

FOR SALE or LEASE

Southfield Industrial Park

30,000-96,000± sq ft
\$1.95/sq ft nnn or
\$2,400,000



1662 Williams Road, Columbus, Ohio 43207

- Up to 96,282± contiguous sq ft available
- Divisible to 30,000± sq ft
- Rail available from Norfolk Southern
- Adjacent to Norfolk Southern's Discovery Park intermodal yard
- Operating expenses: \$0.81/sq ft
- Situated in City of Columbus Enterprise Zone
- Zoned "M" - Manufacturing
- Repainted inside and out in 2010



For more information, contact:

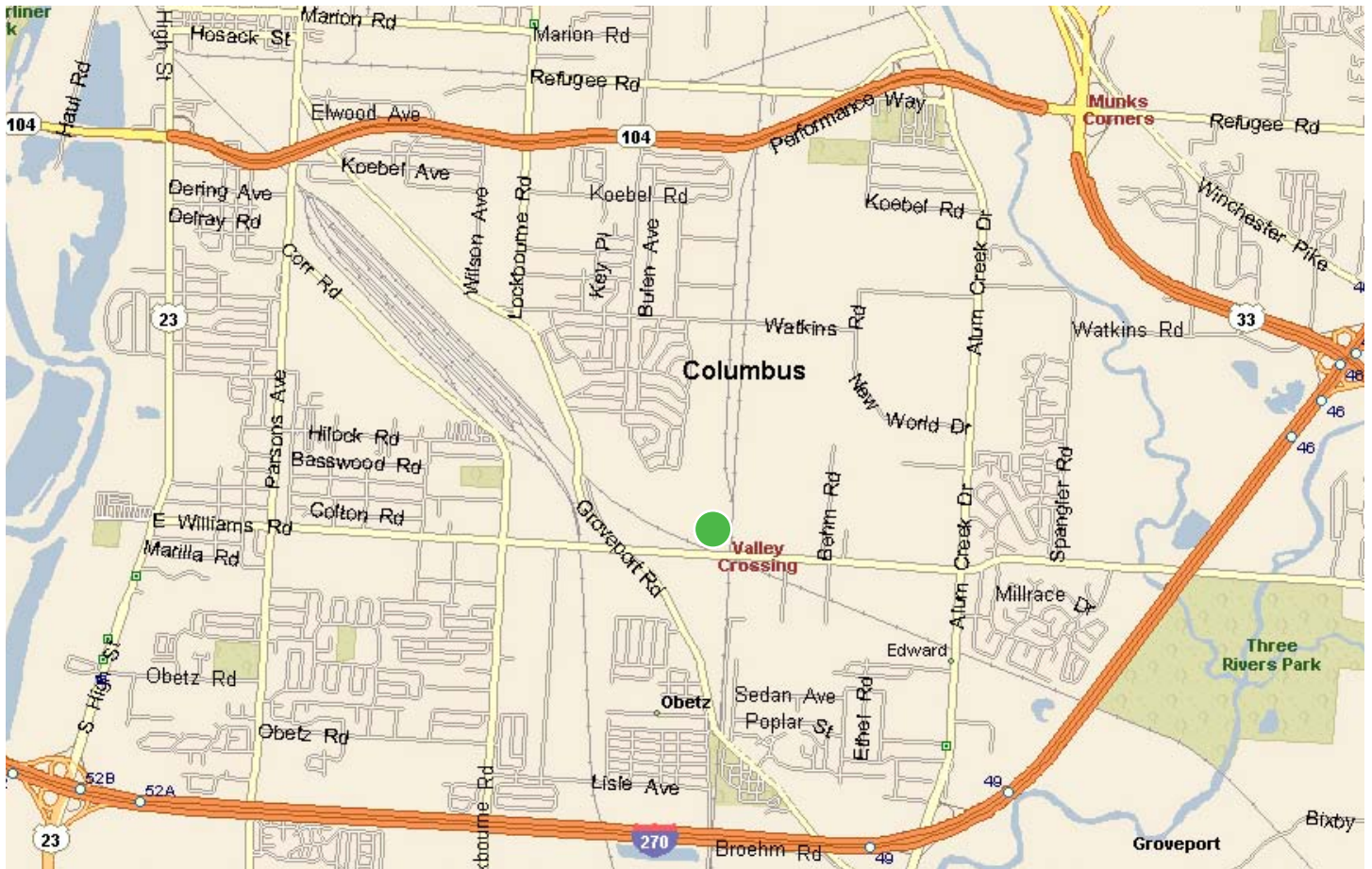
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**Cassidy
Turley** Commercial
Real Estate Services



Building Features:

- 3,900± sq ft of office in two locations (2,650 sq ft in front, 1,350 sq ft in rear)
- 20' - 21' clear ceiling height
- 16 dock doors (8' x 10' typical); 10 with 30,000 lb levelers
- 4 drive-in doors (2- 10' x 10', 1- 20' x 16', 1- 12' x 15')
- 40' x 40' column spacing
- 400-watt metal halide lighting
- Interior rail pit with 17' x 25' door; Norfolk Southern Rail
- Warehouse interior painted white
- Two electrical services - 1500 KVA 480/277 & 1200 amp, 208/120 volt, 3 phase
- An additional 850,000 sq ft of industrial space also available in the park