

**6769-6775 HARRISBURG PIKE
ORIENT, OH 43146**

LAND FOR SALE or LEASE

131.49 ACRES



- 131.49 Acres of Development land in Orient (Pleasant Township), OH;
- 16+ acres on Harrisburg Pike with 1,100 LF of frontage; 115+ acres off of Harrisburg Pike for larger uses;
- Currently Zoned Planned Industrial Park (PIP) and Rural (AG) with Franklin County. Seller will allow a Buyer/Lessee sufficient time for Zoning & Permitting use;
- Currently on Well and Septic. Public water/sewer is +/- 3.000 LF away. Uses such as Truck & Container Storage, Recycling, Mini-Warehousing, Sports & Recreation and nursery which do not require public water/sewer are being targeted;
- Seller is willing to consider Sub-Divide proposals (Sale or Land Lease). *See attached scenarios.*

FOR SALE: \$3,533,925.00 (\$26,875 per Acre)

FOR LEASE: Starting at \$1,750 per Acre/Month

FOR MORE INFORMATION, PLEASE CONTACT:

Bill Hamilton or **Steve Holzer**
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(614) 395-4098 - Cell - (614) 374-8231
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Commercial One Realtors

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Property Sub-Division & Lease Scenarios

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Seller is willing to consider sub-divide proposals (Sale or Land Lease) with the following pricing models:

Option #1: Entire 16.451 Acre parcel with +/- 1,200 LF of Frontage on US 62 @ \$658,000 (\$40,000/Ac), or Land Lease @ \$46,000/Yr (\$2,796/Ac).

Option #2: 115.04 Acre parcel with access via Garufi Lane @ \$2,875,925 (\$25,000/Ac), or Land Lease @ \$201,315/Yr (\$1,750/AC).

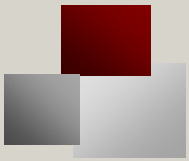
Pricing for Sub-Divide proposals will be negotiated on a case-by-case basis based upon parcel size, configuration, owner sub-divide costs and improvements.

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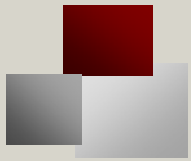


AERIALS

6769-6775 HARRISBURG PIKE

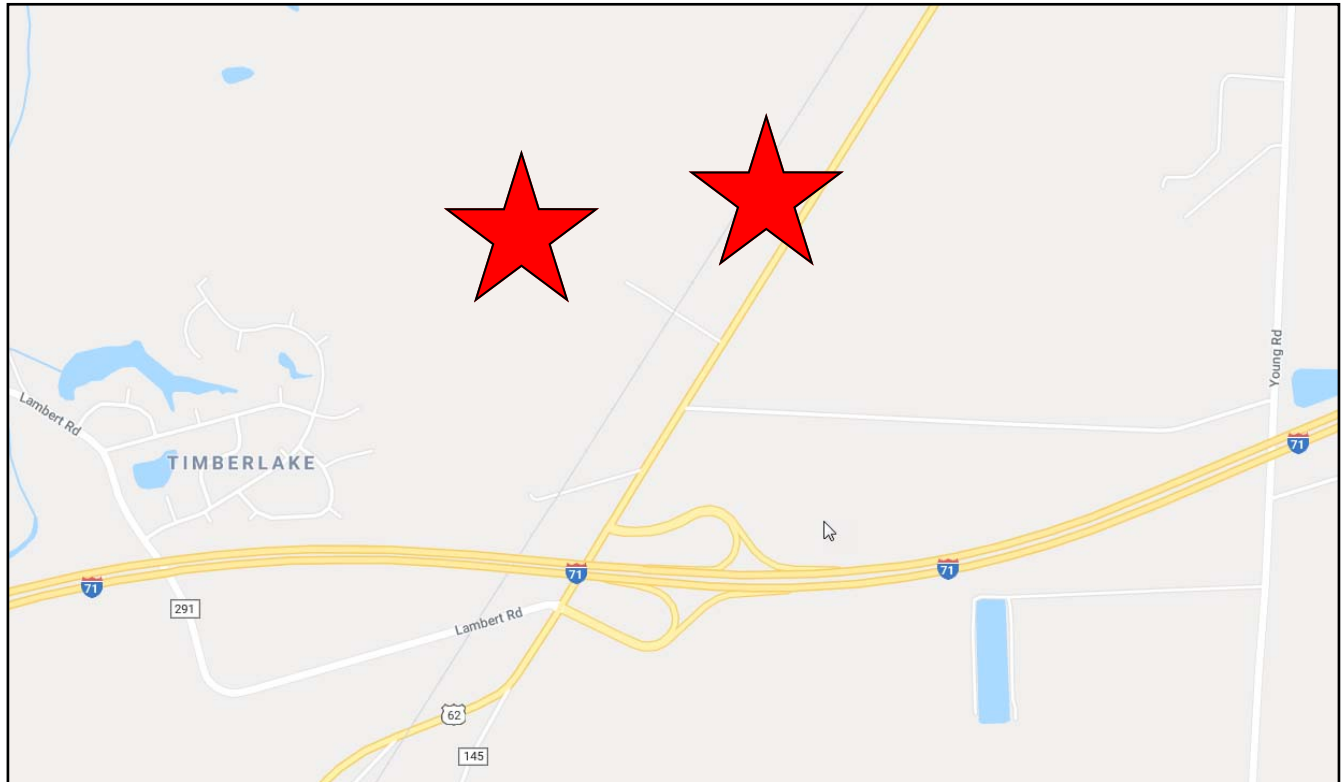
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MAPS

**6293-6323 HOOVER ROAD,
GROVE CITY, OHIO 43123**



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