

FOR SALE OR LEASE LAND PLUS BUILDING

57 Westgate Drive – Granville, OH 43023



PROPERTY OVERVIEW

- **PACKAGE DEAL**
 - 14,400 SF INDUSTRIAL BUILDING
 - ADDITIONAL 3+ ACRES LAND AVAILABLE
 - COMMUNITY SERVICE DISTRICT – ZONING
 - LOCATED IN GRANVILLE, CLOSE TO ROUTE 16
 - LEASE BUILDING FOR \$2,500/MTH
- PURCHASE BUILDING \$399,000**
PURCHASE ENTIRE PROPERTY \$997,800 – SEE SITEPLAN

contact information

Mark Schillig

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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

57 Westgate Drive – Granville, OH 43023

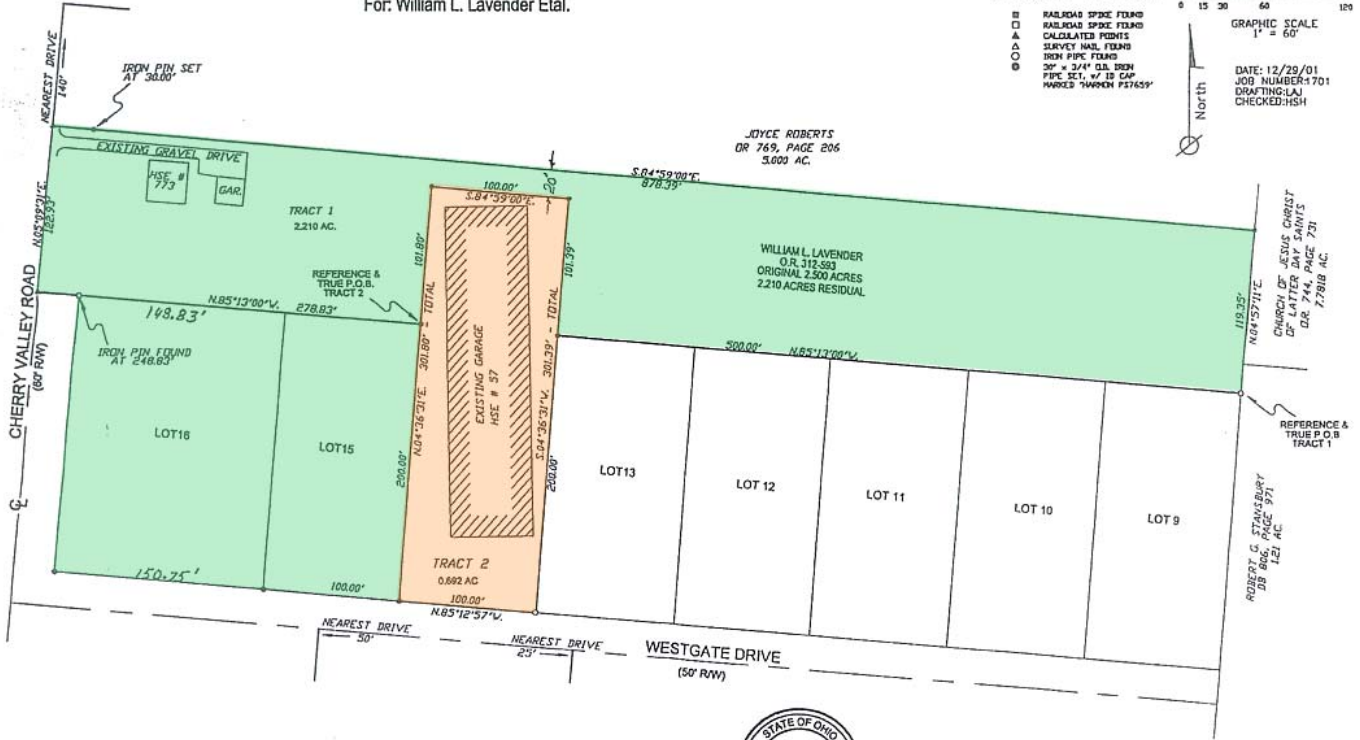
= \$399,000
 + = \$997,800

EXHIBIT "A"

LOT SPLIT
 For: William L. Lavender Etal.

SYMBOL LEGEND
 ■ RAILROAD SPIKE FOUND
 □ RAILROAD SPIKE FOUND
 △ CALCULATED POINTS
 ○ SURVEY NAIL FOUND
 ○ IRON PIPE FOUND
 ○ 2" x 3/4" O.D. IRON PIPE SET IN 12" CAP MARKED "HARMON #17659"

0 15 30 60 120
GRAPHIC SCALE
 1" = 60'
 DATE: 12/29/01
 JOB NUMBER: 1701
 DRAFTING: LAJ
 CHECKED: HSH



PROPERTY IS LOCATED WITHIN FLOOD
 ZONE "C" AS PER FEMA FIRM MAP
 PANEL NUMBER 390328-0125B
 FLOOD ZONE "C" IS DETERMINED TO BE AN
 AREA OF MINIMAL FLOODING



1787
 BY
 Professional Surveyor #7659
 HARLAN SCOTT HARMON



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