

**16495-16517 SQUARE DRIVE**  
**MARYSVILLE, OHIO 43040**

**2 OFFICE/COMMERCIAL BUILDINGS**

**FOR SALE**



- ◆ 2 Office Commercial Buildings @ 5,800 S/F each on 1.359 Acres.
- ◆ Ideal for many Office/Commercial uses with tenants in place for excess space and room for future growth.
- ◆ Additional 3-4 Acres of contiguous land could be added to assemble a total of 5.0+ Acres.
- ◆ Exposure & Frontage on Rt 33 at the Rt 36 Interchange.
- ◆ Zoned TOC (Traffic Oriented Commercial).
- ◆ Approximately 60 + off street parking spaces as currently configured.
- ◆ New roofs, exterior wood repair as well as parking lot repairs planned for spring 2021!

**ASKING PRICE:**

**\$1,005,000 for 11,600 S/F Office/Commercial on 1.36 Acres**

**FOR MORE INFORMATION, PLEASE CONTACT:**

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## **PROPERTY OVERVIEW**

**SHILOH CENTER**  
**16495-16517 Square Drive, Marysville, Ohio**

### **TWO OFFICE BUILDINGS ON 1.359 ACRES:**

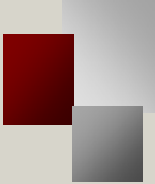
#### **A. Building Details:**

- |                          |                                    |
|--------------------------|------------------------------------|
| 1) Building Areas:       |                                    |
| 2 Bldgs. @ 5,800 S/F Ea. | 11,600 Sq. Ft.                     |
| 2) Year Built            | 1986                               |
| 3) Condition             | Average / Parking Lot Needs Repair |
| 4) # Suites / Size       | 10 @ 967 to 1,934 S/F Each         |
| 5) # Parking Spaces      | +/- 60                             |
| 6) Parking Ratio         | 1/193 Sq. Ft.                      |

#### **B. Land Details:**

- |                       |                             |
|-----------------------|-----------------------------|
| 1) Acres              | 1.359 Acres                 |
| 2) Zoning/Master Plan | Traffic Oriented Commercial |
| 3) Road Frontage:     |                             |
| Square Drive          | 140 Ft.                     |
| Route 33              | 145 Ft.                     |
| 4) Flood Hazard       | Zone X (Minimal)            |





## AERIALS

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