

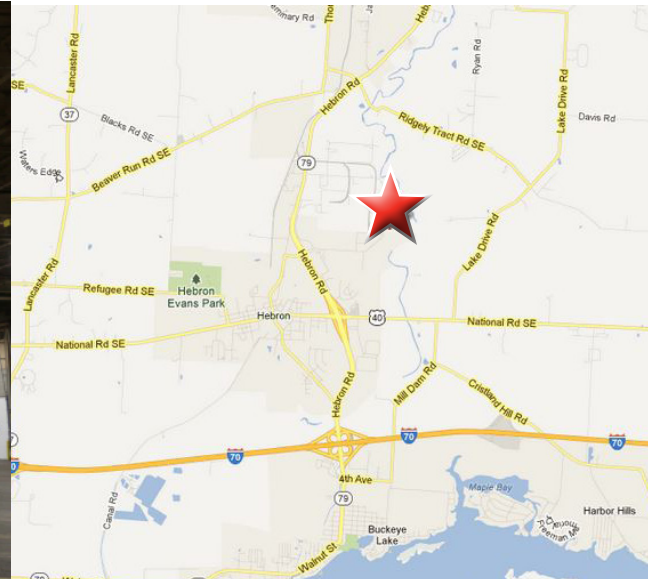
FOR SALE OR LEASE > INDUSTRIAL, MANUFACTURING WAREHOUSE SPACE



522 Milliken Drive

HEBRON, OHIO

NEWLY RENOVATED



Property Highlights

- | | |
|---|--|
| Land: 39,998 Acres | HVAC: Natural Gas |
| Available: 522,266 SF
(Subdividable) | Power: 480V/3 Phase, 2,500 KVA
Transformer |
| Office Space: 10,070 SF | Electric: Heavy Electric Service
9,000+ Amps; Electrical drops and
bus duct in place |
| Drive-in Doors: 6 | Other: Compressed air lines |
| Docks: 33 | Upgraded Lighting |
| Crane: 10 Ton | Parking: Abundant |
| Rail: Active Rail Service | Rate: \$2.25 NNN |
| Crane: 10-ton crane to internal rail | |
| Ceiling Height: 20' to 24' | |
| Column Spacing: 40' x 50' | |

Property Overview

522 Milliken Drive is located in an active industrial park in Hebron, Ohio. The property has experienced several recent building improvements and has access to OH-79, I-70 and active rail service.

AVAILABLE 2/1/2018

LEASE RATE: \$2.25/SF NNN
SALE PRICE: Negotiable

BENJAMIN B. JOHNSON, SIOR
614 824 7834
COLUMBUS, OH
benjamin.johnson@colliers.com

COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com



33 Dock Doors



Secure Entrance



6 Drive-in Doors



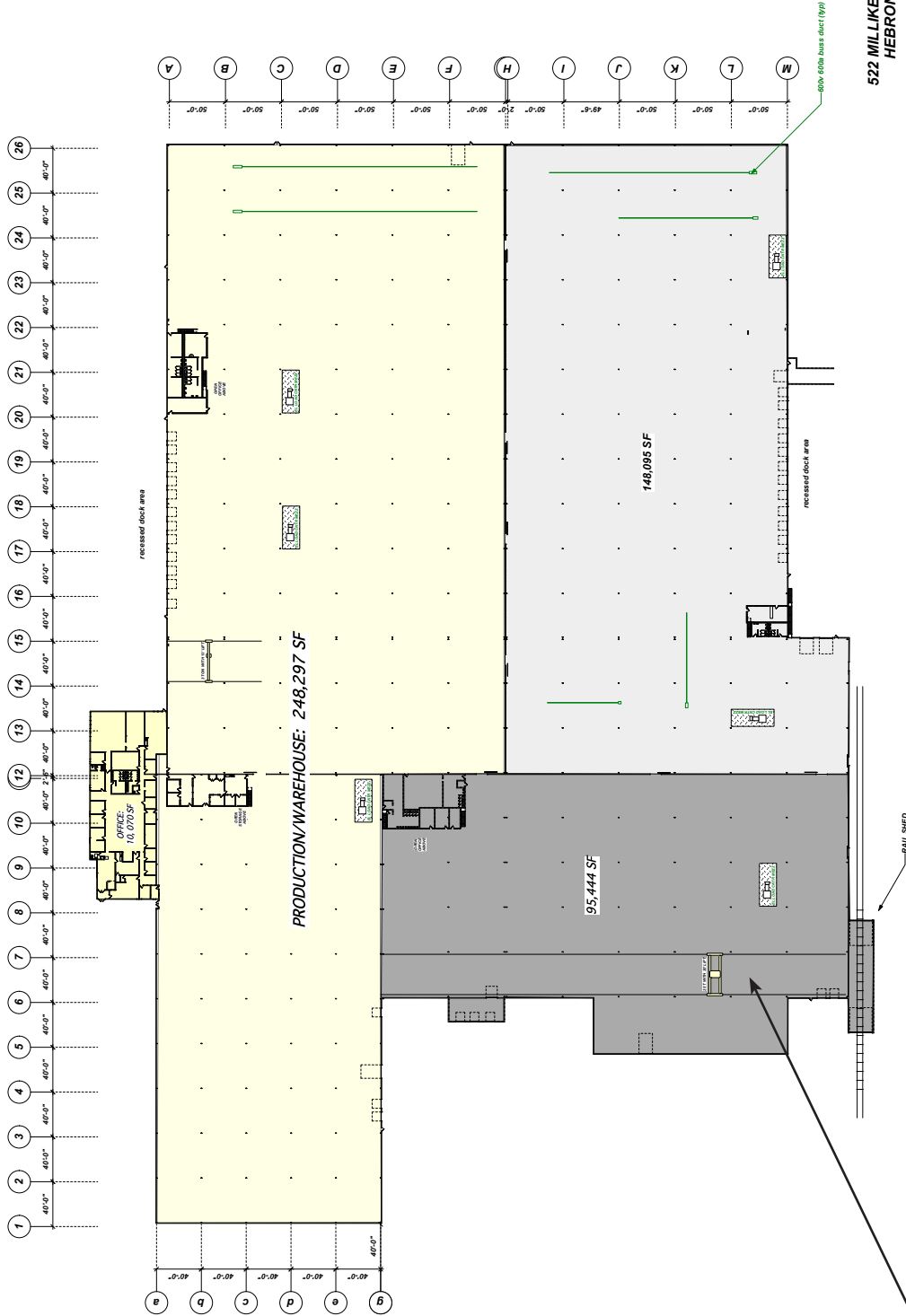
Industrial Space



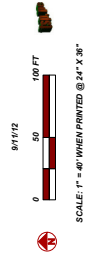
10-Ton Crane to Internal Rail



Office Space/Showroom

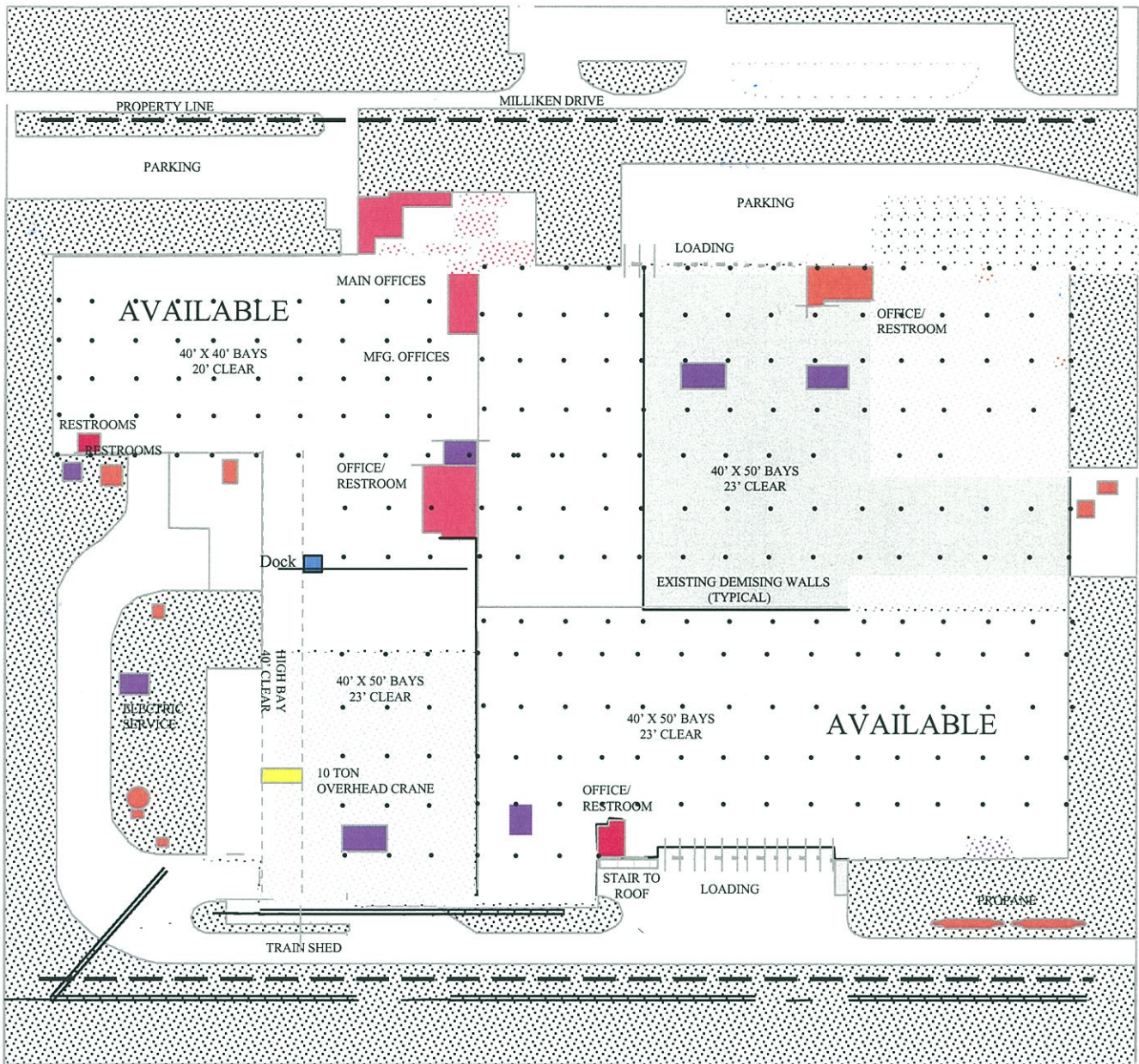


522 MILLIKEN DRIVE
HEBRON, OH



10 Ton Crane Bay





522 Milliken Drive
Hebron, Ohio

Up To 522,266 Sq.Ft. Available

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