



BUILDING 1 - 10,000 SF

**PRIME LOCATION IN NORTH COLUMBUS
EASY ACCESS TO STATE AND INTERSTATE HIGHWAYS**

IOS SPEC DEVELOPMENT OPPORTUNITIES
DEARBORN PROFESSIONAL PARK

COLUMBUS, OHIO 43085



BUILDING 2 - 20,000 SF

BROKERS:
DOMENIC SKUNDA
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BUILDING INFORMATION

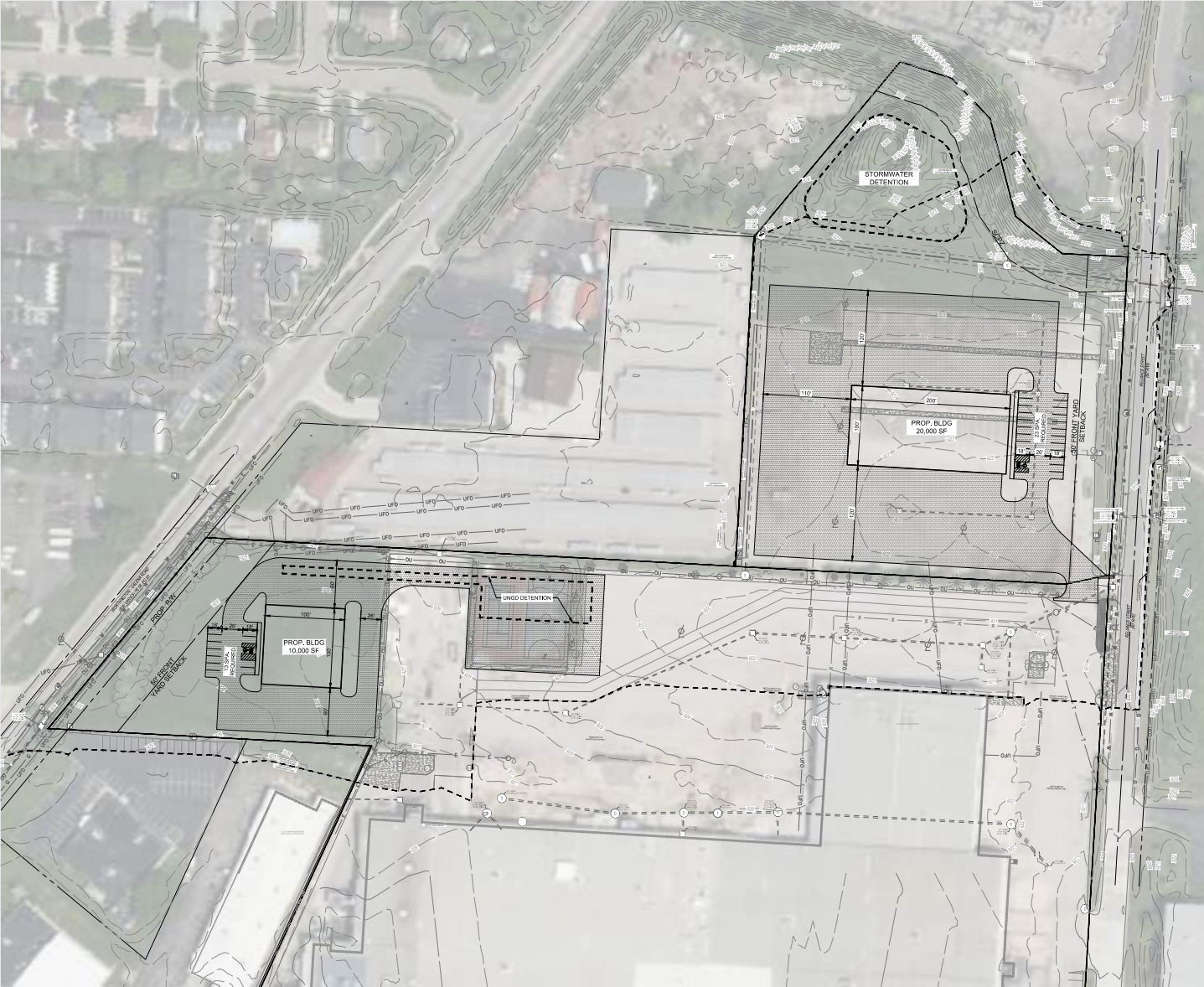
	Building 1	Building 2
Building Size	10,000	20,000
Outside Storage	±3 Acres	± 5 Acres
Lease Rate	Negotiable	Negotiable
Sale Price	Negotiable	Negotiable
Zoning	Manufacturing	Manufacturing
Year Built	2025	2025
Construction:	Split Face Block & Metal	Split Face Block & Metal
Clear Height	22'-9 13/16" at eaves	22'-9 13/16" at eaves
Loading	(5) 14'x14' Drive-in doors	(8) 14'x14' Drive-in doors
Floors	6" concrete	6" concrete
Roof	Standing Seam	Standing Seam
Lighting	LED Fixtures	LED Fixtures
Auto Parking	13	23
HVAC	Reznor units in warehouse; full HVAC in office area	Reznor units in warehouse; full HVAC in office area
Electric	1,200 amp 3-phase electrical service	1,200 amp 3-phase electrical service
Office	1,500 square feet with restrooms	2,000 square feet with restrooms
Notes	Grease interceptor in warehouse 1" Water service Fire suppression system in warehouse & office	Grease interceptor in warehouse 2" Water service Fire suppression system in warehouse & office

A GROUNDBREAKING OPPORTUNITY

IS CURRENTLY UNDERWAY

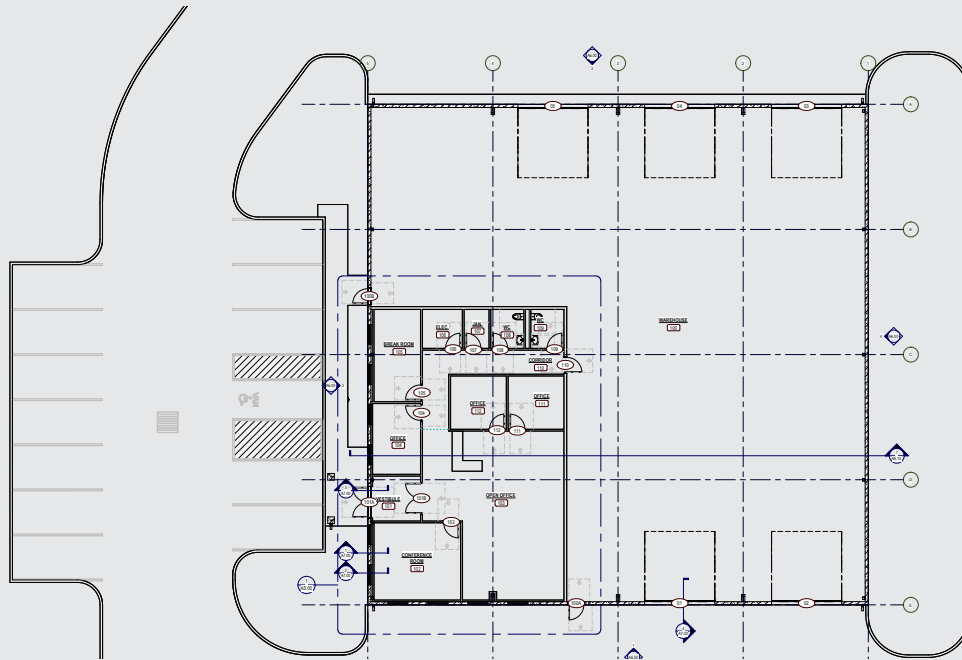


SITE PLAN

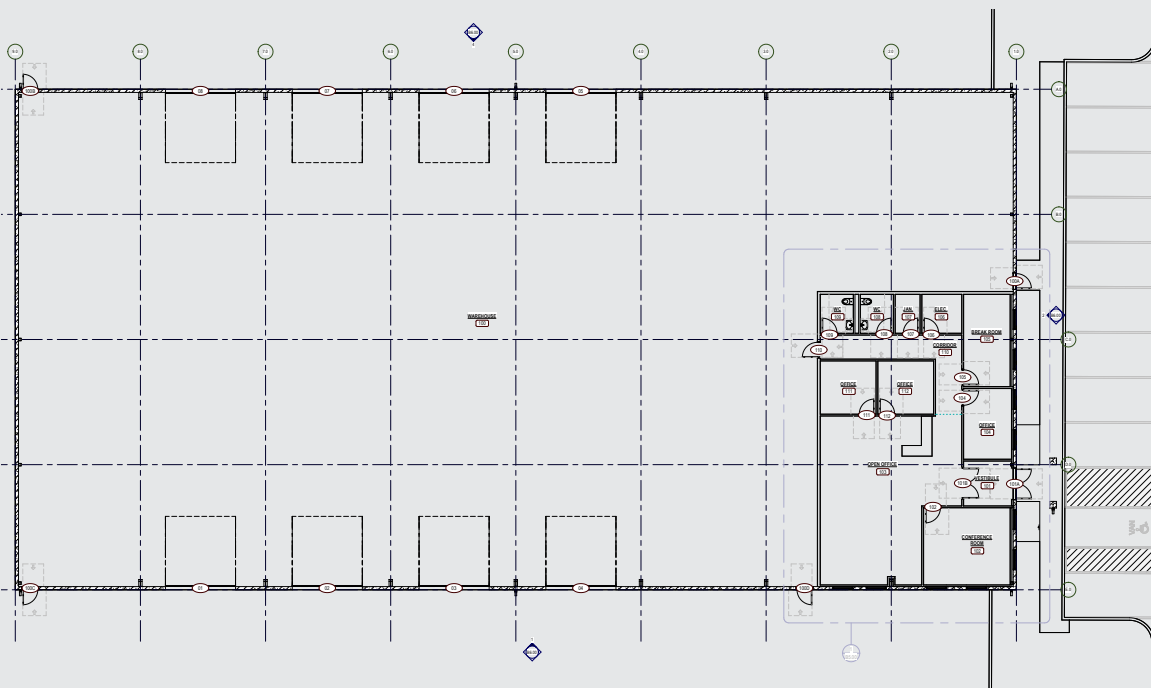


FLOOR PLAN

BUILDING 1 - 10,000 SF



BUILDING 2 - 20,000 SF



LOCATION MAP





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INDUSTRIAL SPEC DEVELOPMENT

Dearborn Professional Park

COLUMBUS, OHIO 43085



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