



3825 Columbus Road

Granville, OH 43023



Offering Summary

Sale Price:	\$19,950,000
Building Size:	87,284 SF
Lot Size:	30.695 Acres
Year Built:	1978
Zoning:	M-1
APN:	071-326658-01.002

Property Overview

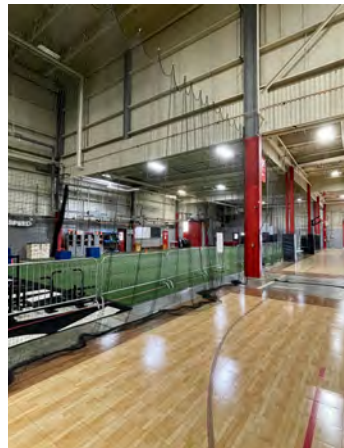
Impeccable Industrial Warehouse with office and accessory storage buildings. This nearly 31 acre site offers a total of 7 buildings with the main warehouse (building D) totaling 71,284 SF and offers everything your business could need. Building D offers 18' minimum ceiling height with a maximum of 32', 2 docks with levelers, 30' column spacing, sprinklers and 3 phase electric. Also among the main building is office space with reception area, private office, conference room and workstation area. Building G is a newly renovated office building complete with conference room, private offices and kitchenette. Building J totals 4,000 SF with commercial kitchen currently used as a bakery. Four storage warehouse buildings each offering 2,400 SF with 12' drive-ins. Site is zoned M-1, has private access road with all public utilities. Excellent opportunity for an owner user in a rapidly growing area.





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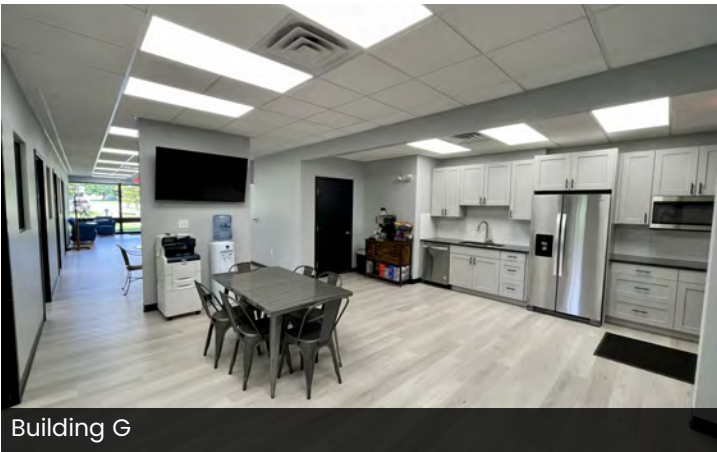
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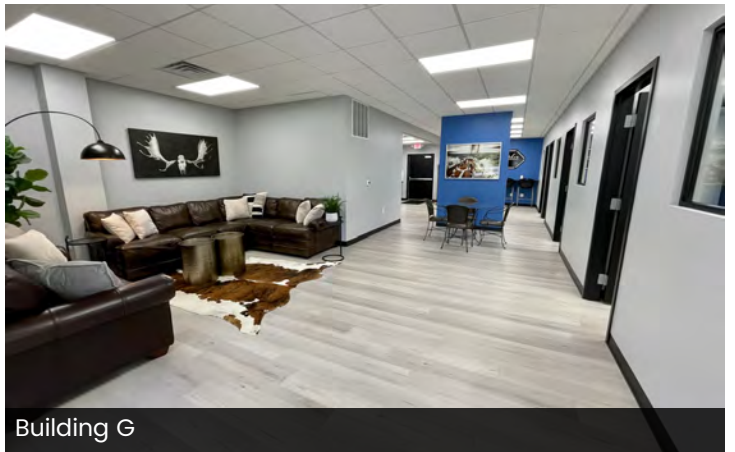
Building G



Building G



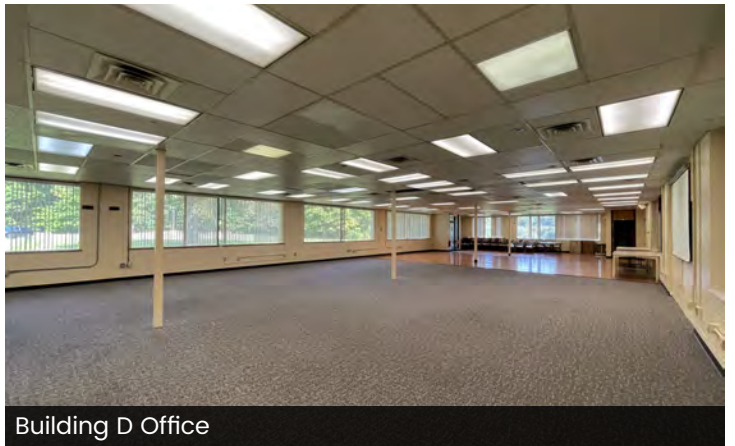
Building G



Building G



Building D Office



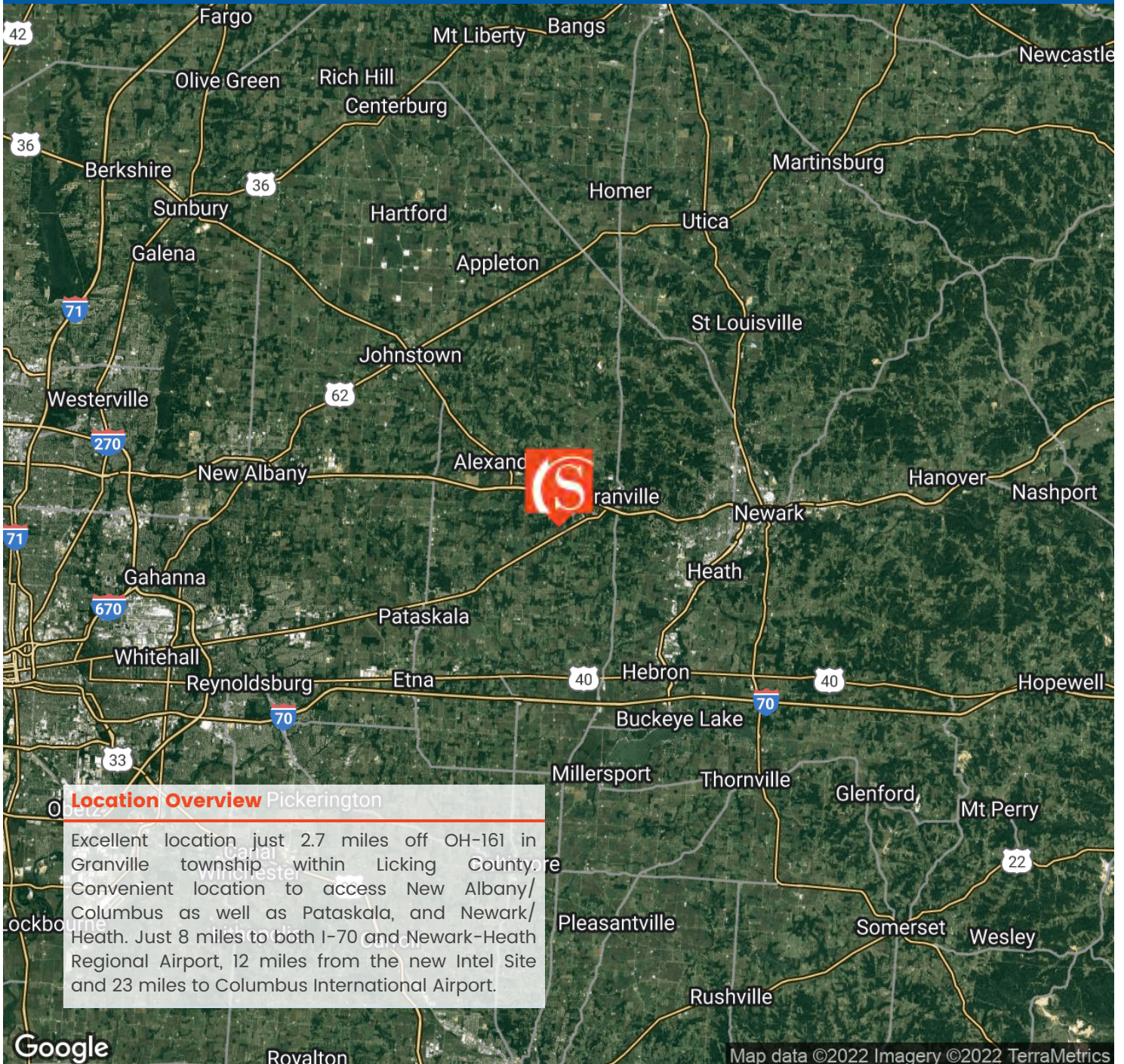
Building D Office





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Location Overview

Excellent location just 2.7 miles off OH-161 in Granville township within Licking County. Convenient location to access New Albany/Columbus as well as Pataskala, and Newark/Heath. Just 8 miles to both I-70 and Newark-Heath Regional Airport, 12 miles from the new Intel Site and 23 miles to Columbus International Airport.

Google

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Shai-Hess Commercial | 1630 Columbus Road Suite C | Granville, OH 43023 | 740.587.7441 | shai-hess.com

Information contained has been established from sources that we have no doubt as to accuracy, but we do not guarantee it.





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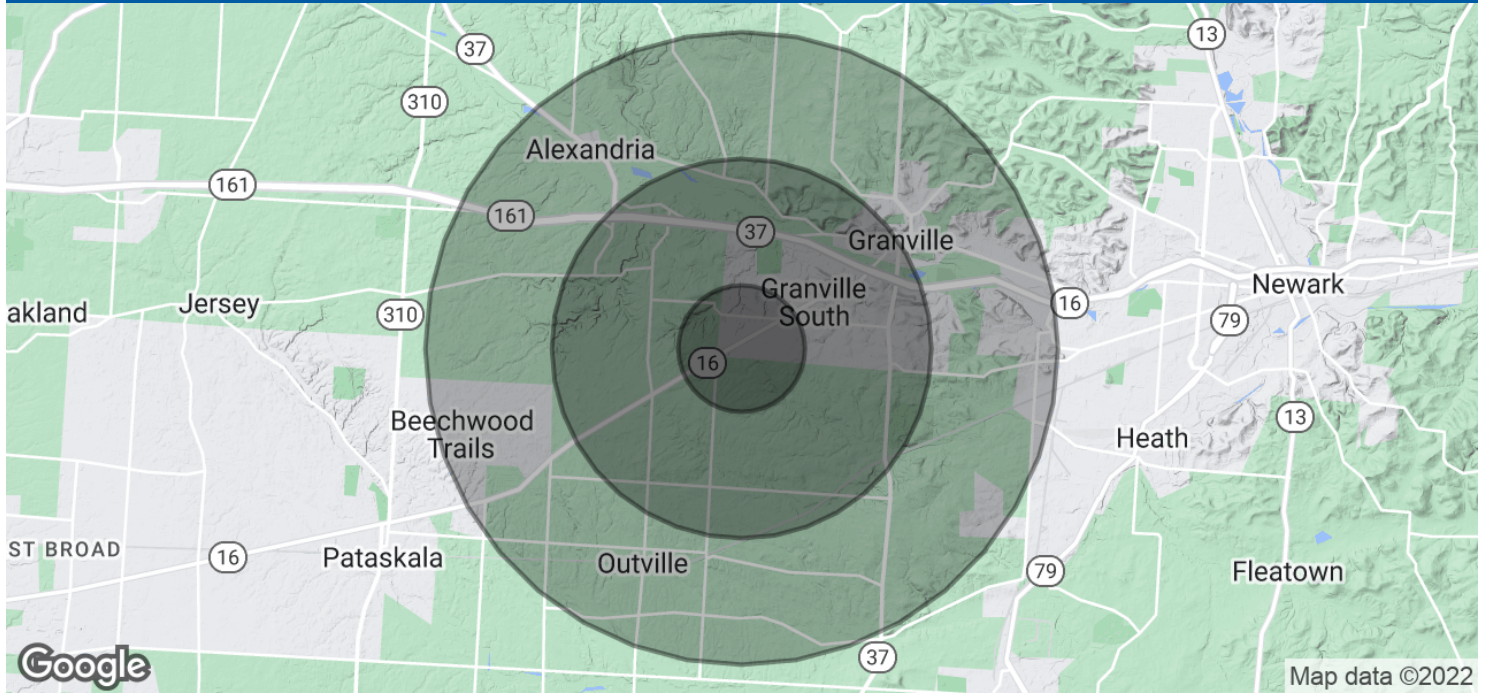
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Population

	1 Mile	3 Miles	5 Miles
Total Population	636	7,023	23,516
Average Age	41.1	39.7	37.3
Average Age (Male)	39.9	40.1	37.1
Average Age (Female)	40.1	39.2	37.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	233	2,528	8,198
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$135,400	\$131,215	\$124,400
Average House Value	\$307,265	\$332,851	\$288,994

* Demographic data derived from 2020 ACS - US Census

