



Johnny Appleseed Corporate Center

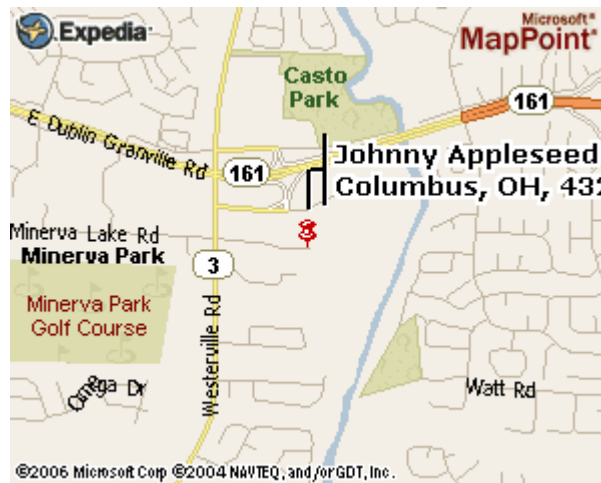
5030 Westerville Rd.
Columbus, OH 43231

Johnny Appleseed Ct. & Westerville Rd., Columbus, OH

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**Located at St. Rt. 161 & Rt. 3
Columbus, Ohio
Zoned M-2 limited manufacturing
with C4 Commercial Use**



Contact Us

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JOHNNY APPLESEED CORPORATE CENTER

5100 Westerville Road, Columbus, OH

The enclosed plat shows the Johnny Appleseed Corporate Center's location at the intersection of St. Rt. 161 and St. Rt. 3 (Westerville Road), Columbus, Ohio. We have M-2 limited manufacturing zoning with C4 commercial uses allowed on the frontage. Some of the benefits of this project are:

- 1) Easy access to and from the site:
 - Westerville Road is five lanes to the entry road.
 - I-270 is just $\frac{3}{4}$ mile east of the site via Rt. 161 and 1 $\frac{1}{2}$ miles north of the site via Rt. 3. I-670 now connects I-270 to downtown.
 - The interior street is a 36' wide industrial size street.
 - A traffic light at the Rt. 161 ramp breaks up traffic for easy entry and exit.
- 2) Utilities provided include 3-phase electric, natural gas, Columbus sanitary sewer and water.
- 3) The extensive landscaping along Westerville Road, the new cul-de-sac street and around the lake creates a beautiful environment for business.
- 4) A 3-acre lake provides recreation and relaxation for persons working in the center.
- 5) The site backs up to a 9-acre city property, which is now developed, into the alum Creek bikeway and parkway. This provides an excellent area for jogging and walking.
- 6) Deed restrictions and architectural guidelines protect property values.
- 7) Phase II includes 4 acres available at 5030 Westerville Road.

We have a home for many distribution, warehouse, retail and light manufacturing uses. We are presently considering both land sales and build to suit tenant arrangements.

Let's grow together at the Johnny Appleseed Corporate Center!

For further information call: Walter G. Reiner
Agent is Owner



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Memberships and Licenses:

Columbus Commercial and Industrial Investment Realtors
International Real Estate Federation FIBACI
Columbus Board of Realtors
Ohio Association of Realtors
National Association of Realtors
Builders Exchange of Central Ohio
International Council of Shopping Centers
Licensed Broker in Kentucky
Licensed General and Residential Appraiser
Licensed Second Mortgage Broker

ST. RT. 3*- Westerville Rd.

827' Frontage

Log House/Museum

40 ACRES - PHASE II

614882-0800
5030 WESTERVILLE RD. COLUMBUS, OH 43229

Reiner *PEREGRINUS*
AND CONSULTANTS, INC.
WALTER REINER

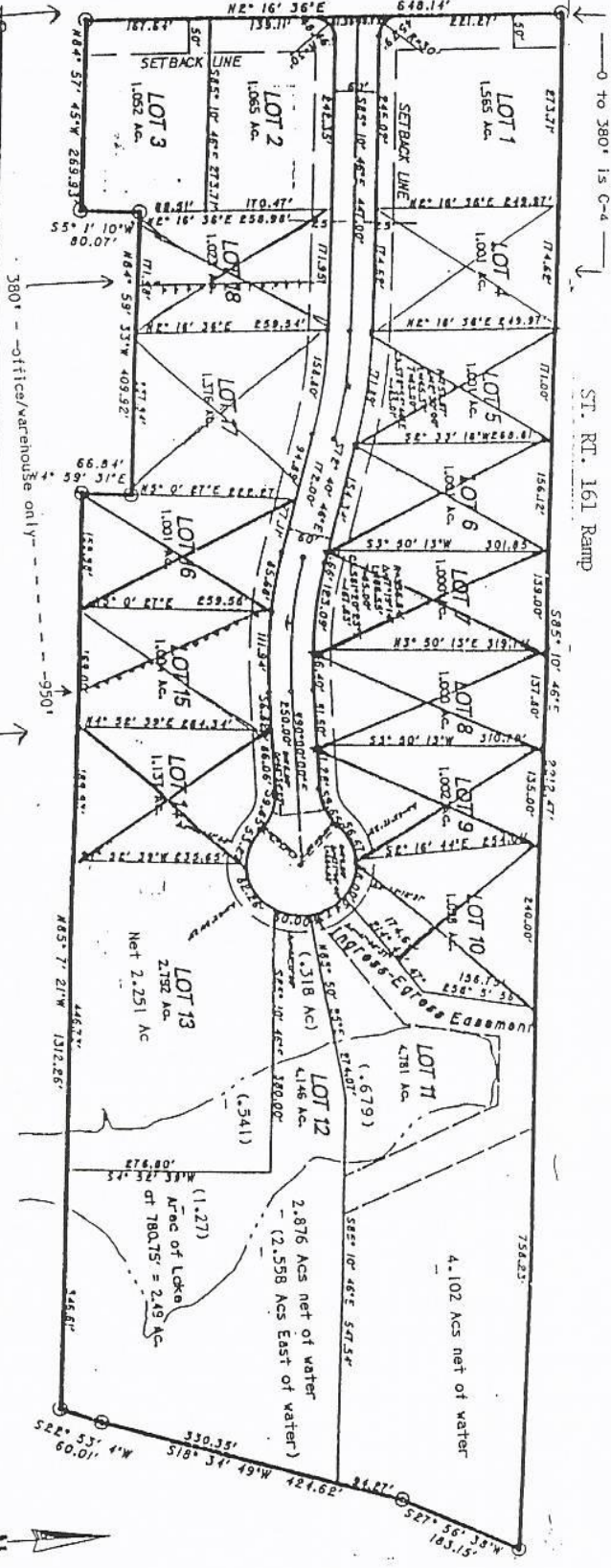


Scale: 1"=200'
Scale in feet
0 100 200 400

LOTS SOLD: 4, 5, 6, 7, 8, 9, 10, 14, 16, 17, 18, 15

Westerville Road

ST. RT. 161 Ramp



NO OUTSIDE STORAGE USES
-office/warehouse only-

Johnny Applesed Corporate Center
8700 Westerville Road, Columbus, Ohio
AGENT 1S OWNER
Walter J. Reiner Developer

AERIAL – JOHNNY APPLESEED CORPORATE CENTER

