



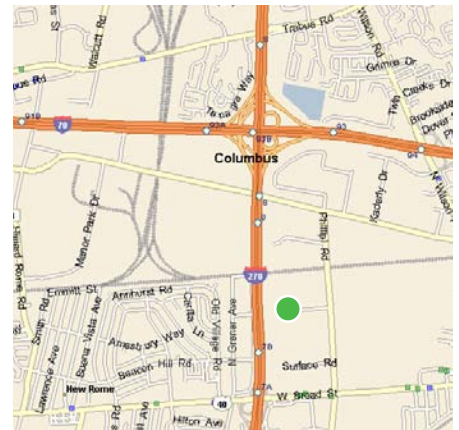
FOR SALE or LEASE

4300-4342 Janitrol Road

Columbus, Ohio 43228

693,371 sq ft
 \$1.75/sq ft or
 \$8,940,800

- Buildings can be purchased as a package or individually
- 4338 Janitrol is 100% leased to Pet Brands through 2014
- 4300 & 4342 Janitrol are 100% vacant
- Freeway visibility
- Operating expenses: \$0.60/ sq ft
- Zoned "GI" - General Industrial in Franklin Township
- Abundant trailer and car parking
- Adjacent to I-270 / I-70 interchange



For more information, contact:

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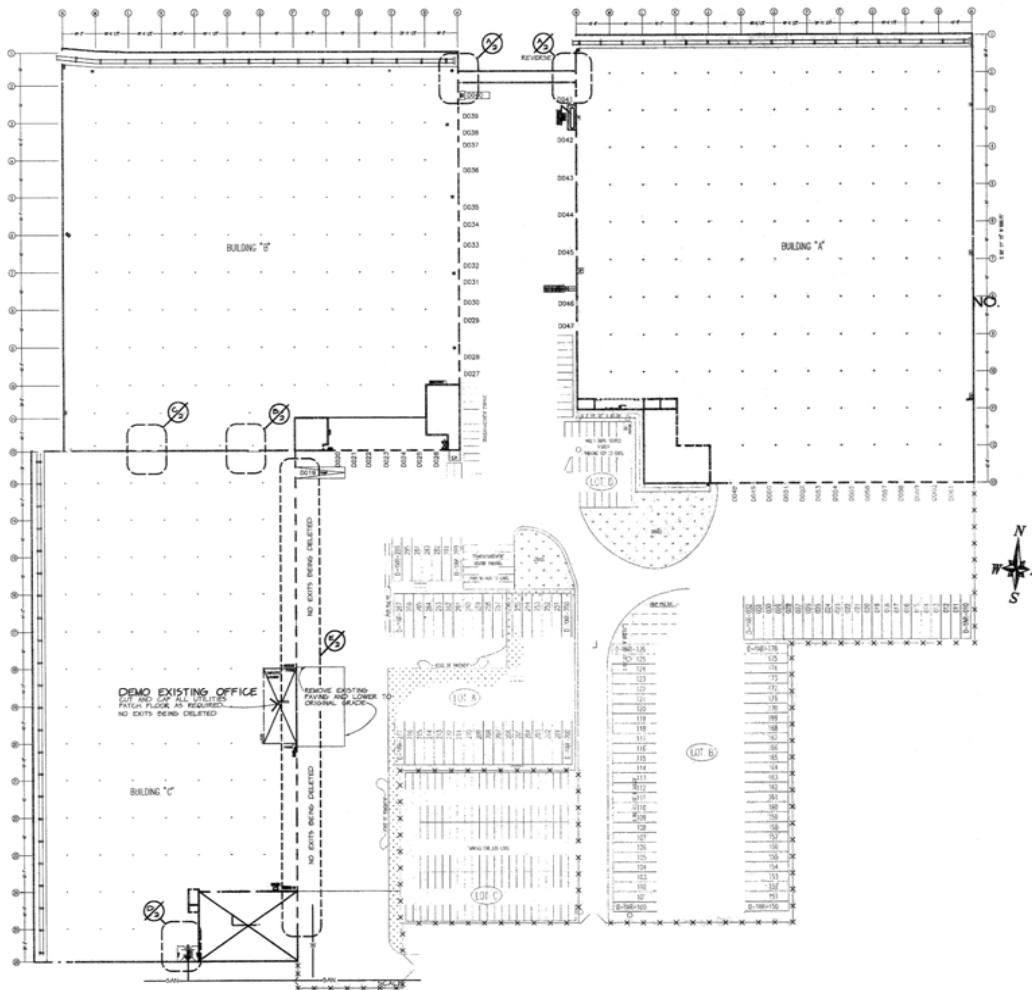
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Building Features:

- 22' - 24' clear ceiling height
- 40' x 45' column spacing
- 3-phase, 240/120 volt, 600 amp power
- Newer metal halide lighting
- Aggressive lease rates
- 4342 Janitrol - wet sprinkler
- 4300 - 4338 Janitrol - ESFR sprinkler