



BUILDING 1 - 10,000 SF

**PRIME LOCATION IN NORTH COLUMBUS
EASY ACCESS TO STATE AND INTERSTATE HIGHWAYS**

IOS SPEC DEVELOPMENT OPPORTUNITIES
DEARBORN PROFESSIONAL PARK

COLUMBUS, OHIO 43085



BUILDING 2 - 20,000 SF

BROKERS:
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BUILDING INFORMATION

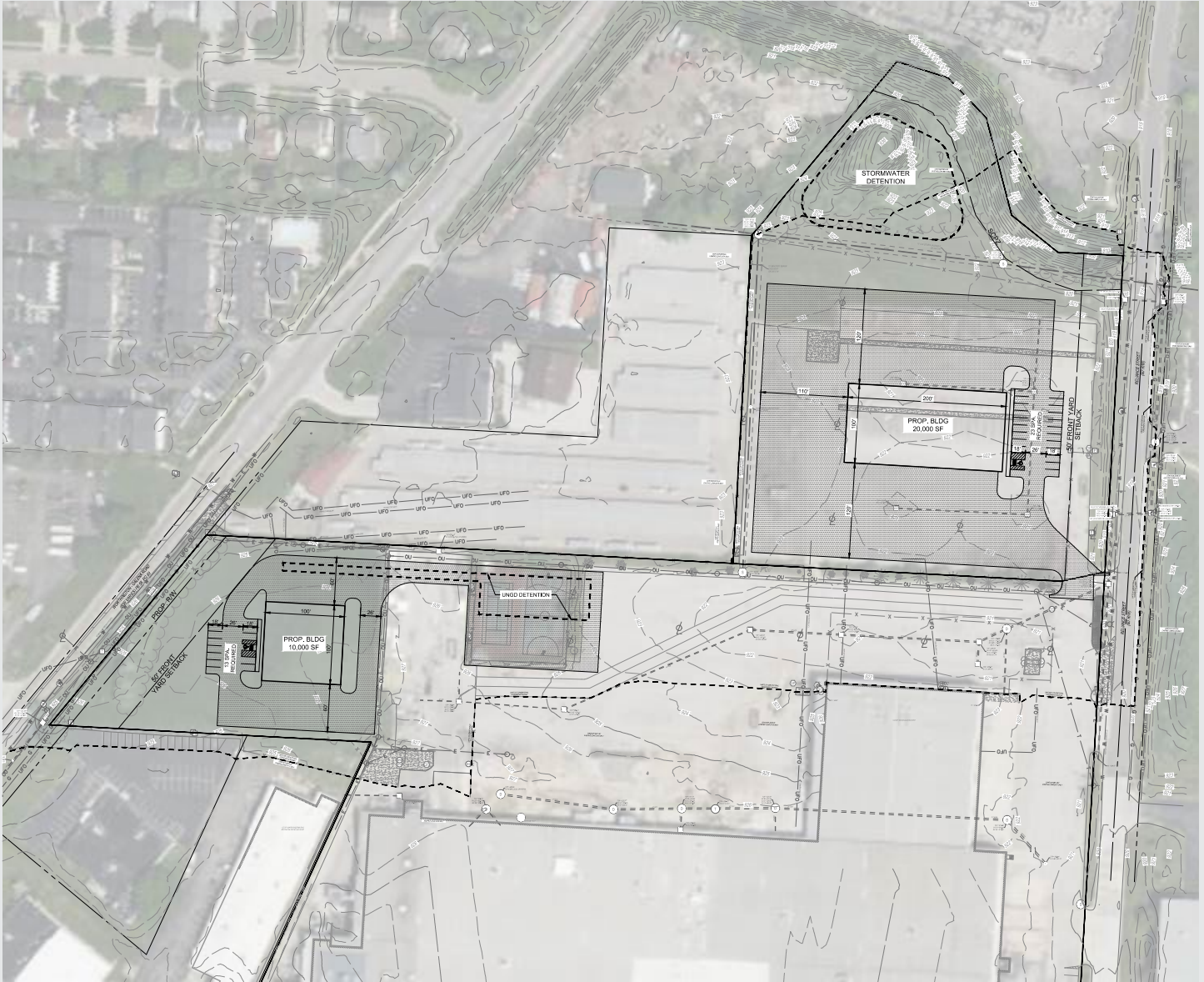
| | Building 1 | Building 2 |
|------------------------|--|--|
| Building Size | 10,000 | 20,000 |
| Outside Storage | ±3 Acres | ± 5 Acres |
| Lease Rate | Negotiable | Negotiable |
| Sale Price | Negotiable | Negotiable |
| Zoning | Manufacturing | Manufacturing |
| Year Built | 2025 | 2025 |
| Construction: | Split Face Block & Metal | Split Face Block & Metal |
| Clear Height | 22'-9 13/16" at eaves | 22'-9 13/16" at eaves |
| Loading | (5) 14'x14' Drive-in doors | (8) 14'x14' Drive-in doors |
| Floors | 6" concrete | 6" concrete |
| Roof | Standing Seam | Standing Seam |
| Lighting | LED Fixtures | LED Fixtures |
| Auto Parking | 13 | 23 |
| HVAC | Reznor units in warehouse; full HVAC in office area | Reznor units in warehouse; full HVAC in office area |
| Electric | 1,200 amp 3-phase electrical service | 1,200 amp 3-phase electrical service |
| Office | 1,500 square feet with restrooms | 2,000 square feet with restrooms |
| Notes | Grease interceptor in warehouse 1" Water service Fire suppression system in warehouse & office | Grease interceptor in warehouse 2" Water service Fire suppression system in warehouse & office |

A GROUNDBREAKING OPPORTUNITY

IS CURRENTLY UNDERWAY

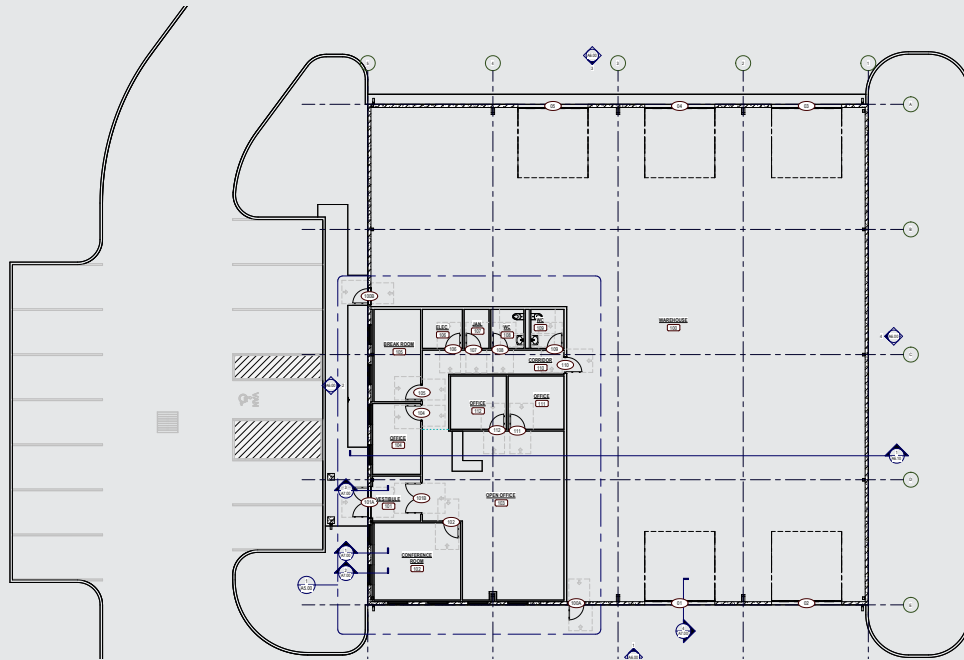


SITE PLAN



FLOOR PLAN

BUILDING 1 - 10,000 SF



BUILDING 2 - 20,000 SF



LOCATION MAP





CONTACT:
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INDUSTRIAL SPEC DEVELOPMENT

Dearborn Professional Park

COLUMBUS, OHIO 43085



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