FOR SALE OR LEASE

Office|Warehouse Building

Westerville, OH 43081
735 Ceramic Pl

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Property Information

AVAILABILITY
34,000± SF For Sale
16,935± SF For Lease

ASKING PRICE
LEASE RATE
$2,950,000
$12.00 PSF FSG

FEATURES
— Built 1991, 2 stories with 17K SF per floor
— Currently 50% occupied
— Suitable for single or multitenant
— Abundance of windows and natural light
— Nicely finished space with glass walls throughout
— Various floor plans available: 3,000 SF to 16,935 SF on first floor
— 5,856 SF first floor warehouse
— 1-10’x12’ covered dock
— Elevator
— 3 kitchen areas
— Situated on 2.3 acres
— 107 parking spots (1/300 SF ratio)
— Wooded setting with several patios
— New roof 2018, new HVAC 2017
— Fully sprinkled
— Taxes: 82,875

AREA
• Located in a primarily office area with some retail along W Schrock Road
• Close proximity to Mt. Carmel St. Ann’s hospital
• Easy access to I-270
FLOOR PLAN
WESTERVILLE, OH 43081
735 CERAMIC PL

FIRST FLOOR

AVAILABLE
4,256 RSF OFFICE

AVAILABLE
460 RSF OFFICE

AVAILABLE
5,238 RSF OFFICE

AVAILABLE
5,896 RSF WAREHOUSE

AVAILABLE
1,125 RSF FLEX SPACE

All sizes are based on approximate RSF using a 1.107 Common Area Factor
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SECOND FLOOR

LEASED 6,230 RSF
LEASED 465 RSF
LEASED 3,133 RSF
LEASED 3,805 RSF
LEASED 3,294 RSF

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EXTERIOR PHOTOS
WESTERVILLE, OH 43081
735 CERAMIC PL