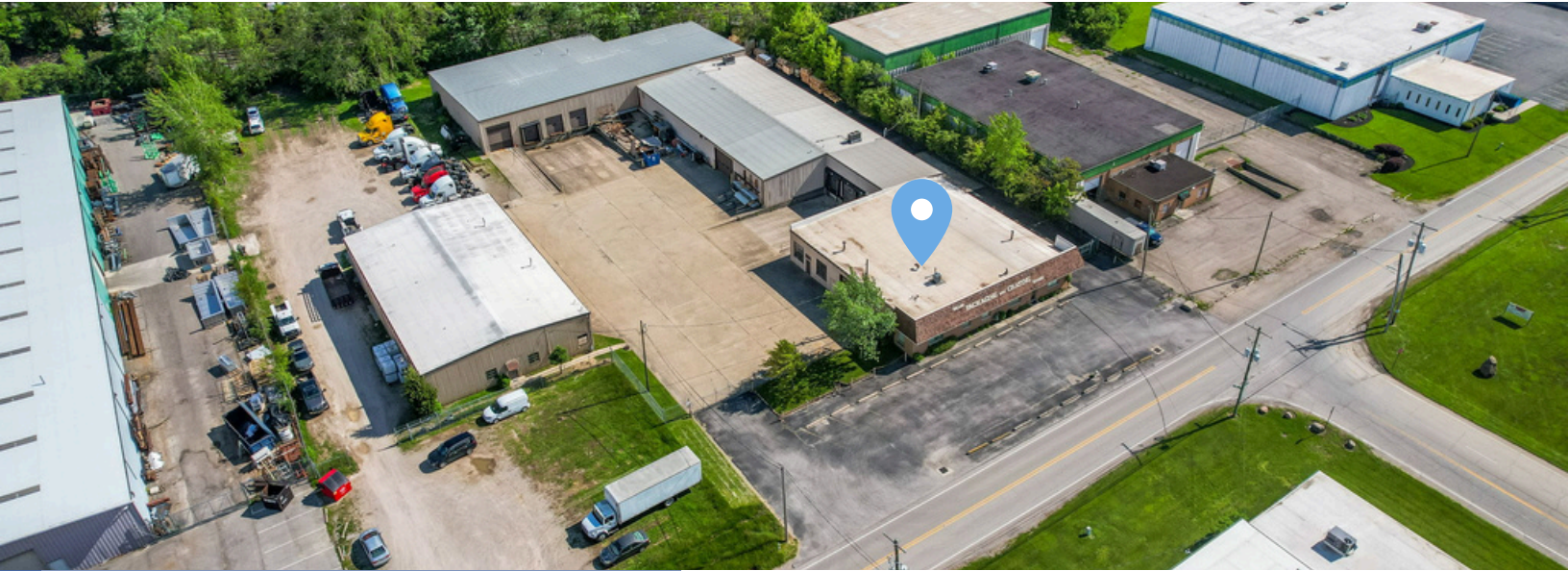
JAMES T. KOON
614-561-8338
JKOON@KOONPROPERTYGROUP.COM



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POPULATION

1 MILE	9,406
3 MILES	119,508
5 MILES	349,491

HOUSEHOLD INCOME

1 MILE	\$63,849
3 MILES	\$90,724
5 MILES	\$93,754

CONSUMER SPENDING

1 MILE	\$83.3M
3 MILES	\$1.395B
5 MILES	\$4.15B

DAYTIME EMPLOYMENT

1 MILE	5,376
3 MILES	62,004
5 MILES	313,311

Asking Price: \$4,200,000 (Potential to include all interior personal property and equipment.)

This 26,187-square-foot office-warehouse sits on 1.818 acres in a great west-side industrial location right off I-70. It has been home to the Wasem Packaging Company since the original building was built in 1953, with additions in 2001. If you are in small industrial manufacturing, this immediate area is perfect—it is a highly sought-after hub with a great local workforce and excellent highway access.

The building itself is set up for heavy work, featuring 18-inch concrete floors, 3-phase 480V power, a built-in 10,000-pound crane, and an in-floor weight scale. There are 2,100 square feet of office space, and the majority of the warehouse is heated and cooled, with 14- to 16-foot clear heights. Shipping and receiving are easy with six dock doors with load levelers, six drive-in doors (including one full drive-thru), and a fenced yard space for secure outdoor storage. This is a solid, well-built facility in a top-tier location.



LOCATION

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COLUMBUS, OHIO 43204



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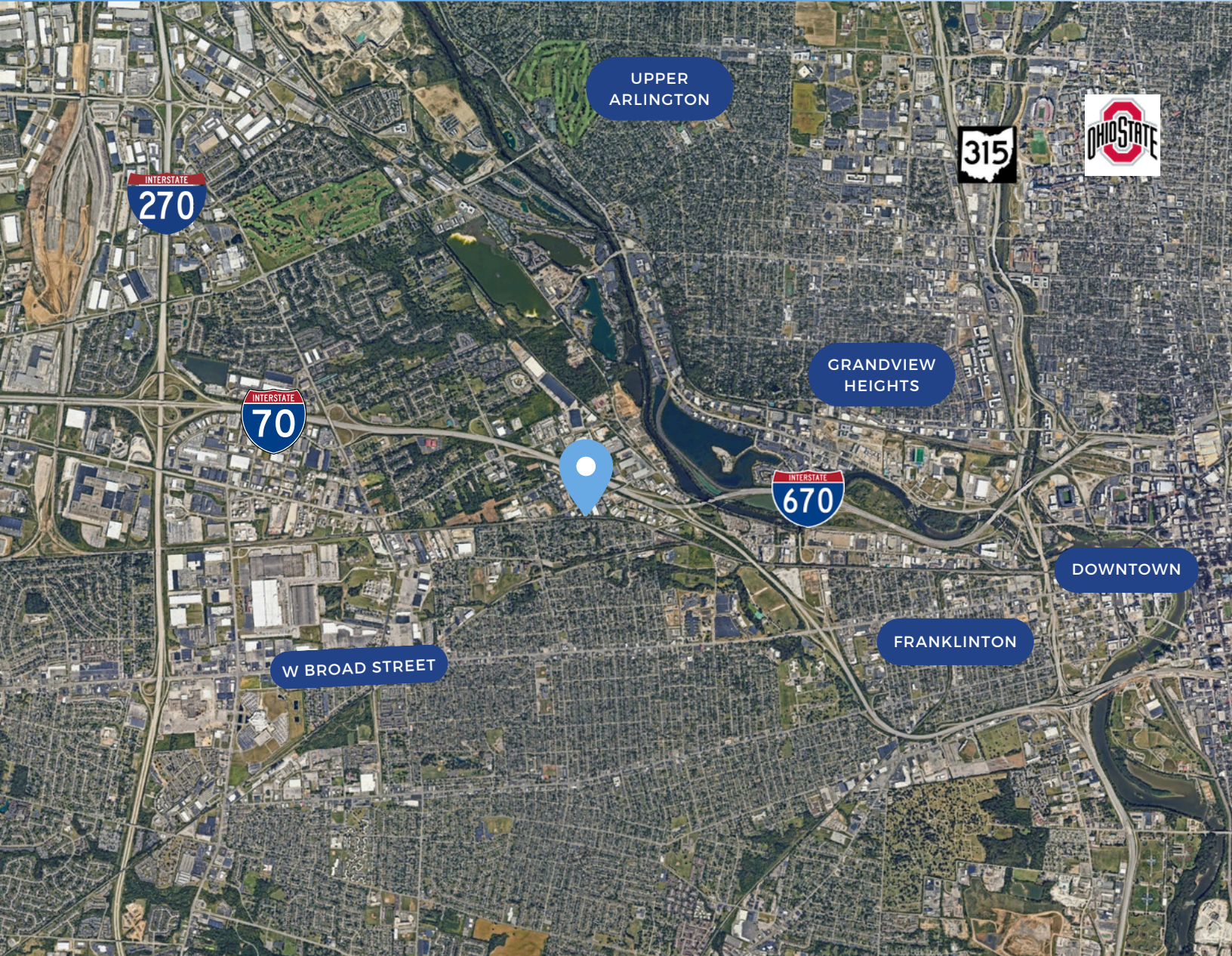


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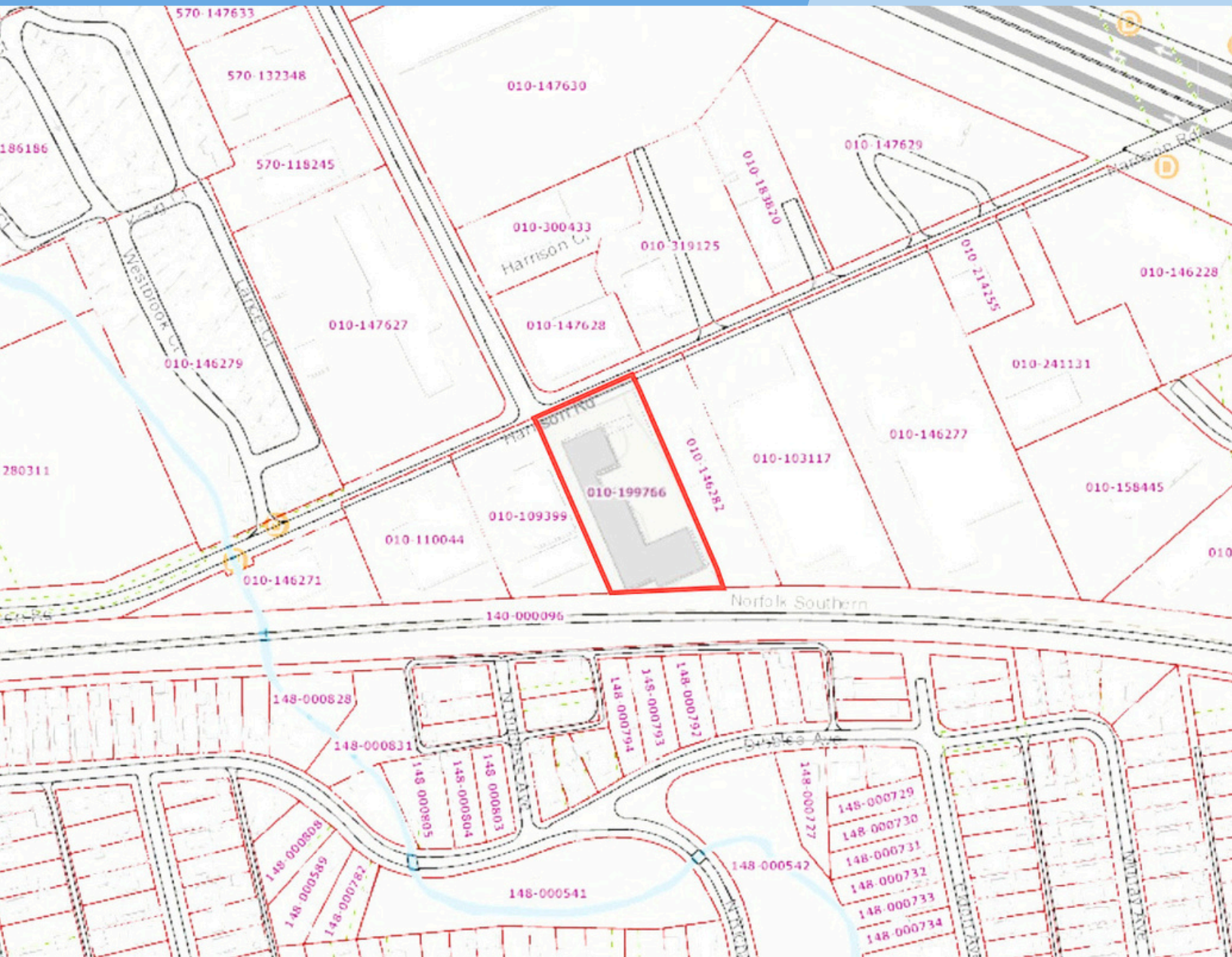


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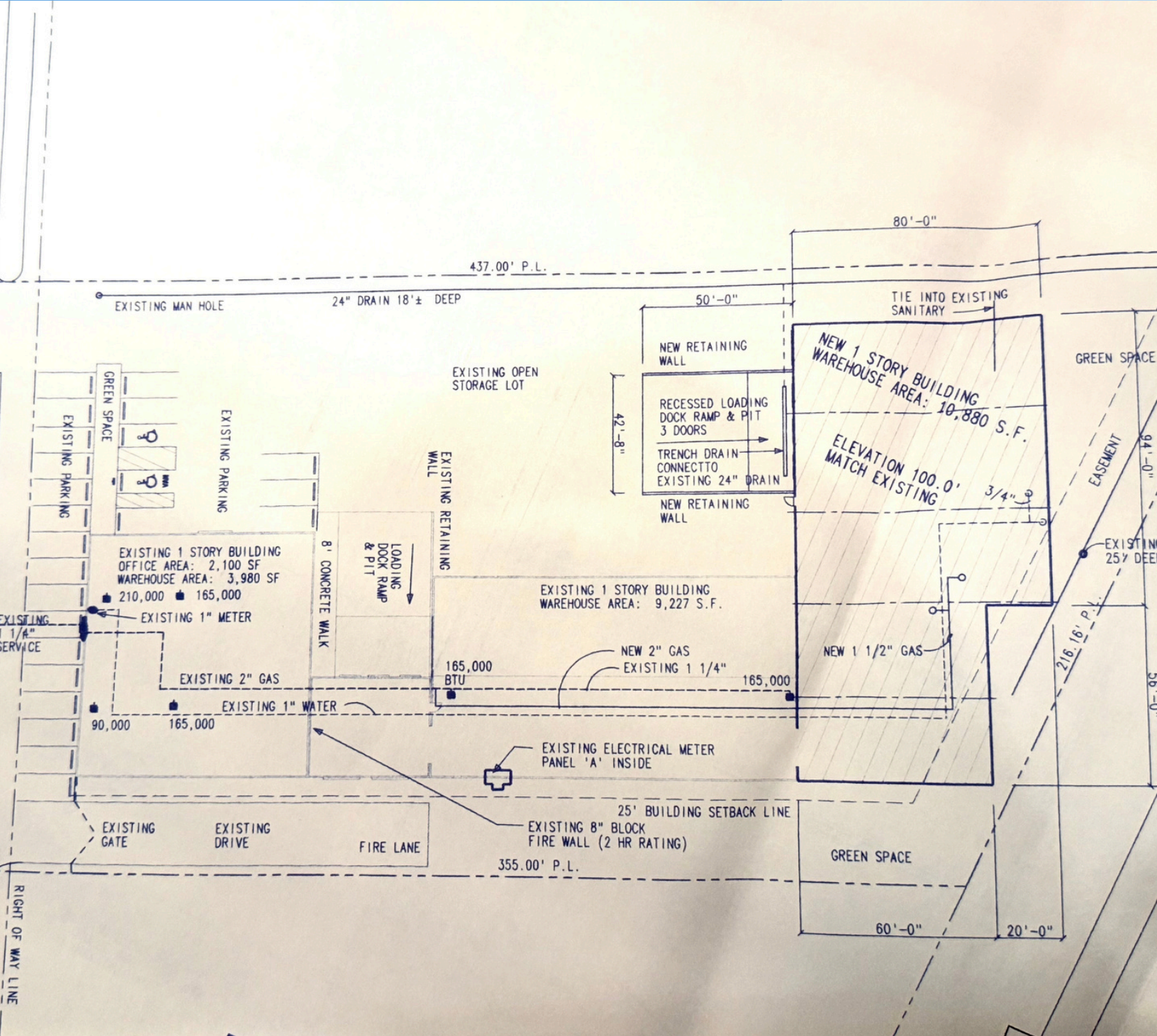


PARCEL

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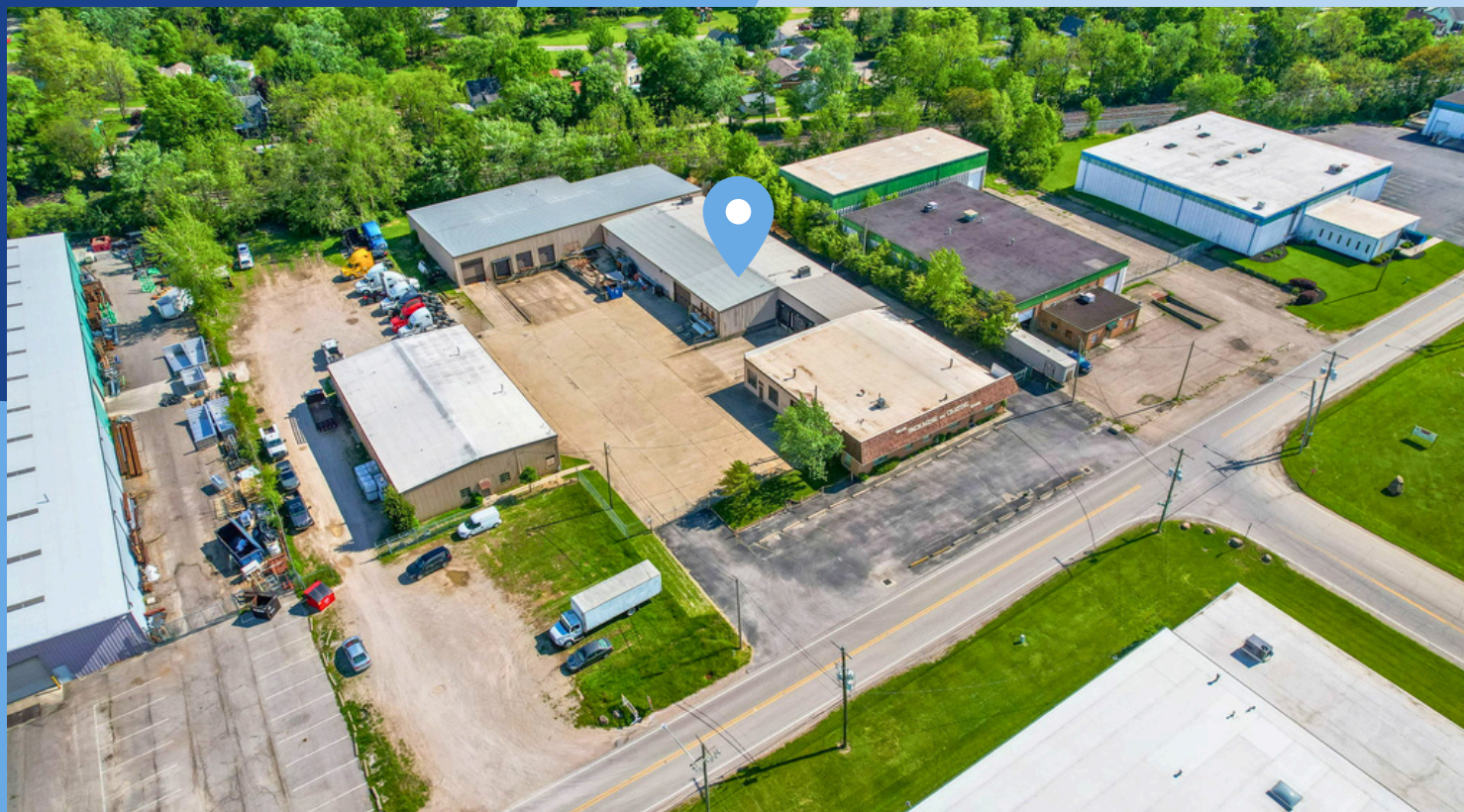
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PHOTOS

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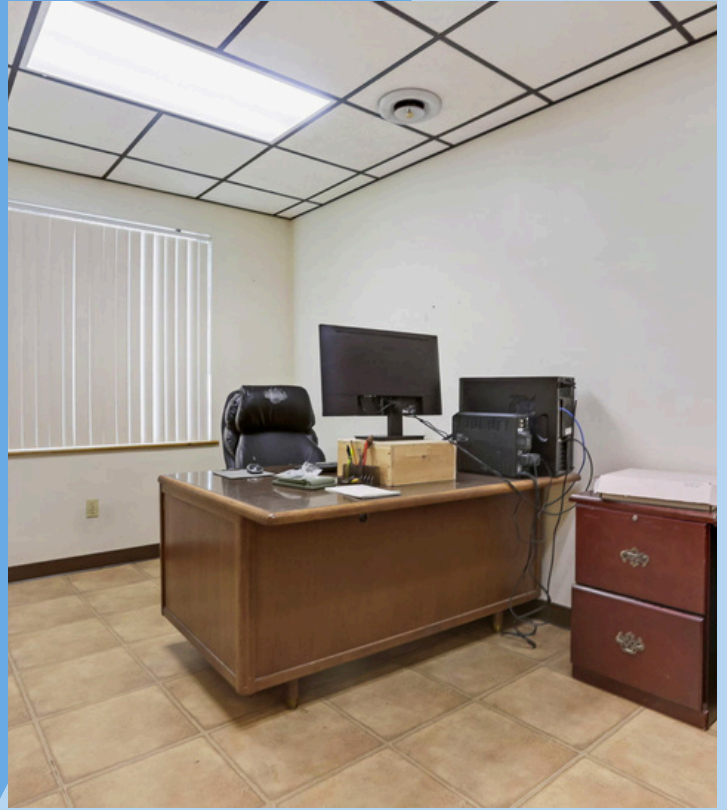
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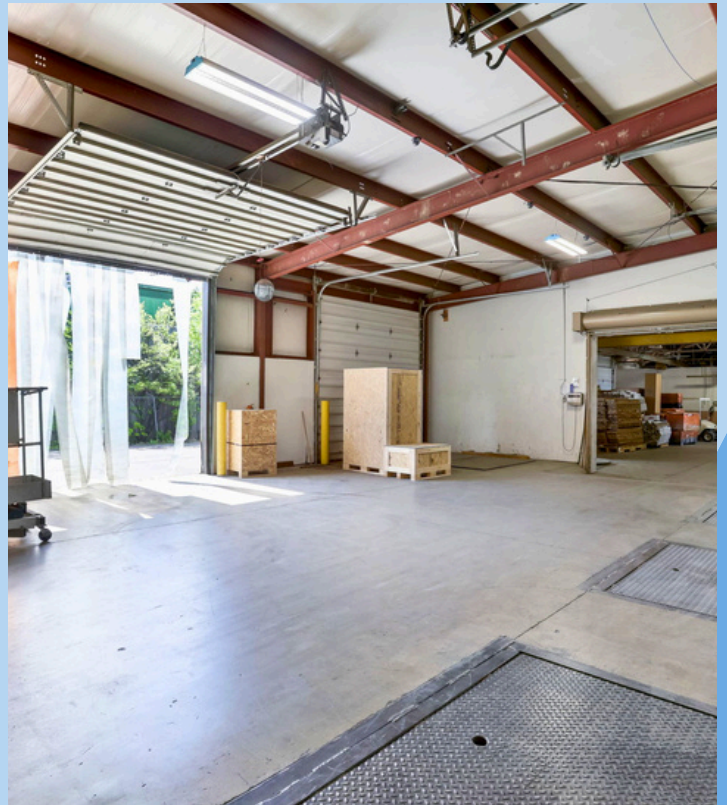
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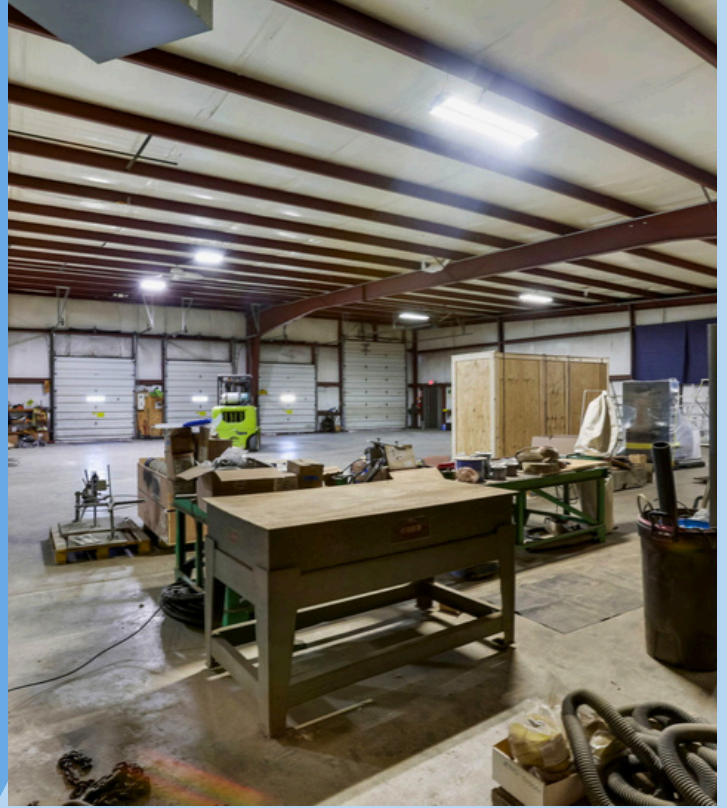
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