

Here's when Clintonville's Dixie warehouse will be razed for \$60M mixed-use project - Columbus - Columbus Business First

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The days are numbered for the Dixie International warehouse in Clintonville.

has acquired the shuttered industrial building at 3636 Indianola Ave., with plans to raze it this month to make way for a \$60 million mixed-use project.

The \$4.2 million sale was brokered by Peter Merkle of NAI Ohio Equities, who represented the Columbus developer.

Dixie International Co. did not have representation in selling its 265,500-square-foot warehouse.

Vision expects to begin construction in the fall on the \$52 million first phase, the Ave, which includes 301 apartments in a pair of four-story apartment buildings set back from Indianola Avenue.

The studios and one- and two-bedroom units will be available for lease in the fall of 2018, President Brent Wrightsel said.

One-bedrooms will rent for about the mid-\$700s, he said, while two-bedrooms will run about \$1,550.

Vision Communities will manage the property.

A second roughly \$8 million phase fronting Indianola Avenue will include 13,500 square feet of offices, 6,500 square feet of retail and a 5,000-square-foot restaurant.

The project, as with others proposed nearby, was threatened by Clintonville's overburdened sewer system. Vision mapped out a plan to spend more than \$1 million to bypass a sewer line on Indianola Avenue and connect to one about 1,800 feet east.

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