



**965 KINGSMILL PARKWAY
WORTHINGTON, OHIO 43085**

OFFICE/WAREHOUSE BUILDING

FOR LEASE



- 20,920 SF with approx. 4,000 SF of Quality Office/Showroom space.
- Built in 1972 and updated between 2014-2018; New Rubber Membrane roof in 2018.
- 1.48 Acres of land; Zoned Manufacturing (M) with Parking for +(-) 75 vehicles.
- Two (2) Truck Docks: 1 @ 10'x10' Semi Dock with Leveler & 1 @ 10'x10' Van Height.
- Air Conditioned Warehouse; 16' Clear Height; 1,200 amp/3 Phase Electrical Service.

OFFERED FOR LEASE @ \$6.25 SF (NNN)
\$10,900 per Month

FOR MORE INFORMATION, PLEASE CONTACT:

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www.CommercialOneRealtors.com

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20,920 SQ. FT.

SUMMARY OF PROPERTY FEATURES

965 Kingsmill

I. <u>Building Details</u>	<u>965 Kingsmill Parkway</u>
A. <u>Building Area by Use:</u>	
Office	4,000 S/F
Warehouse	16,920 S/F
Total	20,920 S/F
B. <u>Year Built/Remodeled</u>	1972/2014
C. <u>Roof Type/Age</u> (Approx.)	Membrane/2018
D. <u>Sprinkler System</u>	. None
E. <u>Clear Height</u>	16 Ft
F. <u>Pole Spacing</u>	26' x 26'
G. <u>Power Supply</u>	1,200 Amp/3 Phase
H. <u>Truck Docks</u>	1 @ Truck w/leveler (10' x 10") 1 @ Van (10' x 10")
I. <u>Drive-In Doors</u>	None
II. <u>Land Details</u>	
A. <u>Land Area</u>	1.478 Acres.
B. <u>Zoning</u>	M
C. <u>Parking</u>	75
D. <u>Flood Zone</u>	None
III. <u>Special Features</u>	A/C in Warehouse



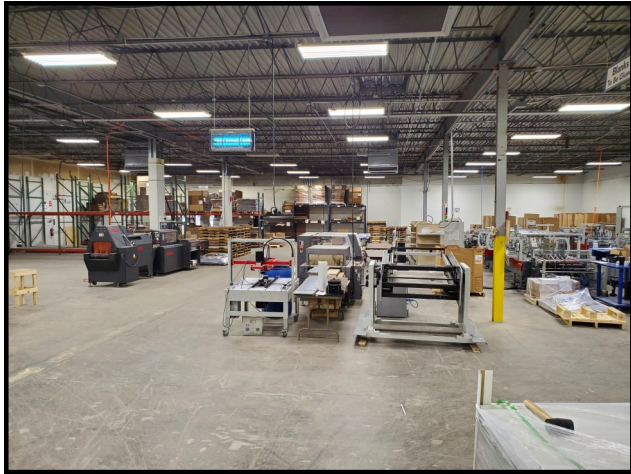
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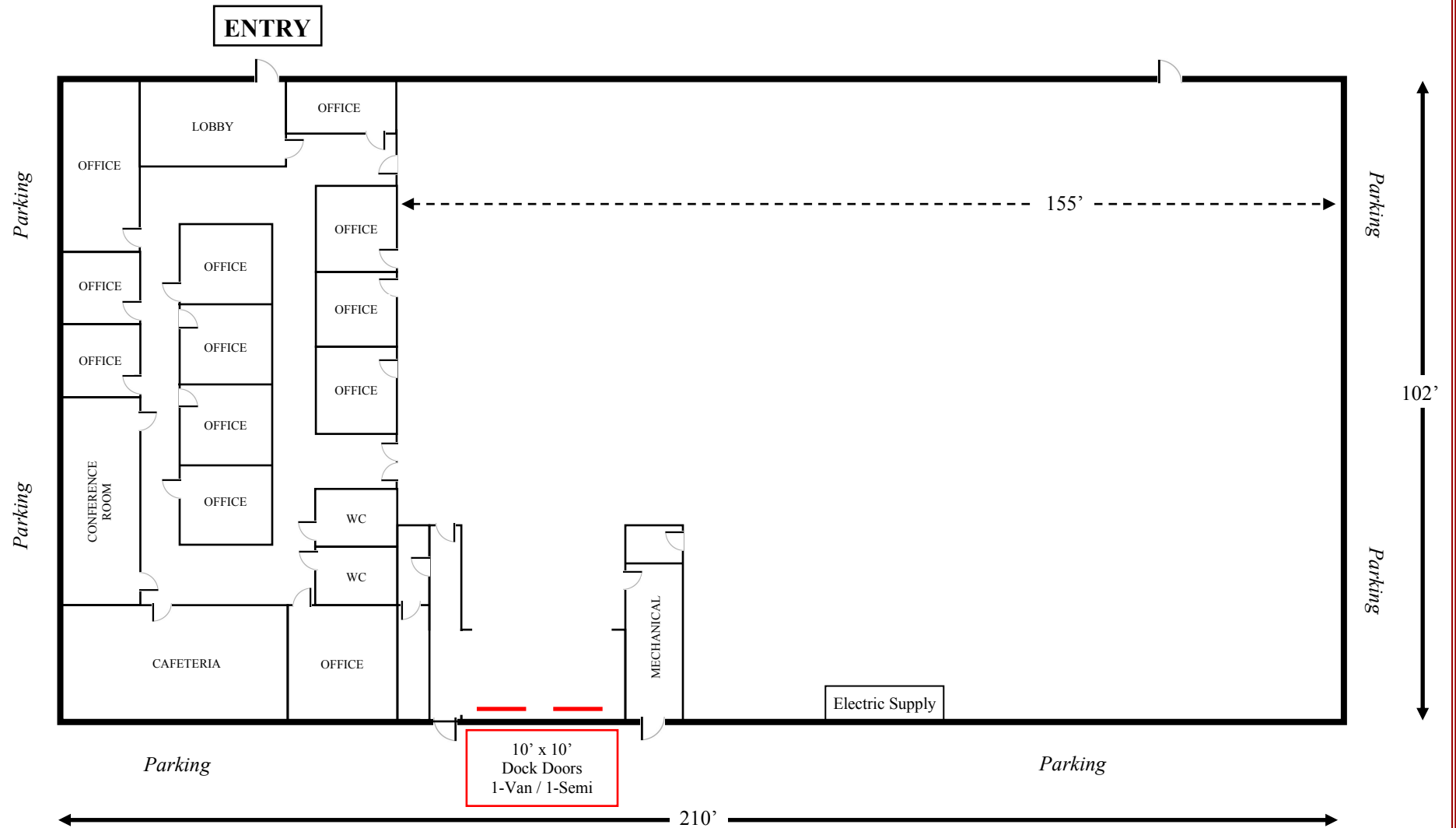
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BUILDING LAYOUT

20,920 SF



Kingsmill Parkway

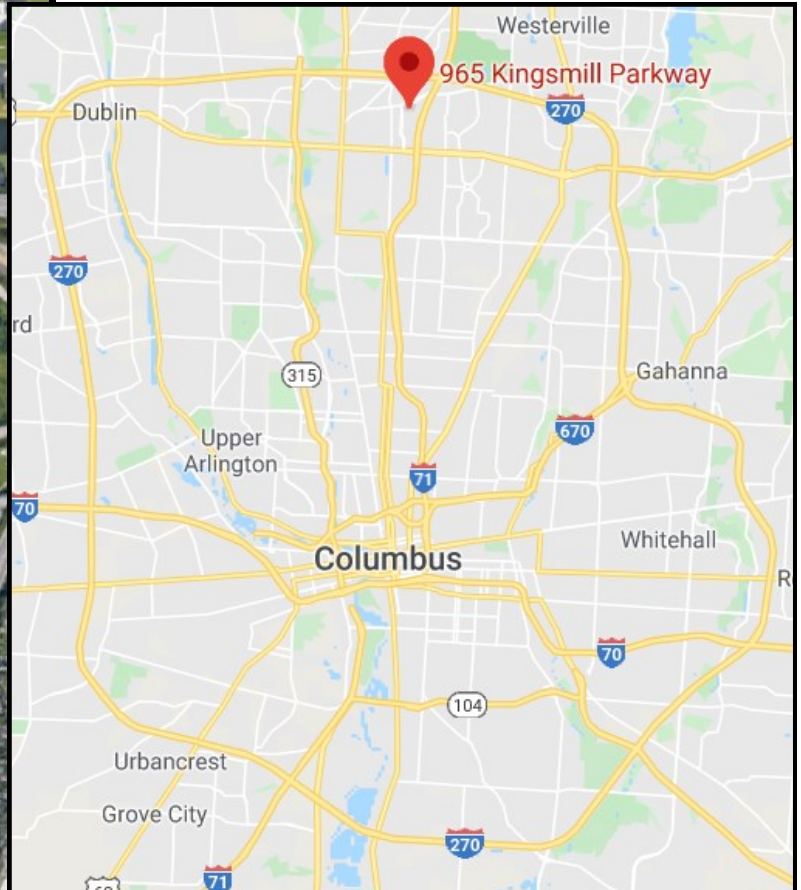




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