



**FOR SALE OR LEASE**  
**OFFICE-WAREHOUSE AVAILABLE**  
1325 Marion Road – Columbus, OH 43207



## PROPERTY DESCRIPTION

- OFFICE / WAREHOUSE / MANUFACTURING
- RTE 104 – RICKENBACKER AREA
- ATTRACTIVE MULTI-PURPOSE 13,490 SF BRICK BUILDING
- FENCED & LIGHTED YARD
- 400 AMP ELECTRIC, EXECUTIVE OFFICES, PLUS MANY OTHER FEATURES
- POSSIBLE TERMS
- POSSIBLE PACKAGE WITH 1355 MARION ROAD PLUS SALE /LEASE BACK
- MAKE AN OFFER

**LISTING PRICE \$459,000**  
**LEASE RATE \$3.25 PSF MG**

### contact information

**Dan Sheeran** | tel 614 629 5216  
dsheeran@ohioequities.com

**Mike Semon** | tel 614 629 5217  
mjsemon@ohioequities.com

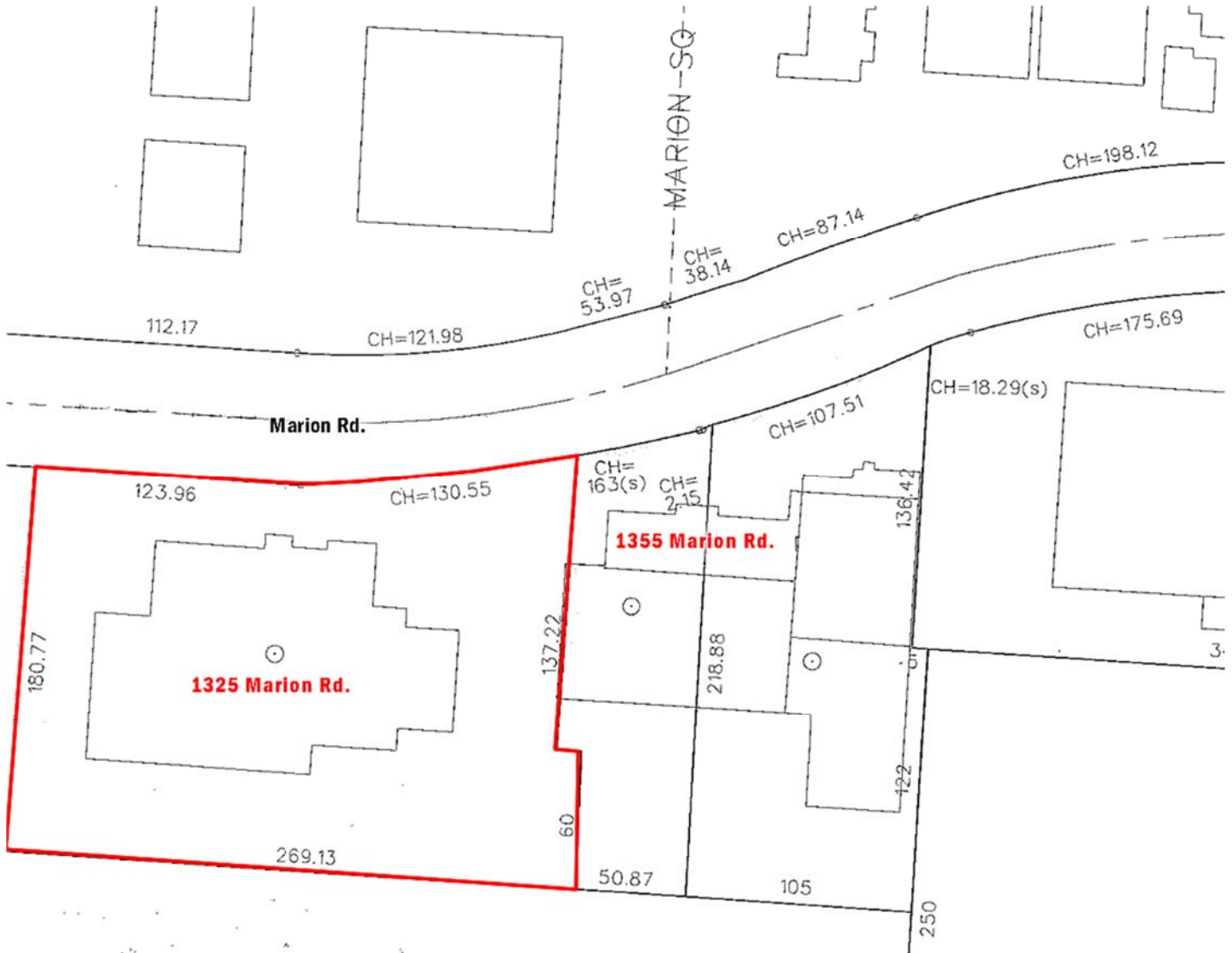
**Main Office**  
605 S Front St Suite 200  
Columbus, Ohio 43215  
tel 614 224 2400  
fax 614 224 5436  
www.ohioequities.com

**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.

# SITEPLAN

1325 Marion Road – Columbus, OH 43207



## contact information

Dan Sheeran | tel 614 629 5216  
dsheeran@ohioequities.com

Mike Semon | tel 614 629 5217  
mjsemon@ohioequities.com