

FOR LEASE OR SALE > INDUSTRIAL SPACE

# 4400 S. Hamilton Rd.

GROVEPORT, OHIO 43125



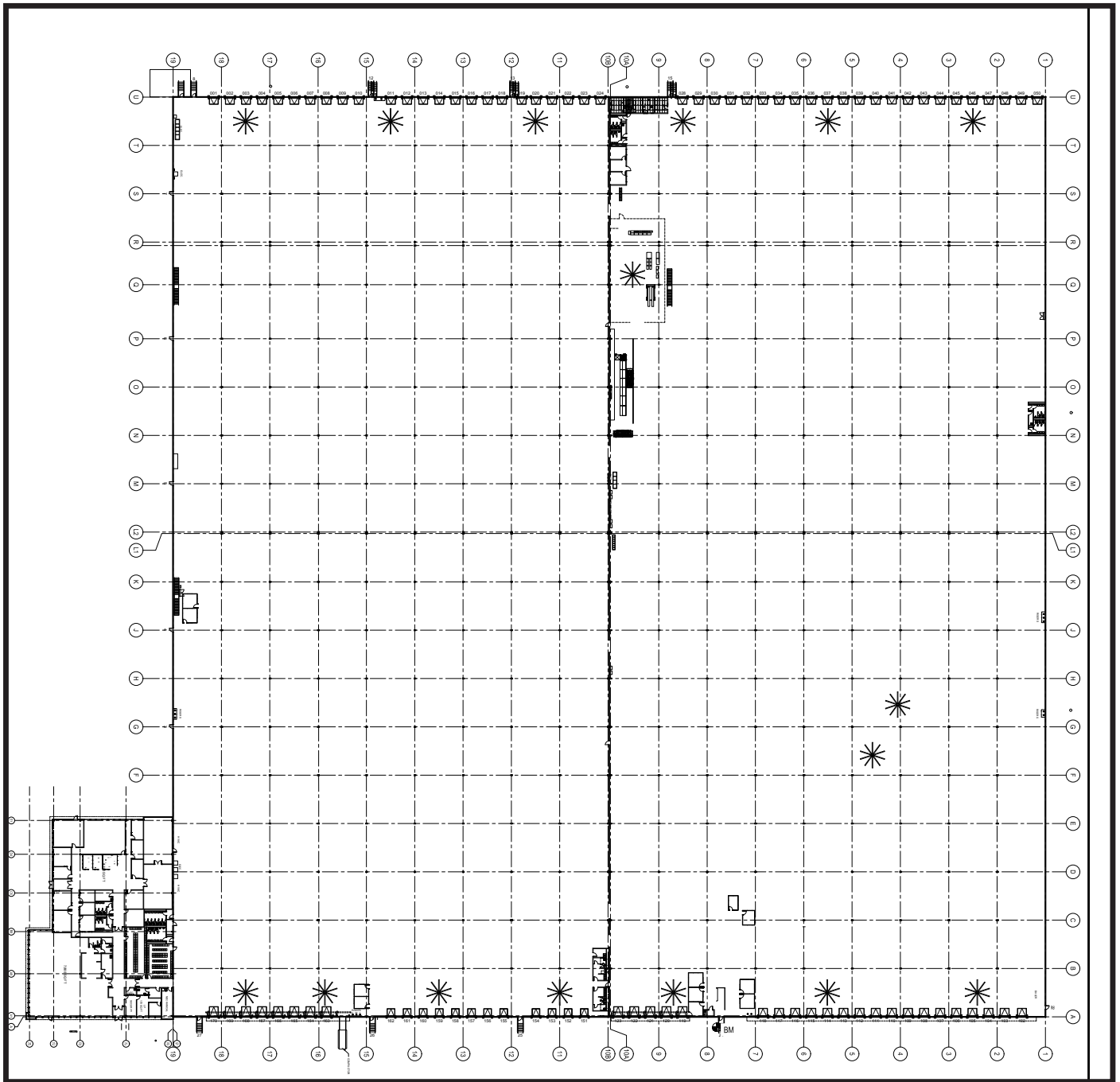
**569,584 SF on 42.855 ACRES**

# BUILDING AMENITIES

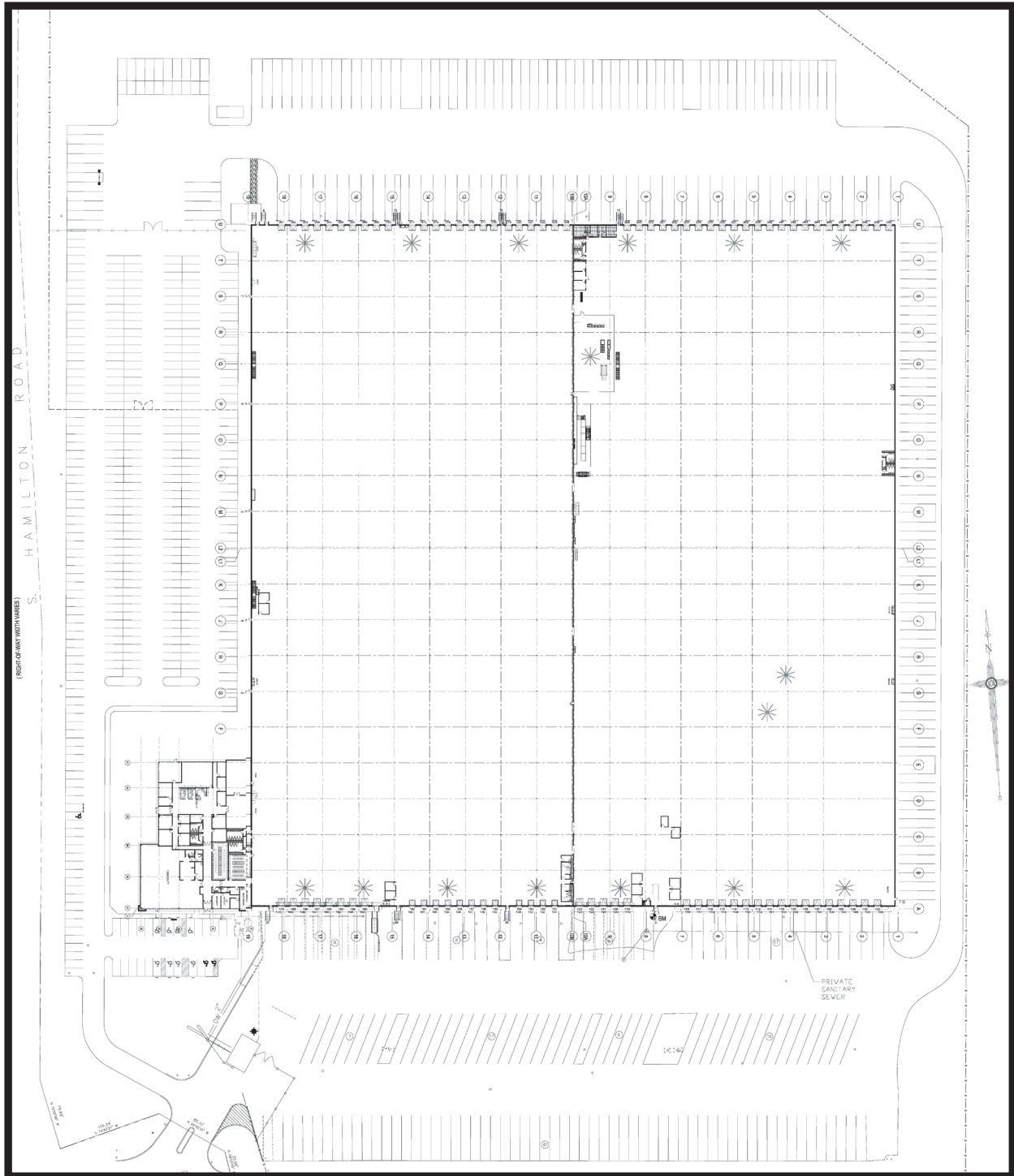
<b>TOTAL SQUARE FEET:</b>	Approximately 569,584 SF	<b>AIR CONDITIONING:</b>	Office-3 York roof top units, 2 Liebert (6 tons) units for IT room
<b>AVAILABLE:</b>	273,600-569,584 SF	<b>LIGHTING:</b>	T8 and T12
<b>WAREHOUSE DIMENSIONS:</b>	722' x 760'	<b>DOCKS:</b>	89 dock doors (vary in size) with 40,000 lb. levelers, (combination of FX-(air bag) and Kelley (mechanical)), trailer restraints (with communication), seals, canopy, bumpers, swing-arm light and duplex outlet.
<b>LOT SIZE:</b>	42.855 acres	<b>DRIVE-IN DOORS:</b>	1- 12' x 10'
<b>PARKING:</b>	192 - auto 292 - trailer (with dolly pod)	<b>ROOF:</b>	Rubber membrane with 72 skylights
<b>CONDITION:</b>	Good	<b>SECURITY:</b>	Fenced property with guard house and fully secured interior with motion sensors, cameras and door contacts
<b>YEAR BUILT:</b>	1982	<b>AIR COMPRESSORS:</b>	Two (2) Ingersoll Rand (125 hp, 120 psi max)
<b>CONSTRUCTION:</b>	Precast	<b>TAXES:</b>	\$403,359.04 (2014)
<b>OFFICE:</b>	Approximately 20,864 SF. Consists of private offices, two conference rooms, restrooms, men's and women's locker rooms.	<b>LAST USE:</b>	Distribution
<b>CEILING HEIGHT:</b>	30' minimum	<b>ENTRY:</b>	Traffic light on Hamilton Road
<b>COLUMN SPACING:</b>	40' x 40'		
<b>POWER:</b>	3 phase, 277/480 volts; 4,000 amps		
<b>WAREHOUSE HEAT:</b>	8 RUPP Heating Units. 25 hp, blower RPM 620, single speed, 1 million BTU		
<b>BOILERS (office area):</b>	Main Boiler - 816,000 BTU		
<b>SPRINKLER:</b>	ESFR (K17 heads) - 2,000 GMP @125psi with pump house and 300,000 gallon water tower. Diesel and electric fire pumps with electric jockey pump		
<b>WATER:</b>	City of Columbus		
<b>SEWER:</b>	City of Columbus		
<b>GAS:</b>	Columbia Gas		
<b>WAREHOUSE AIR CHANGES:</b>	Powered intake and exhaust fans powering approximately three air turns per hour		



# FLOOR PLAN



# SITE PLAN



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