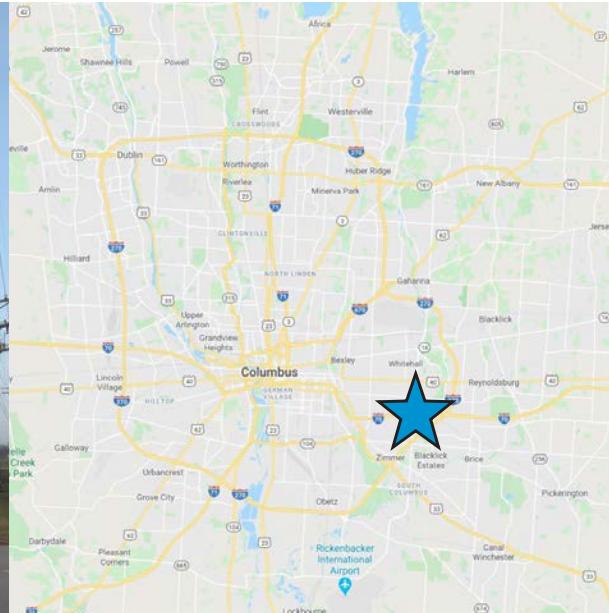


4285 Groves Road



COLUMBUS, OH 43232

LOCATED IN AN OPPORTUNITY ZONE!



INDUSTRIAL/RETAIL SPACE 4285 GROVES ROAD

Previous Toys "R" Us store situated on approximately 6.5 acres of ground. The property has approximately 41,660 square feet of space on the first floor, and another 12,000 +/- square feet on the mezzanine level. The building boasts an abundance of paved ground with additional land that could be utilized for parking and/or storage. There is approximately 19'-20' clear height throughout (except where the mezzanine is located) and building is served with 2 overhead dock doors. All of the property west is zoned M currently and boast a variety of industrial uses. Building is approximately at grade along the south end, so drive-in door(s) could possibly be added. The property is currently zoned C4 in the city of Columbus.

| | |
|--------------------|---------------------------------|
| Sale Price: | \$ 2,400,000.00 (\$57.60/sf) |
| Lease Rate: | Negotiable |
| Building Size: | 41,660 ± SF |
| Office SF: | 1,500 ± SF |
| Acres: | 6.5 ± acres |
| Real Estate Taxes: | \$56,499.72 (2019) |

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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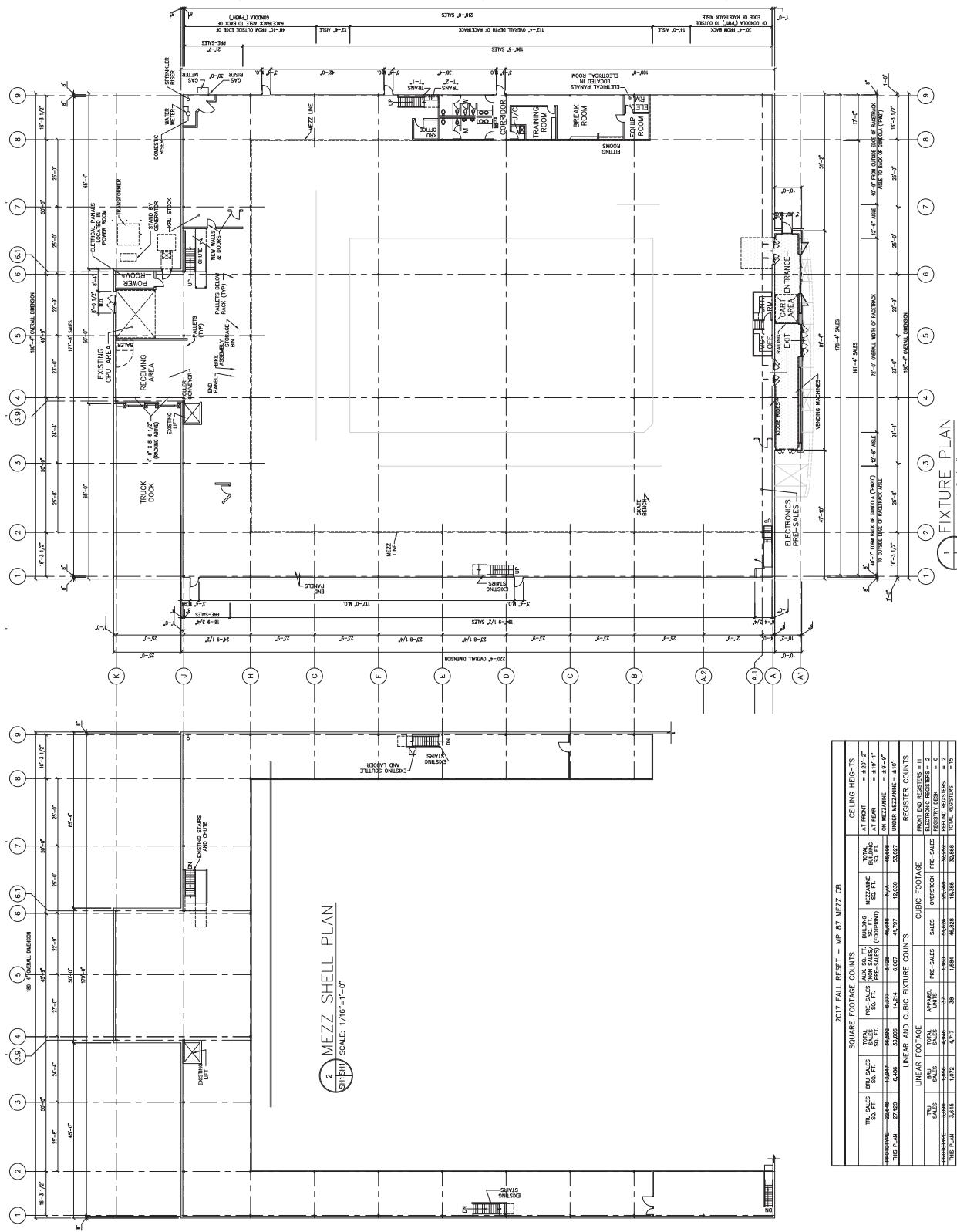
BUILDING AMENITIES

| | | | |
|-------------------|----------------------------------------|--------------------|------------------------------------------------------------|
| > Year Built: | 1985 | > Zoning: | C4 in the City of Columbus |
| > Clear Height: | 19'-20' | > Car Parking: | 280 total (includes 9 handicap spaces) |
| > Construction: | Block Construction | > HVAC: | 4 rooftop gas forced air package units |
| > Roof: | Rubber Membrane | > Outdoor Storage: | Possible |
| > Power: | 600 amp, 480/277 volt, 3 phase, 4 wire | > Mezzanine: | 12,000 ± sf (not included in total) Clear height - 7'6" |
| > Loading: | 8'x8' docks (2) | > Parcel ID #: | 010-201154-00 |
| > Column Spacing: | Approx. 47'x50' | | |

SITE AERIAL



FLOOR PLAN



AERA AMENITIES

