

PROPERTY OVERVIEW

Address:	697 N. Fourth Street Columbus, OH 43215
Location:	The landmark Wonder Bread baking facility is located on the rapidly developing Fourth Street corridor right off of I-670 with interstate visibility and surrounded by new residential and office development.
Building Size:	64,403 SF Building
Available Square Feet:	64,403 SF
Use:	Manufacturing – Bread Making Facility
Dock Doors:	3 Covered
Drive-In Doors:	1
Electric:	3 Phase
Clear Height:	18' – 20'
Parking:	Adjacent – 40 space surface parking lot is available For Lease if needed
Parcel Number:	010-008444
Comments:	Well known landmark Situated on 1.8 acres and was built in 1919 Well positioned in the Italian Village neighborhood just north of the Central Business District Site would lend itself to a number of adaptive reuses including apartments, office space, self storage, artist space etc. Iconic Wonder Bread sign will serve as a great marketing tool for any redevelopment Some equipment may be available to an owner/operator of a comparable operation Floor drains throughout Newer vinyl roof Sprinklered throughout Minimal office space
Asking Price:	\$1,700,000

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