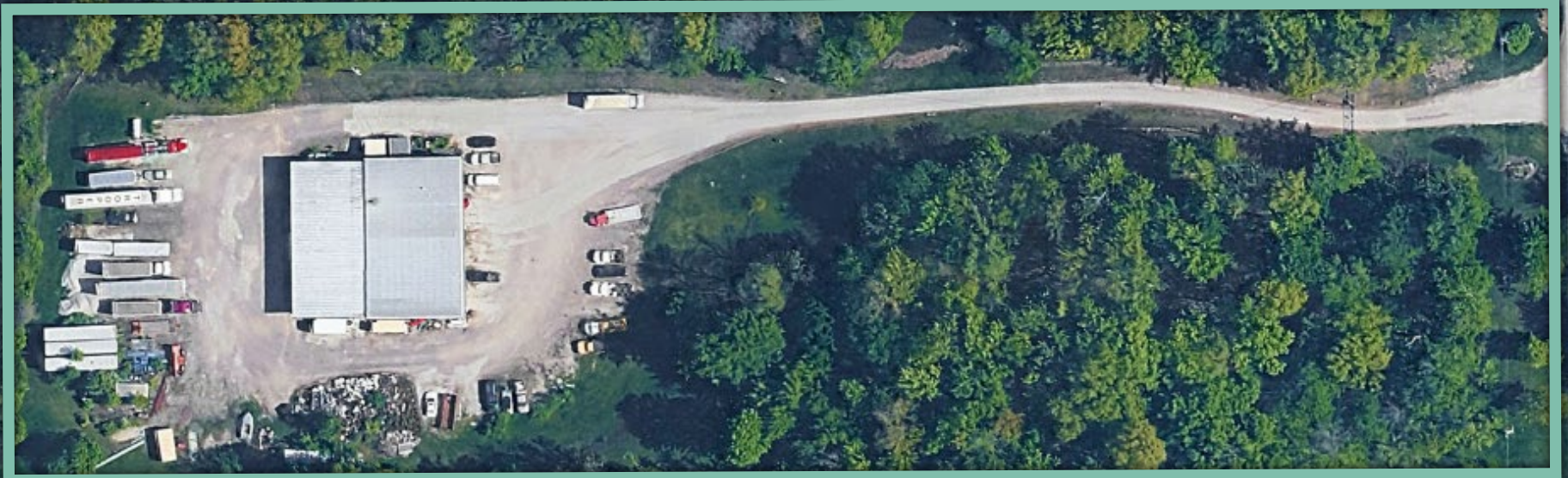


FOR SALE OR LEASE | 6,000 SF ON 6.845 AC AVAILABLE

**10558 HAZELTON-ETNA RD. SW**

PATASKALA, OH 43062



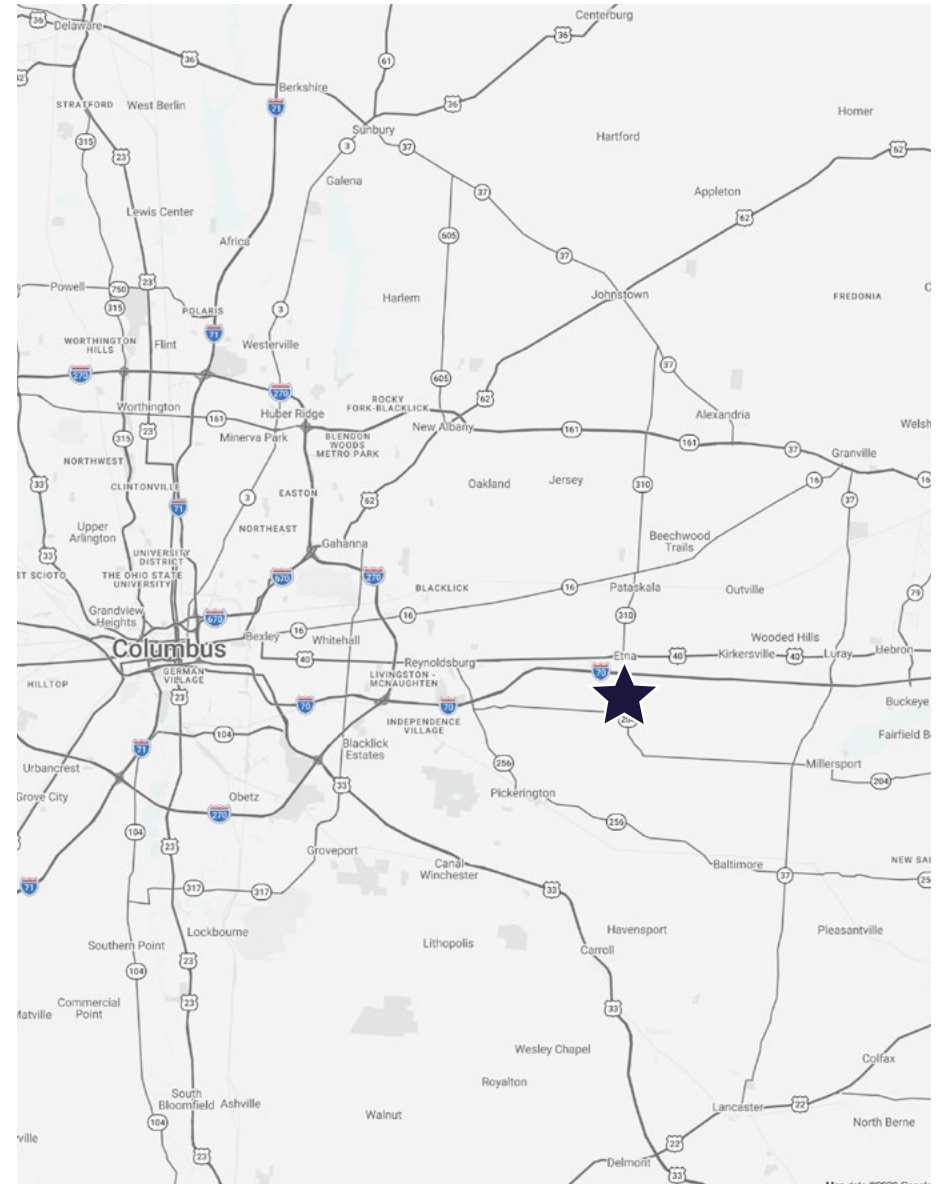
\*LOT LINES ARE APPROXIMATE\*

# 10558 HAZELTON-ETNA RD. SW

Pataskala, OH 43062

## PROPERTY HIGHLIGHTS

- 6,000 SF Industrial/Service Building (Plus 1,200 SF additional 2nd Floor Office)
- 4,800 SF warehouse/service space, 2,400 SF office, parts room, and restrooms
- 4,600 SF outdoor covered canopy area
- 6.845 Acres with significant parking and yard space
- Lease Rate: Negotiable NNN
- Sale Price: Negotiable
- Sprinkler: No
- 5 Drive-In doors (14'x14') with electric openers
- Large gravel lot
- Gated entry
- Signage on SR-310 (Hazelton-Etna Rd SW)
- Owner may consider selling lifts, compressors, and other truck service equipment currently in place
- Natural gas fired boiler for floor heating in shop and office
- Excellent location in Etna with easy access to I-70
- Standing seam metal roof
- Up to 23' clear height
- 400 amp, single phase electric (Energy Co-Op)
- Floor drains with oil water separator
- Well water and sewer holding tank (utilities available at the street)





## PROPERTY PHOTOS

# SURROUNDING PROPERTIES





HAZELTON-ETNA RD. SW

1058 HAZELTON-ETNA RD. SW  
PATASKALA, OH 43062



\*LOT LINES ARE APPROXIMATE\*

**FOR MORE INFORMATION, CONTACT:**

**BEN JOHNSON, SIOR**  
Executive Managing Director  
+1 614 824 7834  
ben.johnson@cushwake.com

**ZACH RINES**  
Director  
+1 614 558 1342  
zack.rines@cushwake.com

**DOMENIC SKUNDA**  
Managing Director  
+1 614 477 5148  
domenic.skunda@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-183836