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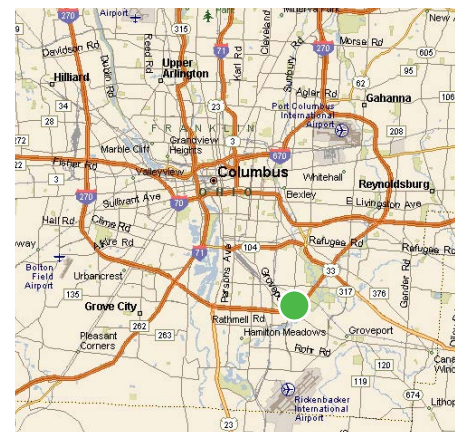
4370 Alum Creek Drive

Columbus, OH 43207

90,187± sq ft

\$2.25/sq ft nnn

- Attractive warehouse facility at the front door to Rickenbacker!
- 224,587± sq ft total including 11,560± sq ft of office
- Six miles to both I-71 & I-70; Just 1/4 mile from I-270 with excellent freeway access
- 27' clear ceiling height
- High density sprinkler system
- Situated on 9.501 acres
- Built in 1992
- Operating expenses: \$0.67/sq ft



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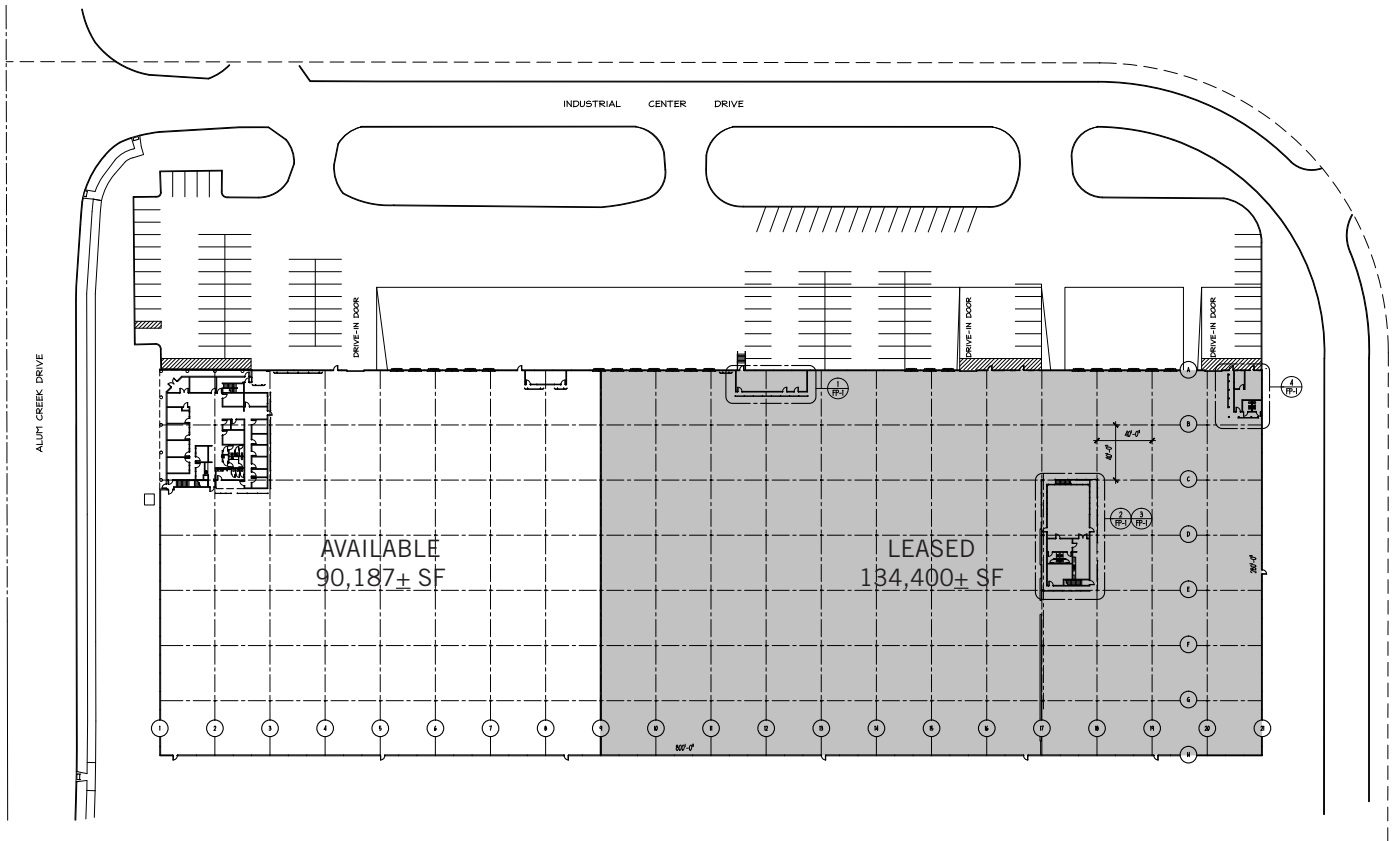
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**Cassidy
Turley** / Commercial
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OVERALL SITEPLAN

Building Features:

- 90,187± sq ft available
- 11,560 sq ft of office in several locations
- 27'-0" clear ceiling height
- 40' wide x 40' deep column spacing typical
- 11,200 sq ft bays (40' x 280')
- 22 dock doors (9' x 10') total with 30,000 lb levelers, dock shelters, swing arm lights, 115 volt outlets and Rite Hite vehicle restraints; an additional 13 dock openings can be added
- 3 drive-in doors (12' x 14')
- 1600 amp, 277/480 volt, 3-phase electric service
- T-8 florescent lighting for most of the building; 400-watt metal halide lights in the remainder
- 6" concrete floors
- 8" thick precast wall panels
- Single-ply 45 mil EPDM ballasted membrane roof
- Four 900,000 BTU cambridge heating units
- 120' deep truck court with 60' concrete apron
- 16 trailer parking spaces against the building, and 93 car parking spaces
- Zoned M-2 in the Village of Obetz

