



AVAILABLE
13311 Industrial Parkway
Marysville, Ohio

TYPE OF FACILITY:	Office, Manufacturing, and Distribution
AVAILABLE SPACE:	200,000 sq.ft. Divisible to 44,000 sq.ft. ± 12,000 sq.ft. office
LAND AREA:	Situated on 67 acres.
DOCKS:	21 docks and drive-ins
COLUMN SPACING:	60'× 50'
CLEAR HEIGHT:	22'4" and 56'
ELECTRICAL:	13,200 volts underground feeder Two 2,666 KVA transformers; One 1,500 KVS transformer, 480/277 Volt
FLOORS:	8" – 12" Concrete
SPRINKLER:	100% Sprinklered.
LIGHTING:	High Pressure Sodium Vapor
RAIL:	CSX on site.
PARKING:	Expansive trailer parking
CONDITION:	Very Good
LEASE RATE:	\$2.25 - \$3.25 per sq.ft., depending on size, lease term and tenant improvements.
COMMENTS:	Located approximately 15 miles northwest of Columbus, Ohio. Neighbors: UniVenture, Honda, Goodyear, Nestle, Scotts Lawn.

For further information contact:

Christopher S. Semarjian, SIOR, (216) 831-3310, Ext. 235
William K. Sadatki, (216) 831-3310, Ext. 175



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