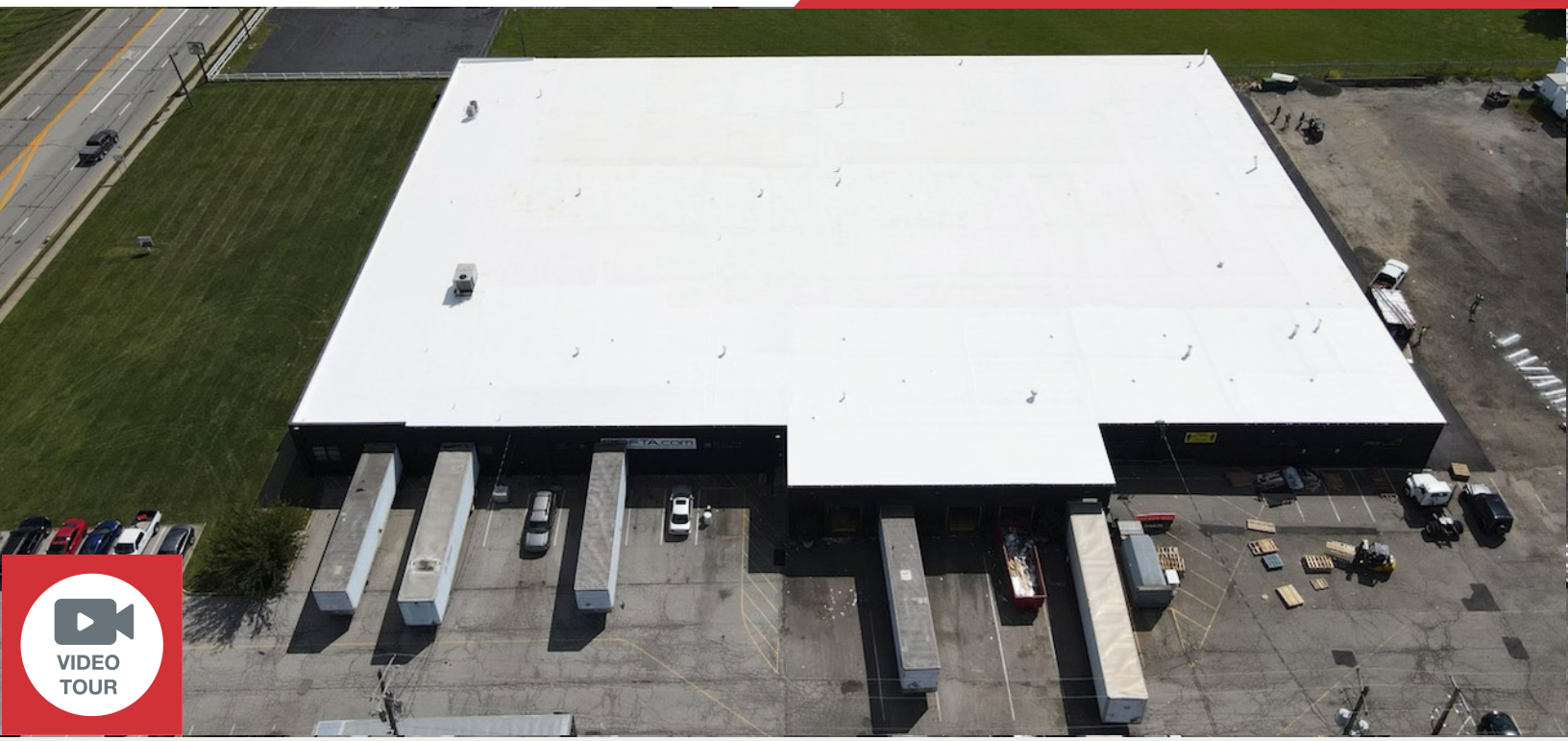
NAI Ohio Equities

For Sale
61,600 SF
Industrial Property



195 Phillipi Road

195 Phillipi Road, Columbus, Ohio 43228

Property Features

- 61,600 SF Warehouse
- 4± Acres Total
- New Roof
- 8,000 SF Office Space
- 5 Dock Doors (9' x 10')
- 2 Drive-in Doors (10' x 12')
- 14' Clear Height
- Heavy Power
- Located Within an Opportunity Zone
- Outside Storage Available
- Convenient Access to I-270 and I-70
- Closing Contingent Upon Seller Identifying 1031

Sale Price: $5,995,000



For more information:

Mike Semon
614 629 5217 • msemon@ohioequities.com

Dan Sheeran, Jr.
614 629 5228 • djsheeran@ohioequities.com

Dan Sheeran
614 629 5216 • dsheeran@ohioequities.com

For Sale

61,600 SF | 4± Acres



Property Summary

Sale Price:	$5,995,000
Lot Size:	4.1 Acres
Opportunity Zone:	**YES**
Building Size:	61,600 SF
Grade Level Doors:	2
Dock High Doors:	5
Ceiling Height:	14.0 FT
Sprinklered	NO
Year Built:	1955
Market:	West
Sub Market:	Southwest
Cross Streets:	Phillipi Road and W Broad Street
Traffic Count:	10,757

Location Overview

195 Phillipi is conveniently located on the west side of Columbus. The property is situated near the intersection of Phillipi Road and West Broad Street. Minutes from I-270 and I-70.

Property Overview

61,600 SF Warehouse conveniently situated on the west side of Columbus within a designated Ohio Opportunity Zone. The subject property offers 8,000 SF office space, 5 dock doors (9' x 10'), and 2 drive-in door (10' x 12'). 14' Clear height, heavy power, and outside storage is available. The building is NOT sprinklered. Seller requires up tp 180 days post-closing to vacate.

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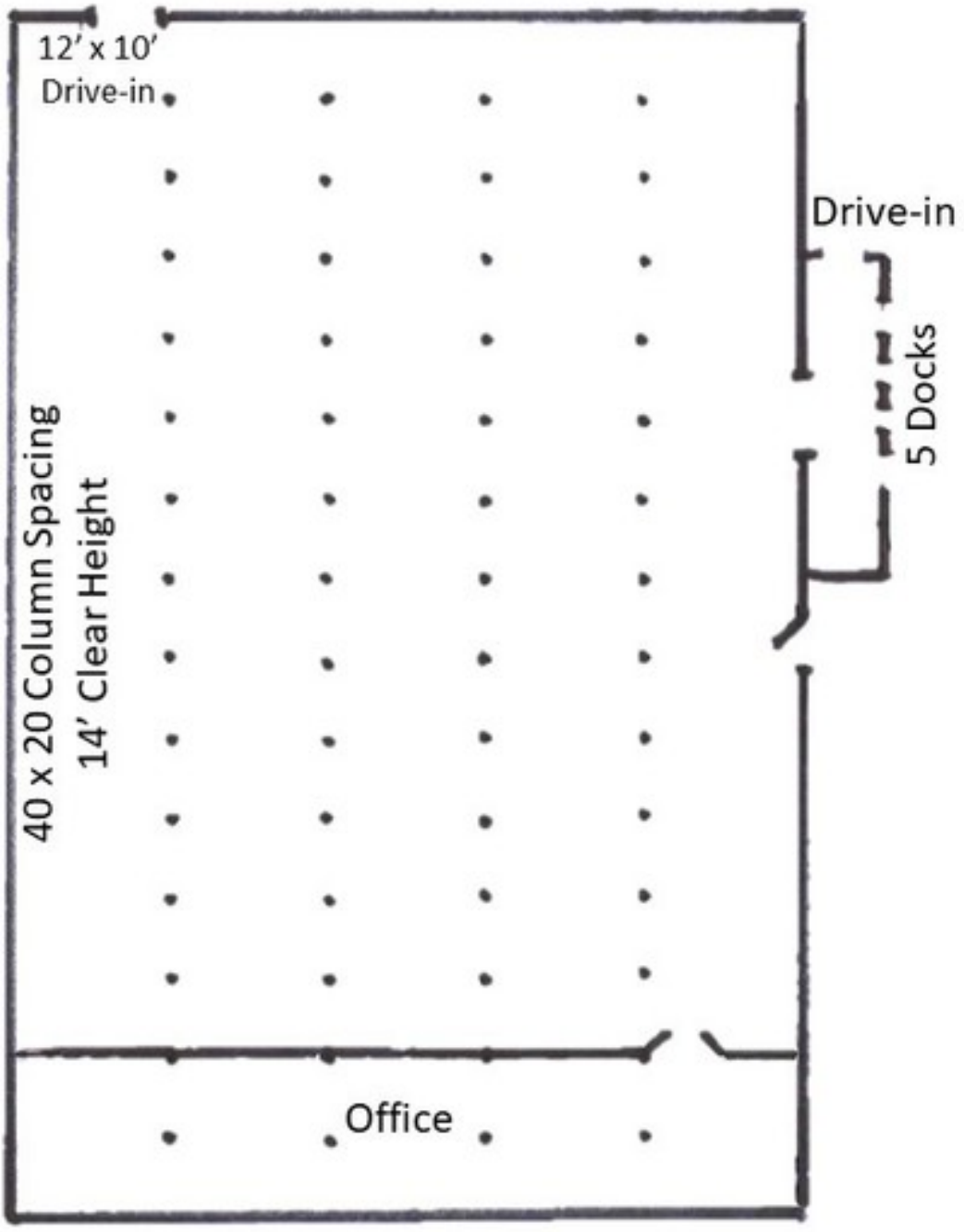
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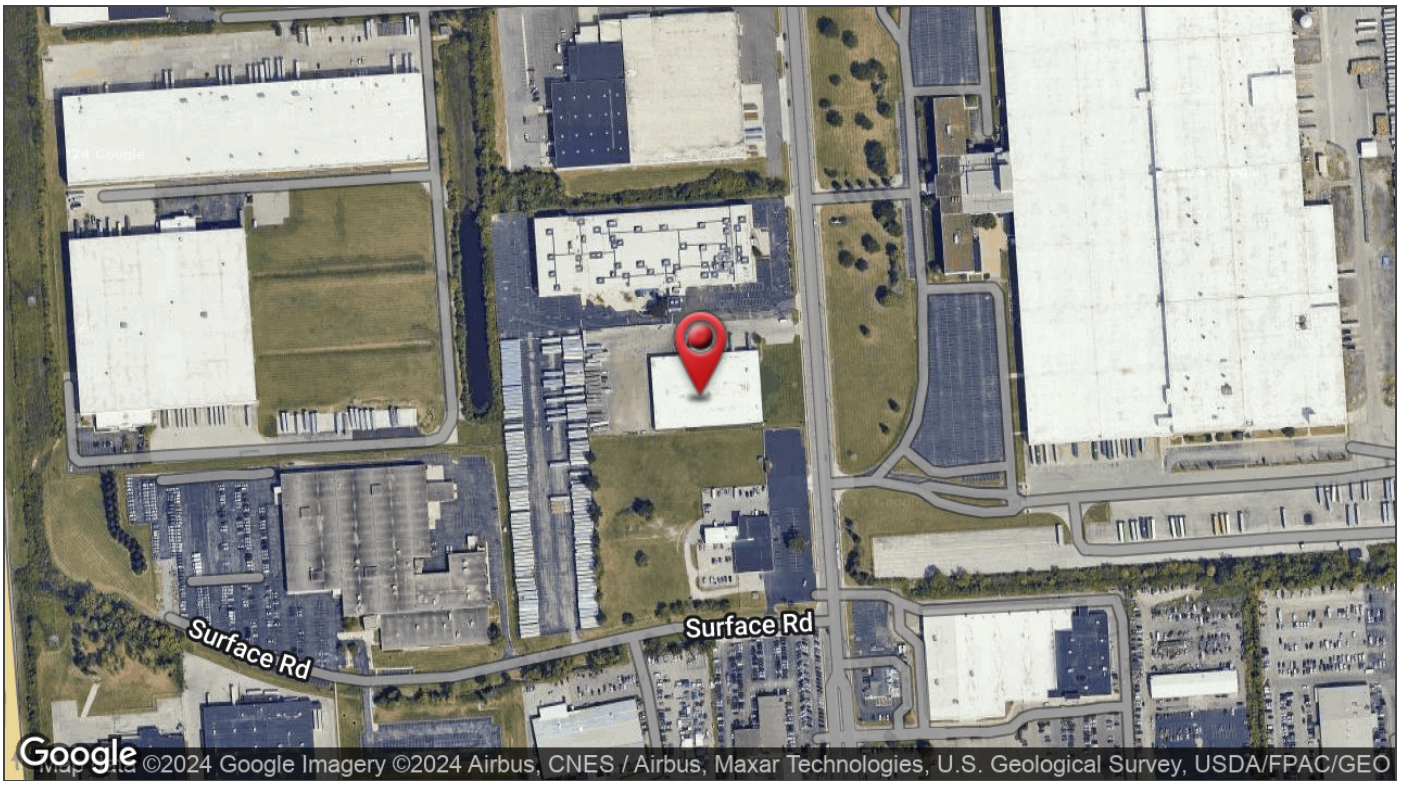
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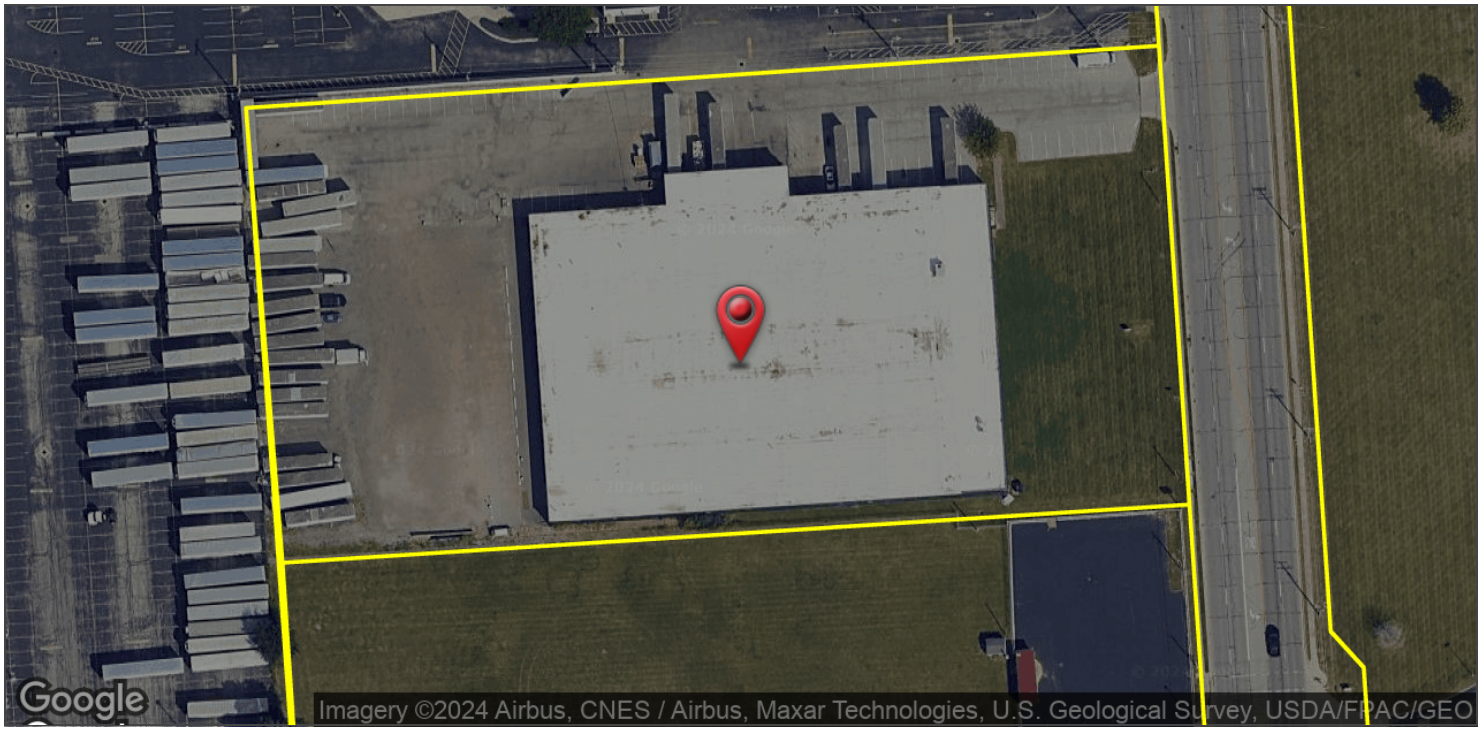
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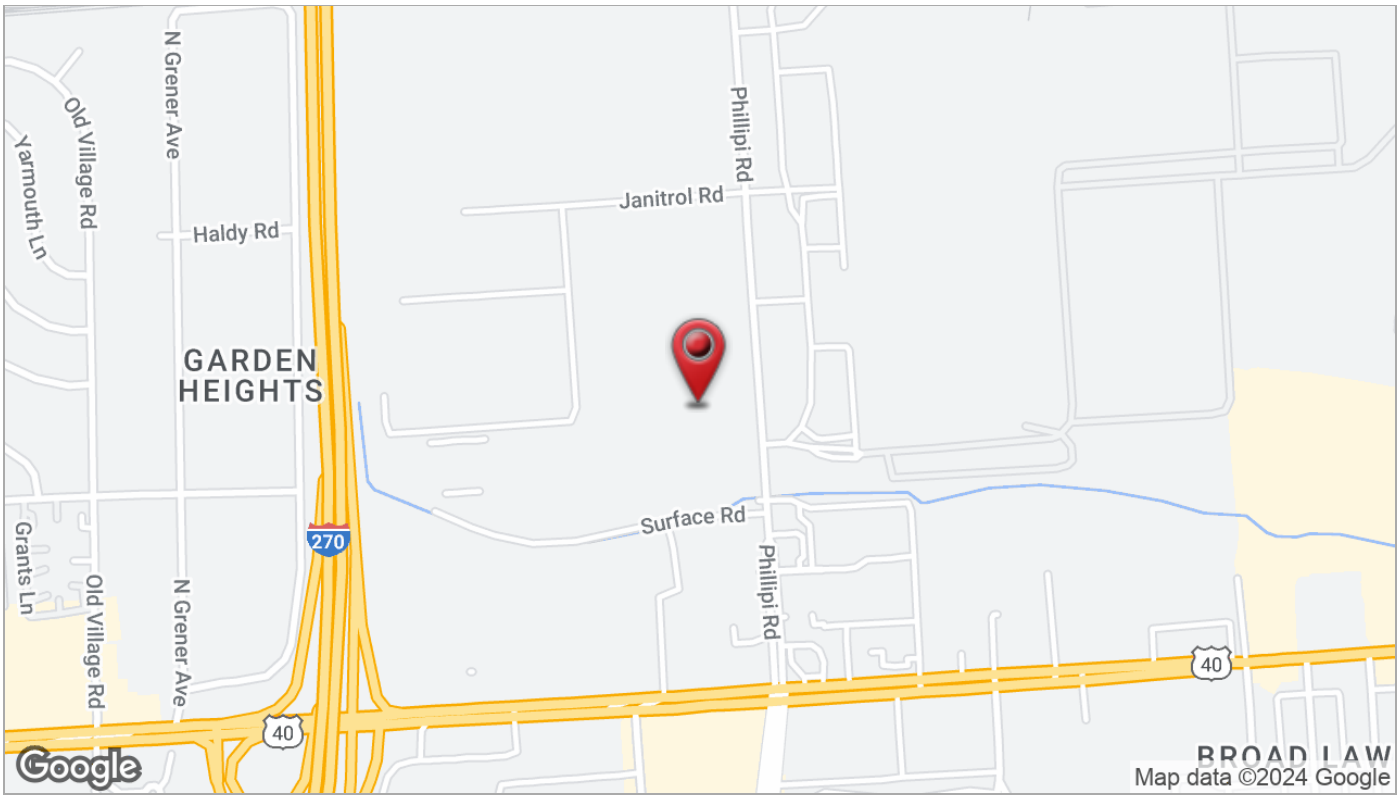
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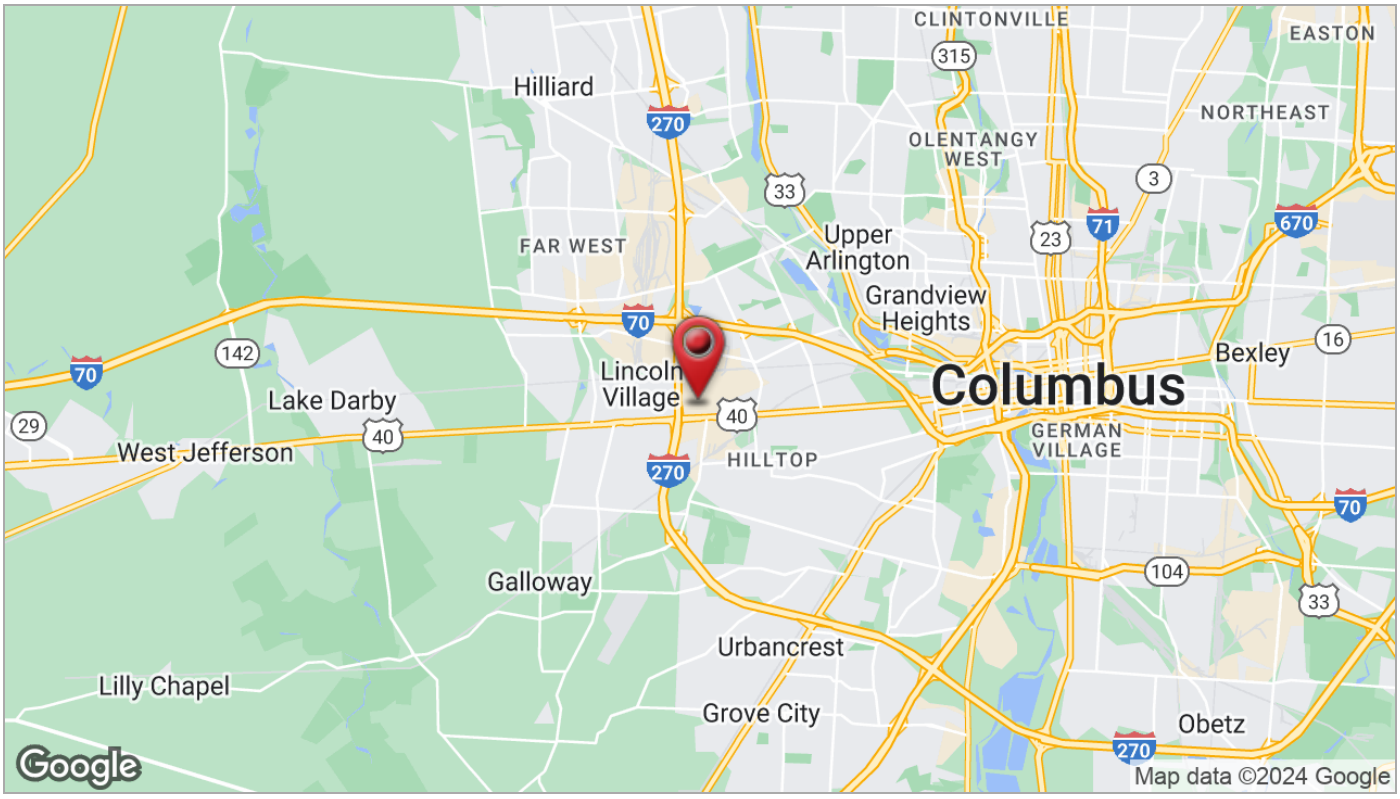
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