



FOR SALE

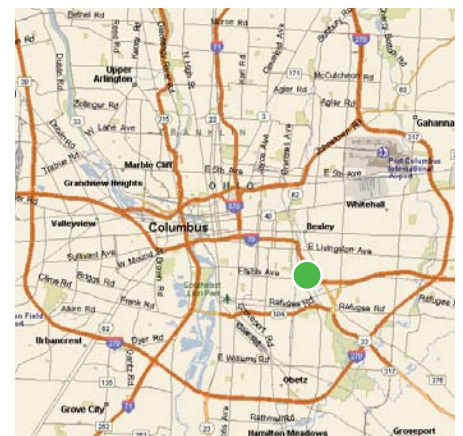
# 1611 Integrity Drive East

Columbus, OH 43209

20,000 sq ft available

Sale price: \$520,000

- Air conditioned manufacturing/warehouse facility with heavy power
- 20,000± SF for sale; lease possible
- Central location just east of downtown Columbus with excellent access to I-70, I-71, I-670 & I-270
- Situated just 1 mile south of the I-70 – Alum Creek Drive interchange
- Attractive building for manufacturer or local distributor
- Large showroom and/or counter sales area
- Easy to maintain precast concrete exterior and EPDM rubber roof
- See reverse side for more detailed specifications



For more information, contact:

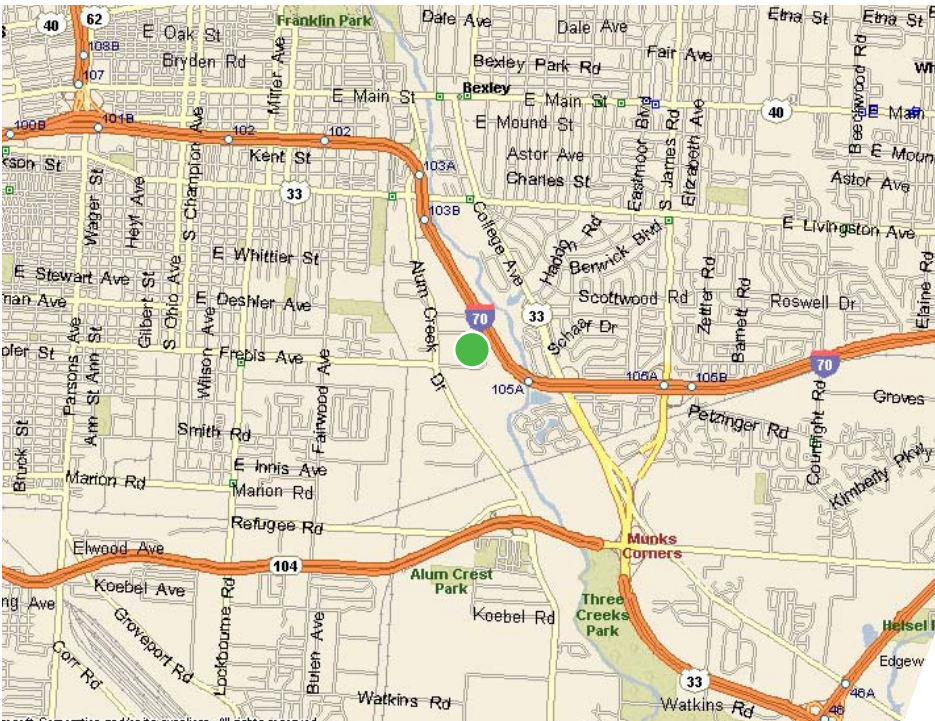
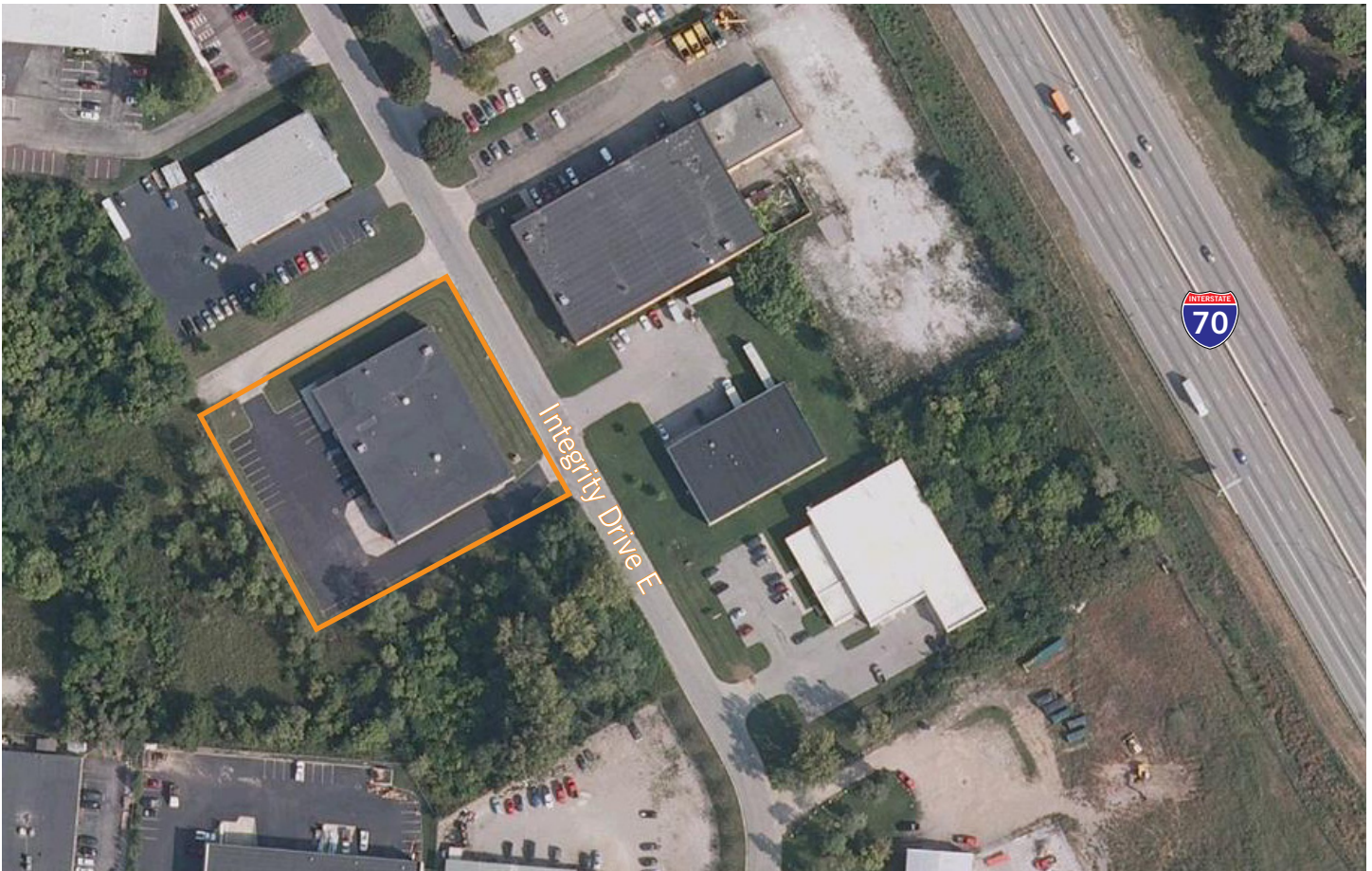
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**Cassidy  
Turley** / Commercial  
Real Estate Services



**Building Features:**

- 20,000 SF; approximate dimensions of 124' x 160'
- Existing office/showroom area of 2,290 SF
- Built in 1975
- Situated on 1.20 acres
- 15'-0" clear ceiling height
- 32' x 40' column spacing
- Existing crane rails 29' apart running the length of the building – 160' (crane has been removed)
- 3 dock doors (8' x 10') total; all overhead doors have electric openers; 2 doors have full hydraulic automatic levelers
- 2 drive-in doors – one 12' x 12' and one 8' x 10', both with electric openers
- 150 KVA, 208/120 transformer; both 208/120 volt and 277/480 volt service panels
- 8' long, 2-bulb fluorescent lighting fixtures
- Four (4) Reznor gas fired unit heaters
- Air conditioned warehouse/production area
- Two (2) roof exhaust fans
- Wet sprinkler system with ADT monitoring system
- ADT security system – model 7151-003
- Detecto Scale – 8,250 lb. capacity; model 2813UT6
- 21 automobile parking spaces
- Zoned M "Manufacturing" in the City of Columbus