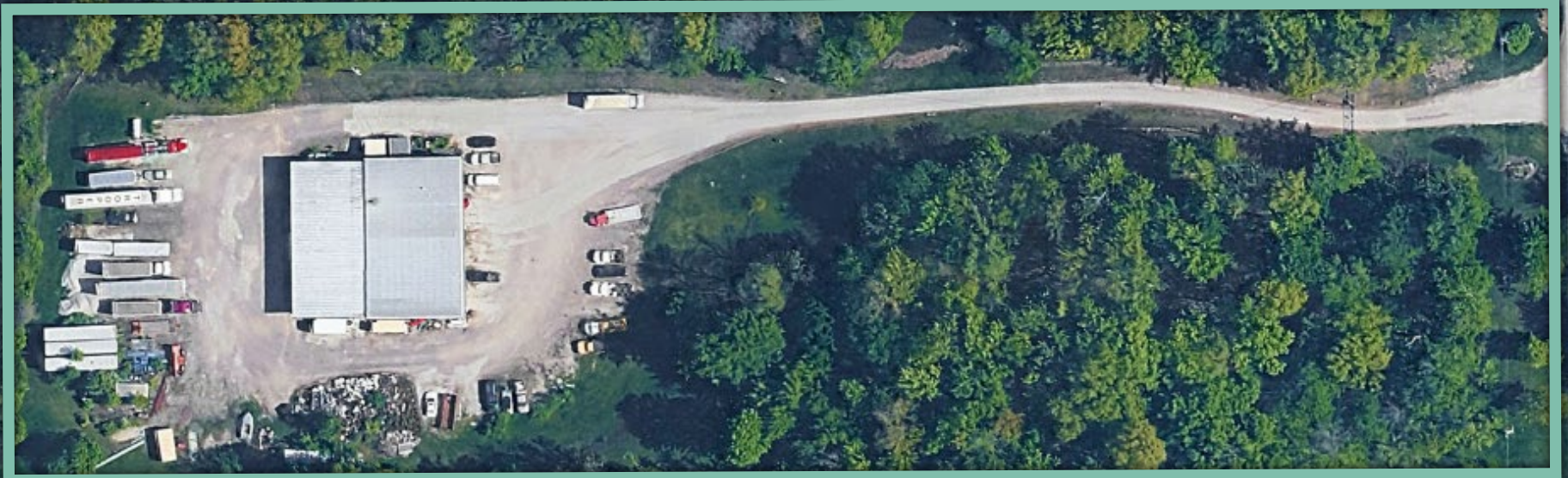


FOR SALE OR LEASE | 6,000 SF ON 6.845 AC AVAILABLE

**10558 HAZELTON-ETNA RD. SW**

PATASKALA, OH 43062



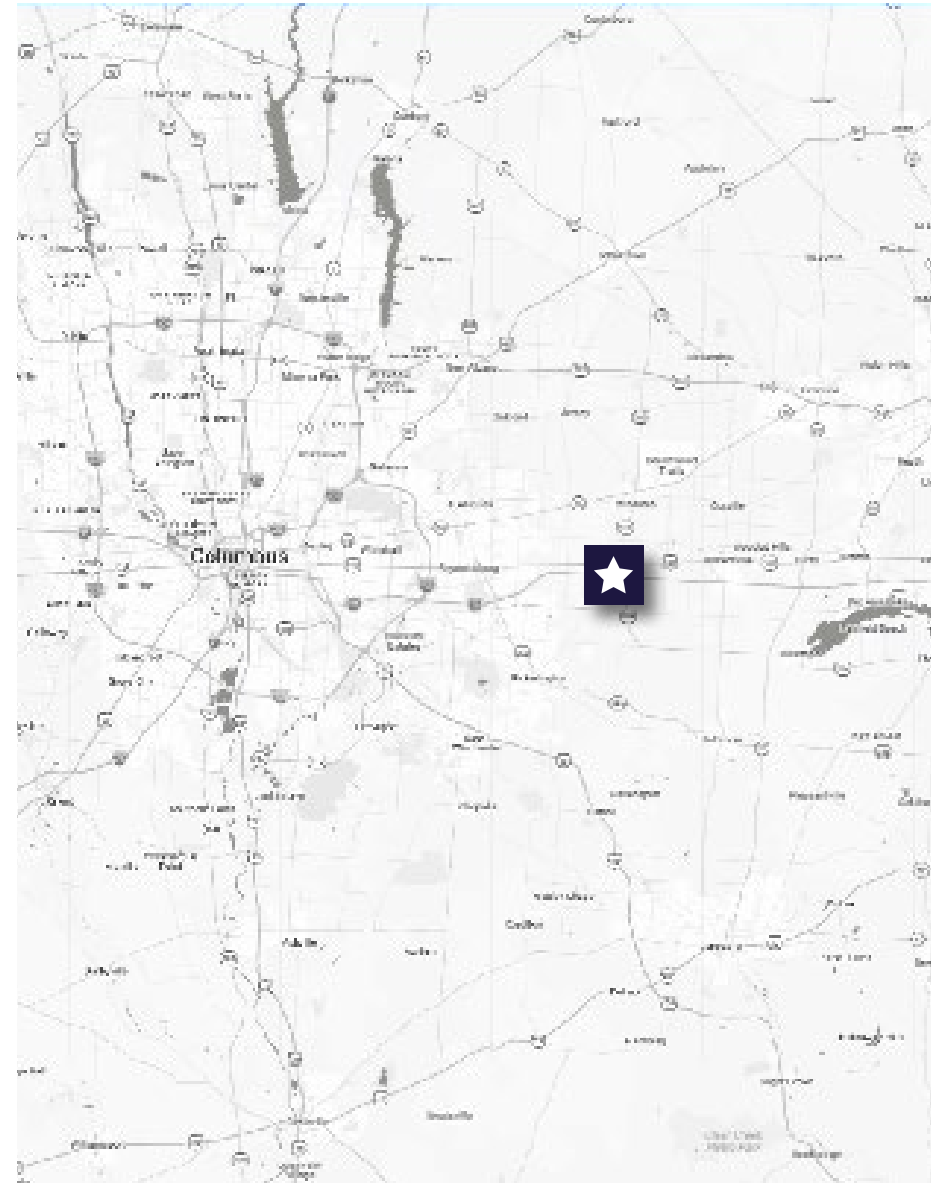
\*LOT LINES ARE APPROXIMATE\*

# 10558 HAZELTON-ETNA RD. SW

Pataskala, OH 43062

## PROPERTY HIGHLIGHTS

- 6,000 SF Industrial/Service Building (Plus 1,200 SF additional 2nd Floor Office)
- 4,800 SF warehouse/service space, 2,400 SF office, parts room, and restrooms
- 4,600 SF outdoor covered canopy area
- 6.845 Acres with significant parking and yard space
- Lease Rate: Negotiable NNN
- Sale Price: Negotiable
- Sprinkler: No
- 5 Drive-In doors (14'x14') with electric openers
- Large gravel lot
- Gated entry
- Signage on SR-310 (Hazelton-Etna Rd SW)
- Owner may consider selling lifts, compressors, and other truck service equipment currently in place
- Natural gas fired boiler for floor heating in shop and office
- Excellent location in Etna with easy access to I-70
- Standing seam metal roof
- Up to 23' clear height
- 400 amp, single phase electric (Energy Co-Op)
- Floor drains with oil water separator
- Well water and sewer holding tank (utilities available at the street)





## PROPERTY PHOTOS



## SURROUNDING PROPERTIES

Kohl's	1,200,000 SF	GITI Tire	265,916 SF
Omega Morgan	250,020 SF	Ryder Logistics	766,633 SF
Black + Decker	1,228,240 SF	Ryder	697,860 SF
Amazon	856,254 SF	Amazon	1,232,112 SF
Ryder	437,589 SF	Online	1,000,000 SF
Werner Enterprise	357,734 SF	JBS Logistics	1,277,851 SF
GXO Logistics	524,187 SF	Illuminate USA	946,400 SF
DHL	523,965 SF	Invenergy	1,092,000 SF



HAZELTON-ETNA RD. SW

1058 HAZELTON-ETNA RD. SW  
PATASKALA, OH 43062



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