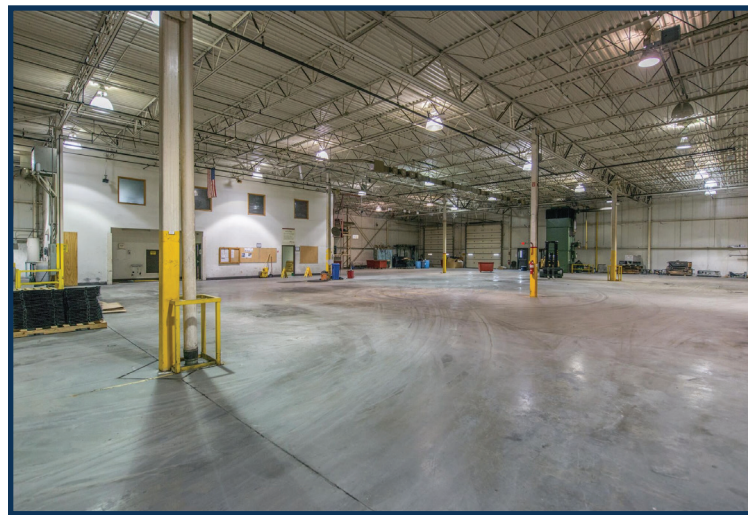


# 487 LONDON ROAD

Delaware, OH 43015

**For Lease and/or Purchase**



## Property Overview

**Purchase: \$999,000**

Lease: \$3.77 nnn

4.784 Acres

Expandable 47,765 SF Total Building Space

Zoned M2/GM

Concrete Dock Area- 4 Shipping Docks

2 Docks with Levelers

Expenses \$1.36 Per SF

Previously Use: Stamping & Welding

Manufacturing and Assembly

50 Parking Spaces | 58,000SF Asphalt Paving

**Tax Abatement Available**

**Economic Incentives Available for Improvements**



Christine Beckman, Broker  
Classical Realty Co.

614-367-0668 | [ChristineB@ClassicalRealty.com](mailto:ChristineB@ClassicalRealty.com)

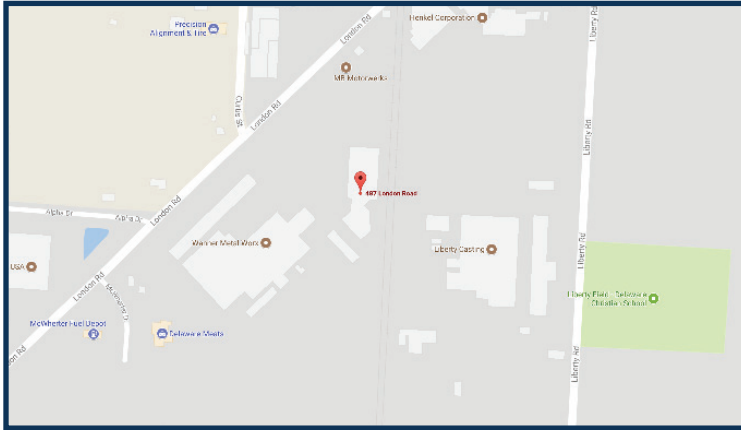
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## Building 1

Approximately 31,225 +/- sf single story pre-engineered metal high bay with metal decking steel trusses/exposed steel bar joist ceiling and built up rubber roof with metal gutters and downspouts. The building is constructed over exposed concrete slab constructed to support heavy machinery. Drive in overhead doors and dock height doors. Two 14"x12' overhead doors, Two 10'x12' dock doors, levelers. Heated by gas-fired air handler and is not cooled.

## Building 2

Approximately 15,554 +/- sf open area with exposed reinforced concrete floor, concrete dock with 4 shipping docks, exposed painted concrete block walls, exposed steel beam ceiling double pitched with approximately 18' eave height, building is mill construction with gable shingle roof, insulation packs, metal hopper type windows, has a small production office finished with tile ceiling and vinyl tile flooring. Electric is 2000-amp, 3-Phase service. Heated by gas-fired drop down heat blowers and not cooled.

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