



FOR SALE or LEASE

2523 Creekway Drive

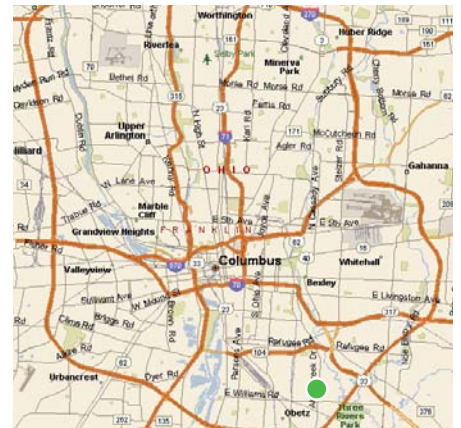
Columbus, Ohio 43207

21,000 sq ft

Sale Price: \$775,000 or \$36.00/sq ft

Lease Rate: \$3.75/sq ft nnn

- Built in 1996
- Close to I-270, US 33 and SR 104
- Over 1 acre of fenced, outdoor storage
- Operating expenses (est): \$0.80/sq ft
- Zoned "M-1" Manufacturing



For more information, contact:

Kevin McGrath
614.827.1703
kevin.mcgrath@cassidyurley.com

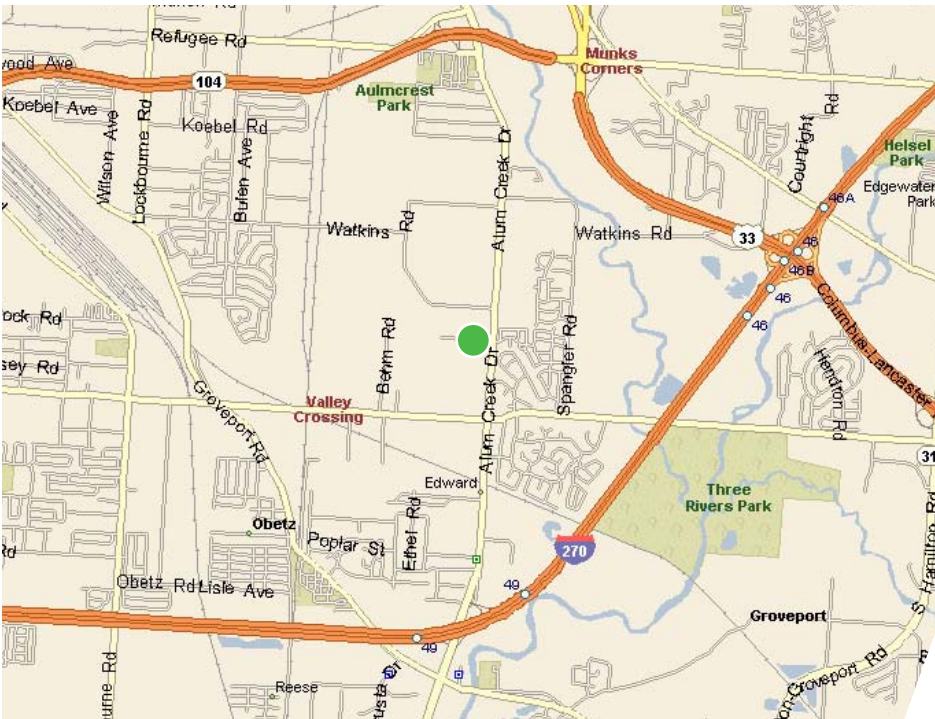
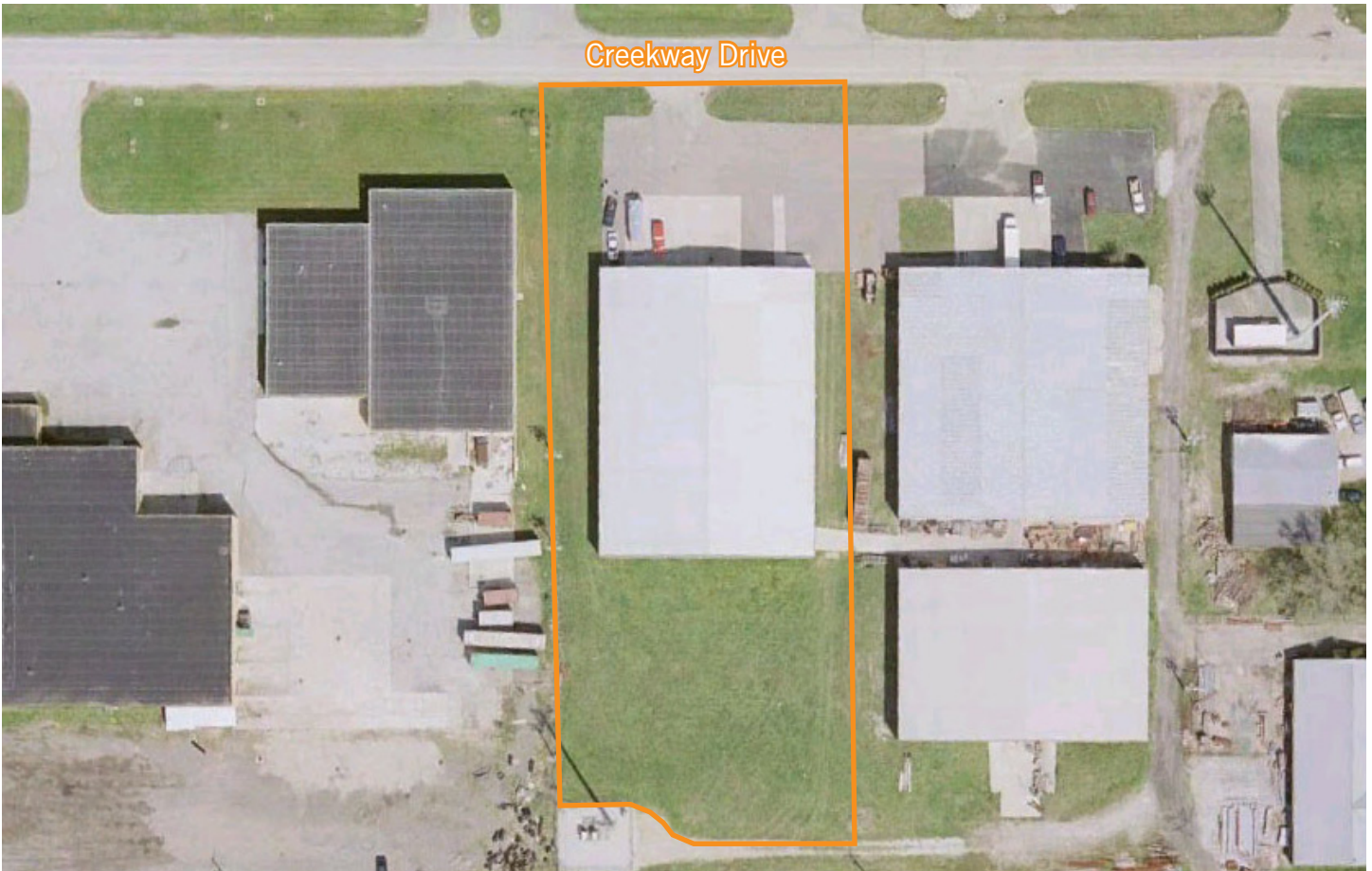
Rick Trott, SIOR
614.827.1715
richard.trott@cassidyurley.com

Mike Hurd, SIOR
614.827.1719
mike.hurd@cassidyurley.com

325 John H. McConnell Blvd.
Suite 250
Columbus, Ohio 43215

cassidyurley.com

**Cassidy
Turley** Commercial
Real Estate Services



Building Features:

- 18' - 22' clear ceiling height
- 2 dock doors (9' x 10')
- 3 drive-in doors
- 200 amp, 240/120 volt, 3-phase power
- 10 car parking spaces
- 23' x 40' column spacing