

# INDUSTRIAL BUILDING FOR LEASE



2560 Value Way  
Columbus, OH 43224

Exclusively Listed By:

NAI Ohio Equities  
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*PLEASE CONSULT YOUR NAI OHIO EQUITIES, LLC AGENT FOR MORE DETAILS.*



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# Property Overview

Address:	2560 Value Way – Columbus, OH 43224		
Overview:	This offering consists of a three-building freestanding warehouse facility, with a total of approximately 410,388 square feet		
Individual Building SF:	Building One:	73,855 SF	
	Building Two:	206,765 SF	
	Building Three:	129,768 SF	
	<b>TOTAL</b>	<b>410,388 SF</b>	
Other Structures:	Pump house, water tower, guard house and a two-story dispatch tower		
Transportation Shelter:	On-site COTA municipal bus shelter (route needs activated)		
Year Built:	Building One:	1982	
	Building Two:	1994	
	Building Three:	1997	
Lease Rate:	\$1.95 PSF MG		
Space Available:	Approximately 410,388 SF		
Annual Taxes:	Approximately \$470,680 (2008)		
Zoning:	M-2 (Manufacturing) in the City of Columbus		
Incentives:	Enterprise Zone		
Column Spacing:	Building One:	31' 9" D X 40' 0" W Typical	
	Building Two:	40' 0" D X 48' 0" W Typical	
	Building Three:	40' 0" D X 48' 0" W Typical	
Minimum Clear Height:	Building One:	30' – 35'	
	Building Two:	36' – 40'	
	Building Three:	38' – 44'	
Electrical Service:	Three (3) main electrical systems		
HVAC:	Building One and Two are heated and air-conditioned.		
	Building Three is heated only.		



## Property Overview cont.

### Dock Layout &

Equipment: 83 Dock doors  
2 Drive-ins

Building One – 11 Docks / 1 – Drive-in

Building Two – 46 Docks

Building Three – 26 Docks / 1 – Drive-in

### Fire Suppression:

The subject building is fully protected by a wet-pipe automatic fire suppression system that is connected to a fire alarm system with detection and signaling devices required by the authorities having jurisdiction. Water is supplied by the municipality in an underground 10” cast iron main at 100 psi. Sprinkler risers are provided in each building, with the main sprinkler equipment and pump controllers located in Building #1. Flow and tamper alarms are installed on valves and at each riser. Numerous Siamese connections and flow alarms are located on the exterior walls in the vicinity of the risers. Sprinkler heads are regularly spaced, upright, pendant mounted, and in-rack types, with a fusible link and chrome plated finish in the area with finished ceilings.

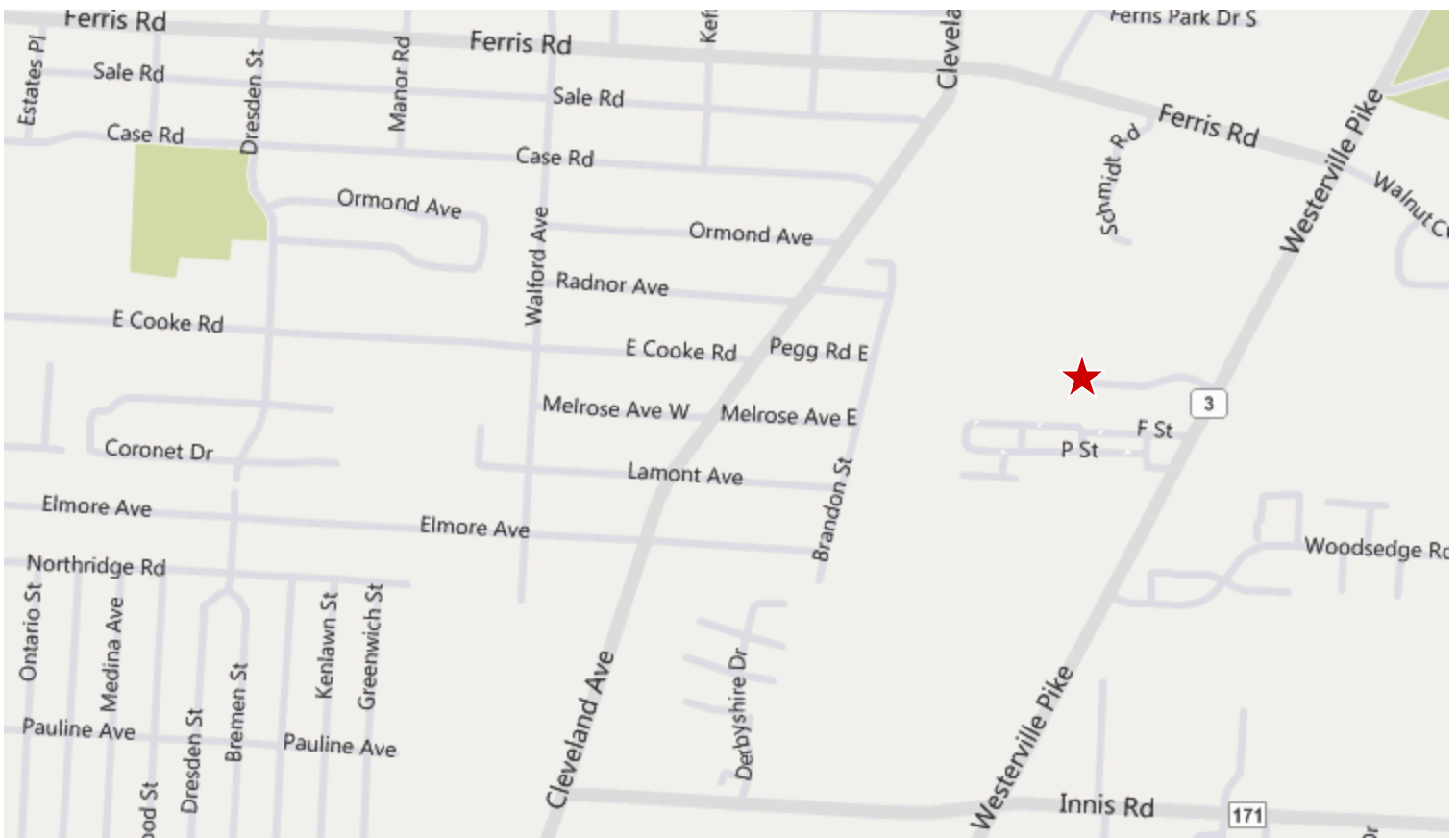
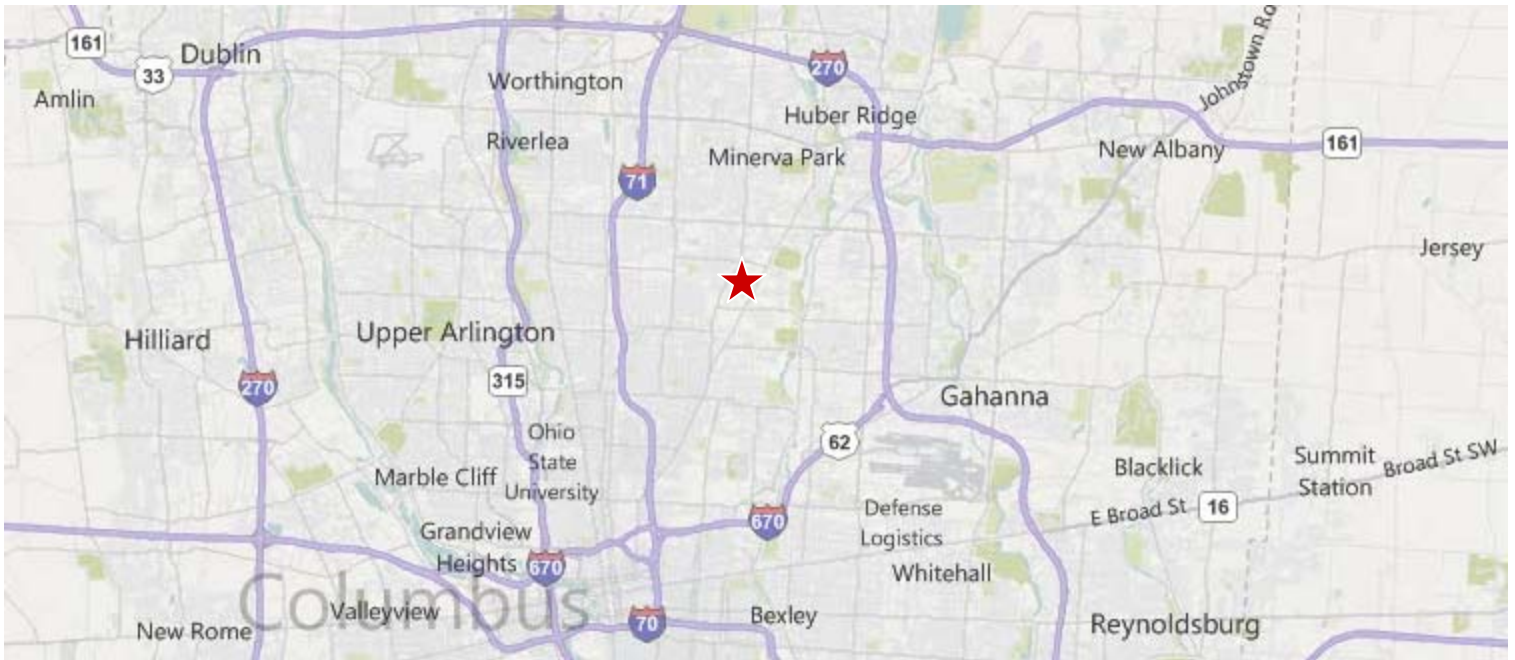
In case the main water supply is damaged, an on-site water tower supplies water to the sprinkler system. This back-up water supply is fed by a 1500 gpm pump and a diesel engine stored in the Pump House, located adjacent to the Water Tower at the north side of the property.

Each building is equipped with an emergency generator, packaged with a 200 gallon diesel fuel tank which operates the sprinkler pumps in the case of a power outage. The emergency generators are above ground located outside adjacent to the buildings. Transfer switches are located adjacent to the sprinkler risers.

Property Lighting: Site lighting consists of building and pole-mounted high intensity discharge fixtures.



# Location Maps



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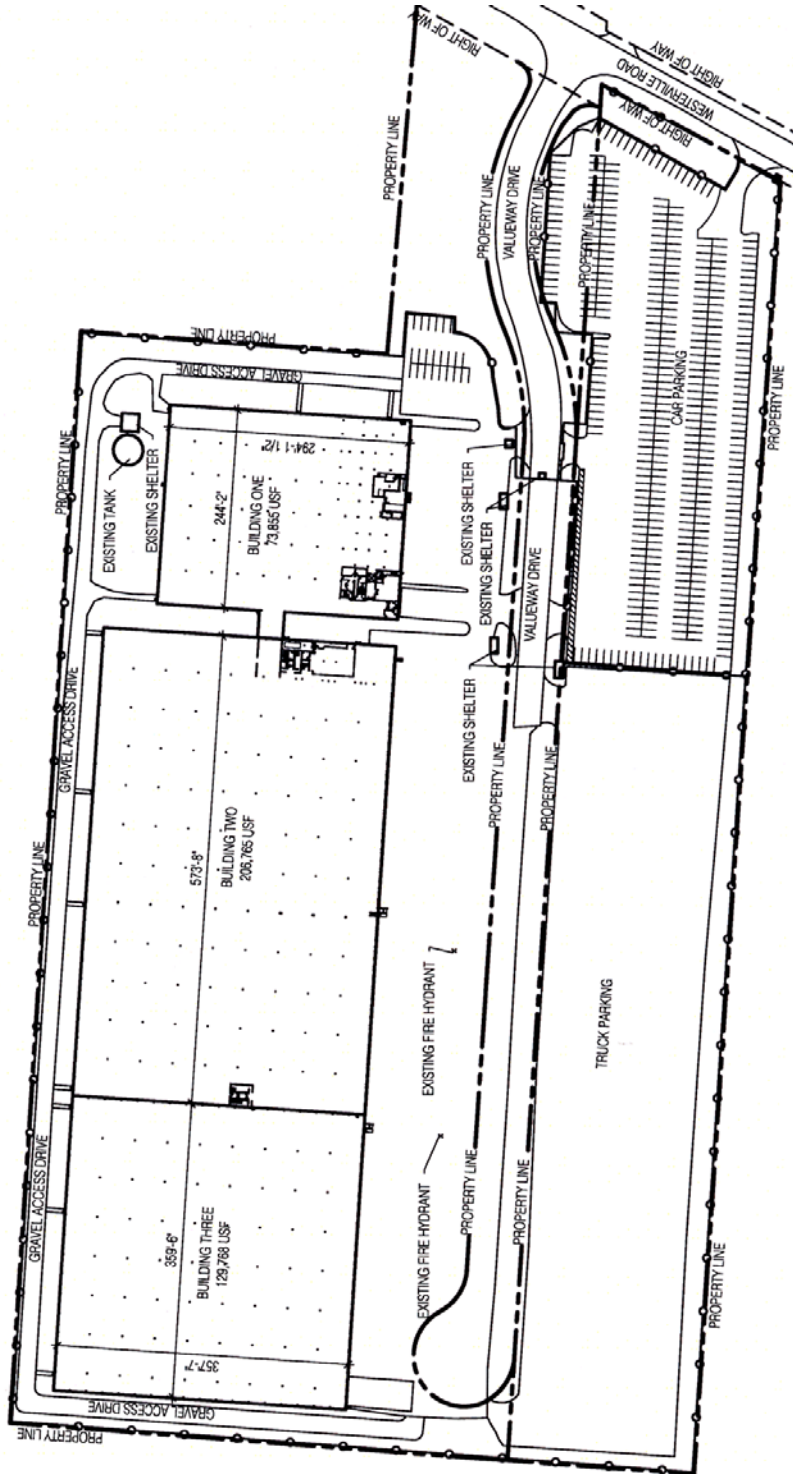
# Aerial Imagery



# Property Photographs



# Siteplan



# 2560 Value Way

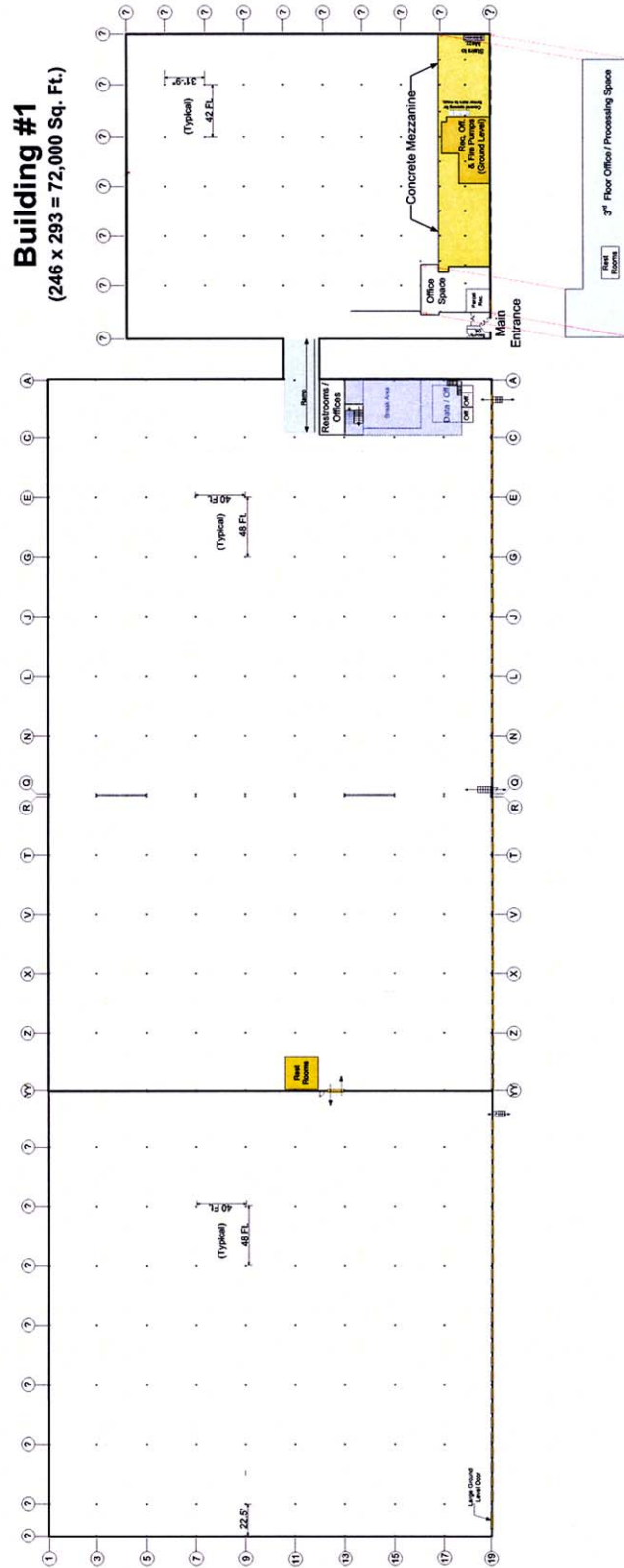
## Building 1, 2, & 3 – Basic As Is Sketch

Scale → 1" = 30 ft.



**Building #3**  
(359 x 358 = 128,500 Sq. Ft.)

**Building #2**  
(573 x 358 = 205,000 Sq. Ft.)



# Floorplan

# Columbus Overview

## Columbus, Ohio

The City of Columbus is the capital of the State of Ohio, the largest city in the state in both population and area, and the 15th largest in the nation. It is located in the heart of the seven-county Greater Columbus region. But despite its size, Columbus is easy to get around, more than half of commuters travel fewer than ten minutes to work. Columbus offers housing of every type, at every price level. Residents enjoy outstanding dining and entertainment venues, sports opportunities, exciting downtown festivals, and an abundance of cultural offerings at the city's many fine museums and theaters. Educational opportunities are plentiful with presence of The Ohio State University and 18 other institutions of higher education in the area. Leading companies in insurance, banking, and technology also call Columbus home.

The City of Columbus may offer financial tools to assist business expansions or relocations. To learn more visit [www.ci.columbus.oh.us](http://www.ci.columbus.oh.us) or contact the Economic Development Division at 614-645-8616.

## Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including the state capital Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. In addition to government, other major industries in the county include business services, retail trade, financial services, and healthcare. Research is a major focus in Franklin County with the presence of research centers such as The Ohio State University, Battelle, Chemical Abstracts Service, and Online Computer Library Center (OCLC). The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways: I-70 (east-west through Columbus to Indianapolis and Pittsburgh), I-71 (north-south through Columbus to Cleveland and Cincinnati), I-270 (outer belt encircling Columbus), I-670 (freeway connecting the airport and downtown), U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air: Port Columbus International Airport, passenger service, Rickenbacker International Airport, cargo service, General aviation services available at Port Columbus and Rickenbacker, Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail: CSX, Norfolk Southern, Chesapeake and Ohio, Two intermodal yards

Franklin County may offer several programs consisting tax incentives, loans and grants. To learn more visit [www.co.franklin.oh.us](http://www.co.franklin.oh.us) or contact the Economic Development Department at 614-462-5631.

## State of Ohio

Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity. There are 399 corporations based in the United States and around the world that chose to invest more than \$7.1 billion in Ohio for their business expansion. As a result, Ohio is now the top U.S. market for new and expanded business facilities.

The State of Ohio may offer business incentives to help you expand or locate your business in Ohio. To learn more visit [www.ohiomeansbusiness.com](http://www.ohiomeansbusiness.com) or contact the Regional Economic Development Director for Columbus & Central Ohio at (614) 466-9627.



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