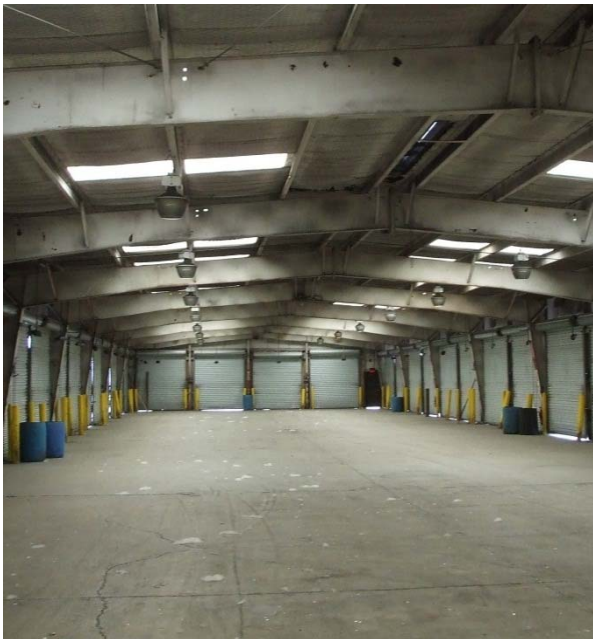
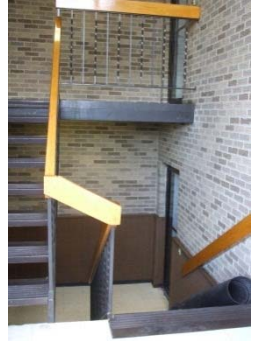
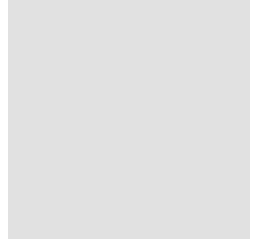


INDUSTRIAL BUILDING FOR SALE/LEASE

22,000 SF TRUCK TERMINAL

4445 Weaver Court – Columbus, OH 43026



PROPERTY DESCRIPTION

- 22,000 SF TRUCK TERMINAL
- 11.52 ACRES PAVED
- 57 DOCKS (9' X 10')
- 5,200± SF TWO-STORY OFFICE
- 10,700± SF MAINTENANCE SHOP WITH 3 ½ BAYS PLUS A WASH BAY
- 3 PHASE/480V/400 & 600 AMPS
- HILLIARD ZONED "M5"
- ENTIRE PROPERTY IS FENCED
- SECURED DRIVERS LOUNGE & SEPARATE ENTRANCE
- DOCK AREA HAS SKYLIGHTS THROUGHOUT
- FACILITY IS EQUIPPED WITH HEAVY POWER AND AN ABOVE GROUND FUEL STATION
- **SALE PRICE: \$1,750,000**
- **LEASE RATE: \$4.28/SF NNN or \$11,666/MONTH**

contact information

Curt Berlin SIOR
tel 614 629 5221
cberlin@ohioequities.com

Matt Osowski
tel 614 629 5229
mosowski@ohioequities.com

NAI Ohio Equities^{REALTORS®}

Commercial Real Estate Services, Worldwide.

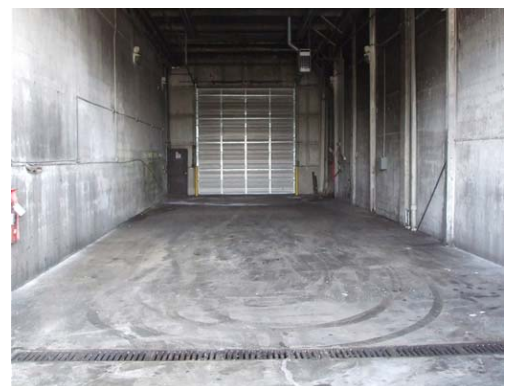
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Main Office

605 S Front St Suite 200
Columbus, Ohio 43215
tel 614 224 2400
www.ohioequities.com

PROPERTY PHOTOGRAPHS

4445 Weaver Court – Columbus, OH 43026



contact information

Curt Berlin SIOR

tel 614 629 5221

cberlin@ohioequities.com

Matt Osowski

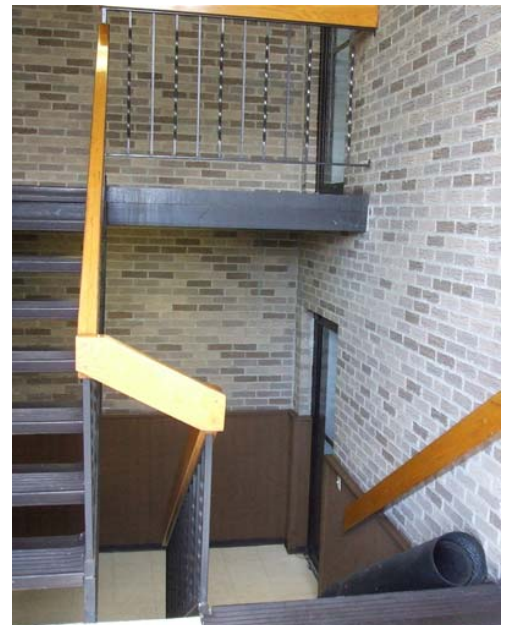
tel 614 629 5229

mosowski@ohioequities.com

NAI Ohio Equities^{REALTORS®}

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



AERIAL IMAGERY

4445 Weaver Court – Columbus, OH 43026



contact information

Curt Berlin SIOR | tel 614 629 5221
cberlin@ohioequities.com

Matt Osowski | tel 614 629 5229
mosowski@ohioequities.com