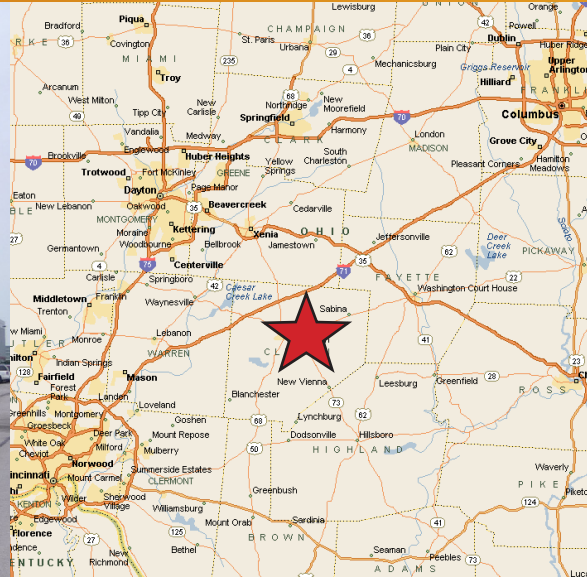


FOR LEASE OR SALE > INDUSTRIAL SPACE

# 3260 Progress Way (Bldg 12)



WILMINGTON, OHIO 45177



## 3260 Progress Way > Industrial Space

This building is located in Wilmington Commerce Park just off the new bypass State Route 73. It has an ESFR sprinkler system, 3 dock doors with levelers, 1 drive-in door and office built to suit. Located in a Foreign Trade Zone. Excellent labor pool in Wilmington metropolitan area.

Building Type:	121,600+/- SF warehouse building
Available Space:	25,600 +/- SF
Lease Rate:	\$3.00/SF NNN
Sale Price:	\$2,450,000 (\$20.15/SF)
Estimated Operating Expenses:	\$0.59/SF

## Contact Us

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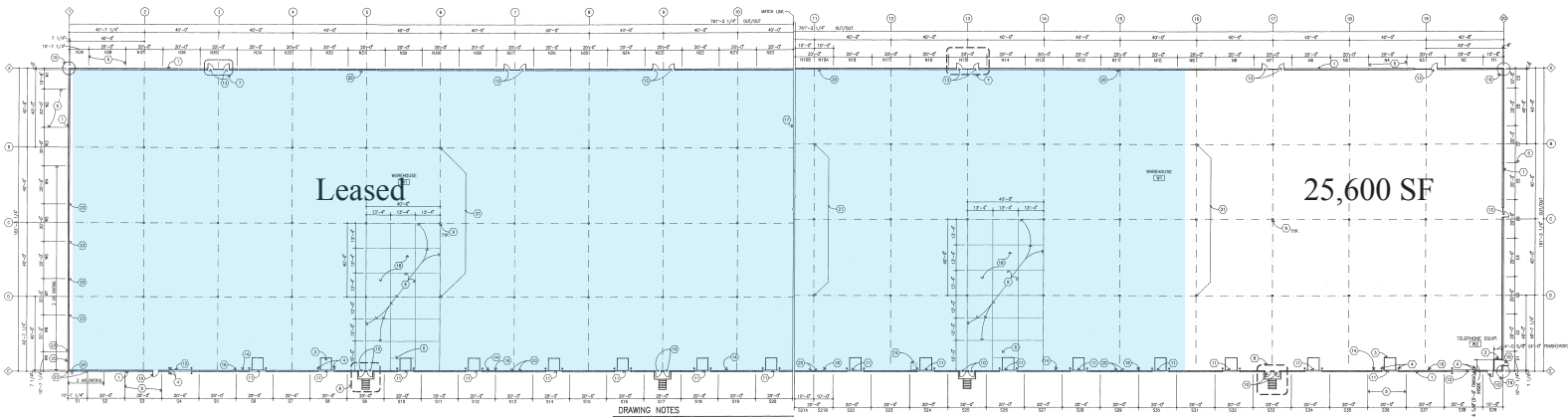
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**COLLIERS INTERNATIONAL**  
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# Building Amenities

- › Office built to suit
- › ESFR Sprinkler System
- › 23'9"-26'10" clear ceiling height
- › 40' x 40' column spacing
- › 3 dock doors with levelers and 1 drive-in door
- › 3 Phase, 277/480 volt, 2,000 amp power
- › Metal halide lighting
- › Built in 2000
- › 7.225 acre parcel



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