



7736 GRAPHICS WAY, LEWIS CENTER, OHIO 43035

FOR SALE: \$695,000



Property Features:

- 3,750 Sq Ft
 - Current Pool Service Facility
 - 4.363 Acres
 - 232' Frontage
 - High Traffic Location
 - 2.4 Acres of vacant ground
 - Two Buildings—3,000 sq ft and a 750 sq ft garage with 2 doors
 - Main building consists of showroom area, private offices and 1,200 sq ft of warehouse in back with approximately 16' ceiling height.
 - Excellent Development Opportunity
-

BEST CORPORATE REAL ESTATE
RANDY BEST
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UPPER ARLINGTON, OH 43221
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FAX: RBEST@BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

Full Photo Tour

7736 Graphics Way, Lewis Center, OH 43035

This listing is Active Listed for \$695,000 MLS # 215039490

S3010033**S3010029****S3010030****S3010031****S3010032****S3010034**

S3010035



S3010036



S3010037



S3010038



S3010039



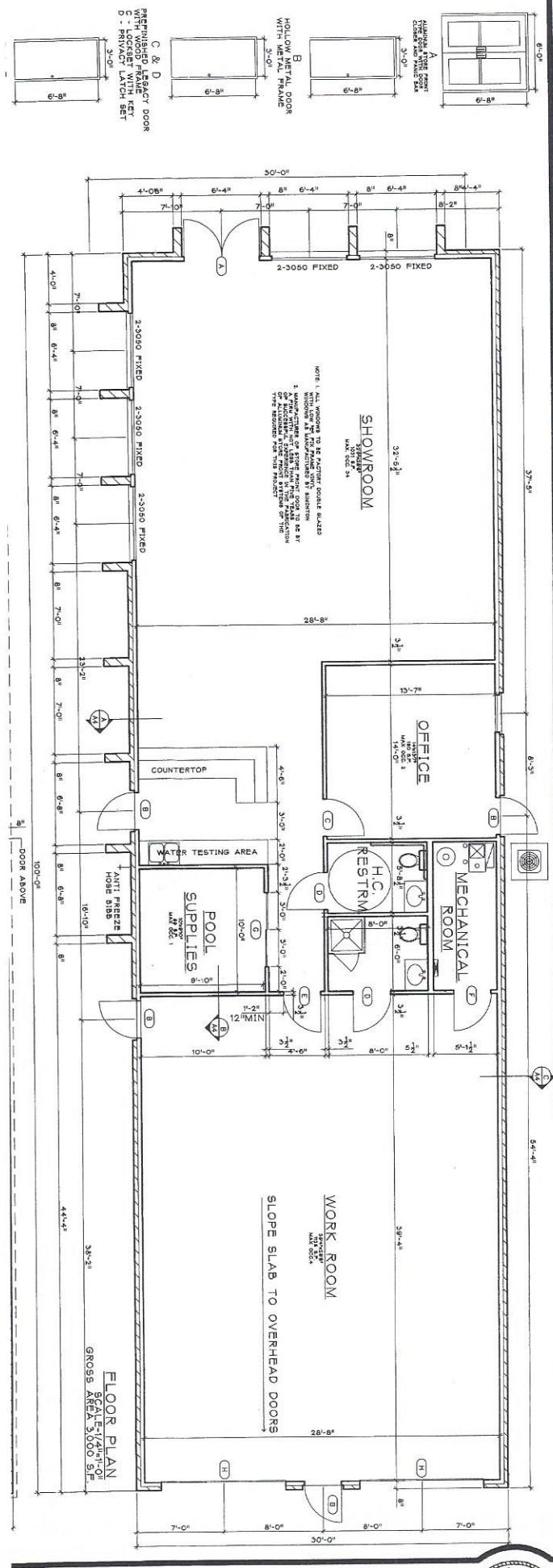
S3010040





site

23

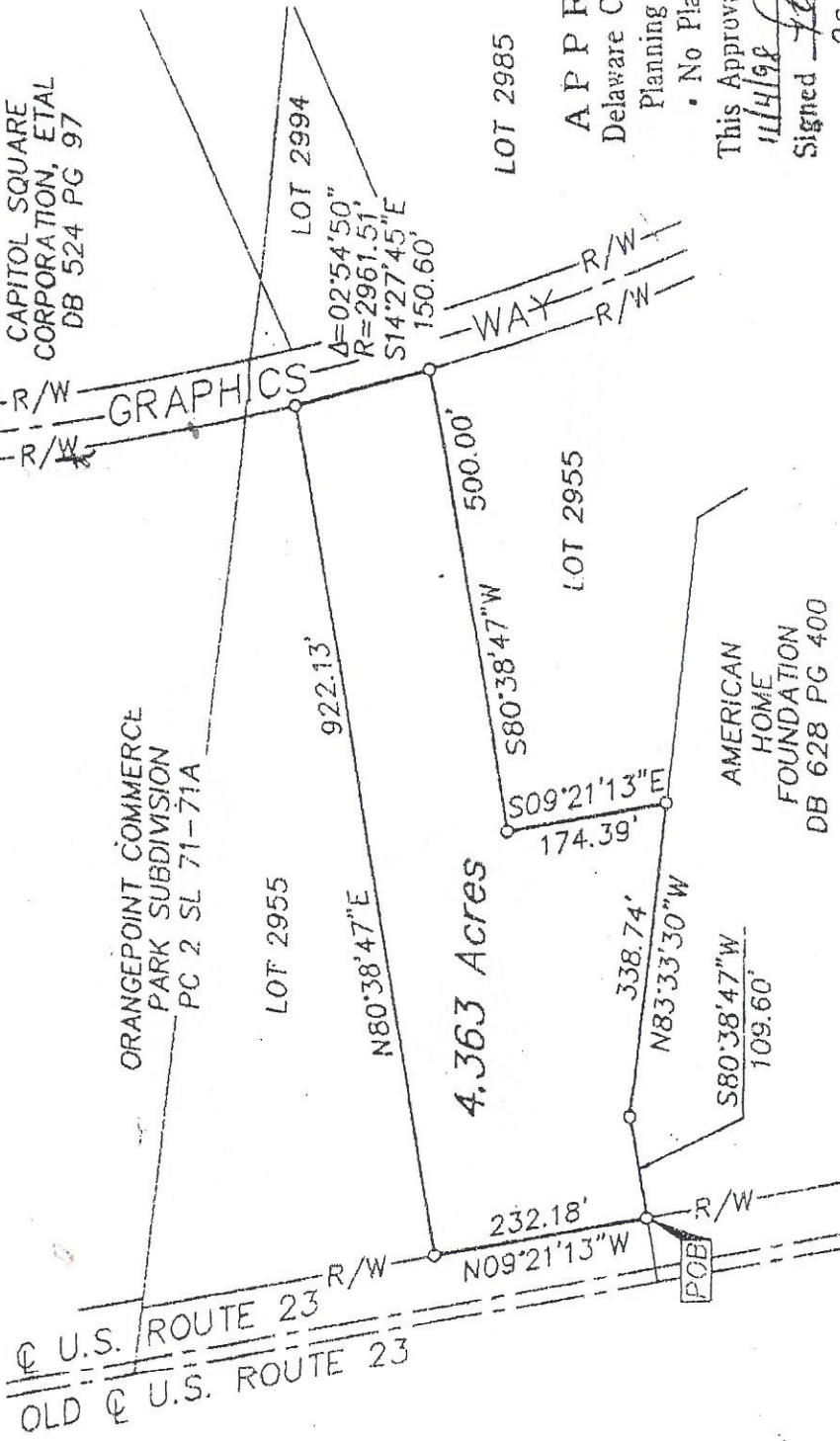


CONSULTING ENGINEERS & SURVEYORS, INC.
CINCINNATI, OHIO 45202

Exhibit "A"
[continued]

SURVEY OF LOT 2955
FARM LOT 2 QTR TWP 2 TWP 3 RNG
ORANGE TOWNSHIP, DELAWARE COUNTY,

SCALE 1" = 200'



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APPROVED
Delaware County Regional
Planning Commission
• No Plat Required •
This Approval will expire 6/1/14/98
Signed *[Signature]*
98-1095

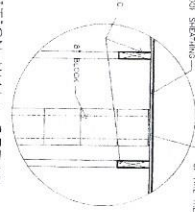


APPROVED
Date 7-28-98 By *[Signature]*
Del. Co. Sanitary Engineer

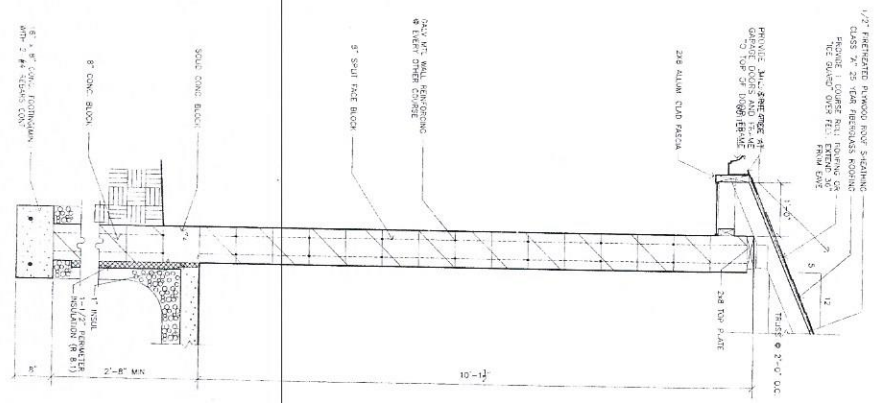
JUL 28 1998
APPROVED
CHANGE TWP. ZONING

▲ = R.R. SPK. FND.
△ = R.R. SPK. SET
• = I.P. FND.
○ = I.P. SET
(I.P. Set are 13/16" I.D. Iron W/ cap inscribed EMH&T.)

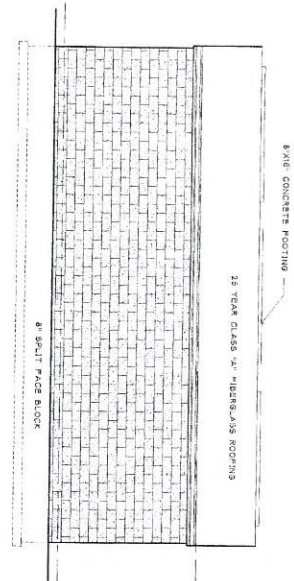
R.D. Glickman, Zoning Inspector



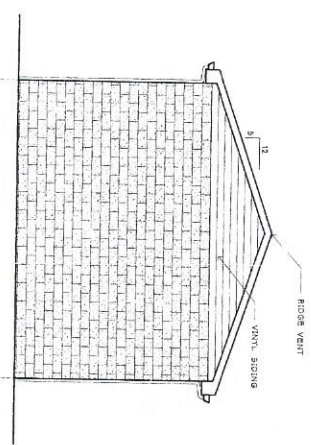
PARTITION WALL DETAIL
SCALE 1/4"=1'-0"



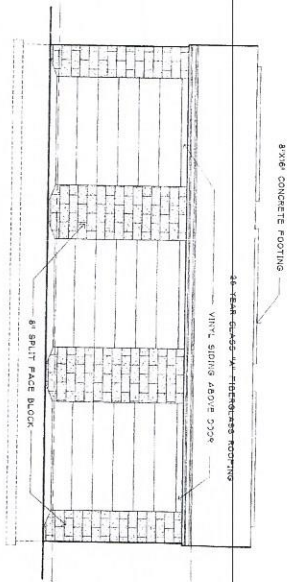
SECTION A-A
SCALE 1"=1'-0"



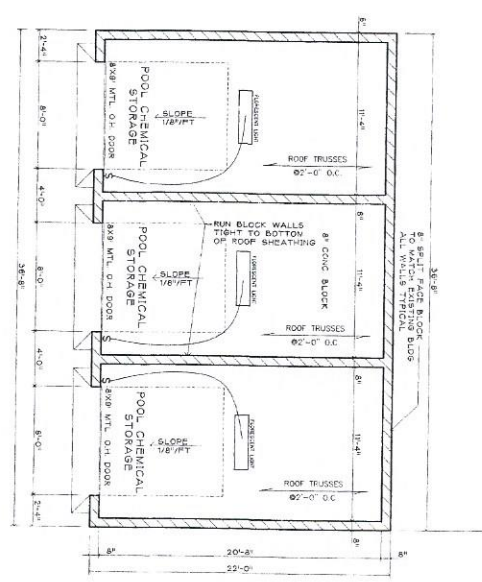
REAR ELEVATION
SCALE 1/4"=1'-0"



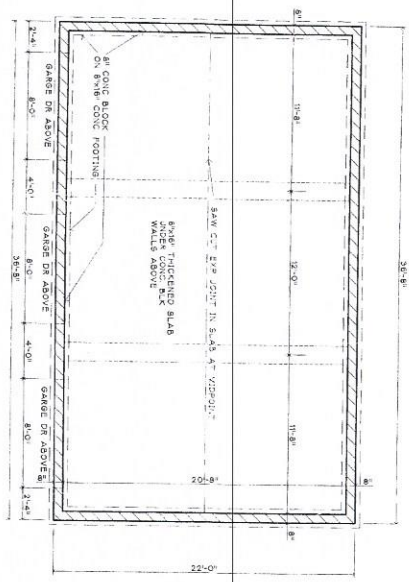
END ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"



FLOOR PLAN
SCALE 1/4"=1'-0"



FOUNDATION PLAN
SCALE 1/4"=1'-0"

POOL CHEMICAL STORAGE BLDG.

RNM POOL SERVICE AND SUPPLY
7736 GRAPHICS WAY
LEWIS CENTER, OHIO



A5 DEW



POOL CHEMICAL STORAGE BLDG

A perspective drawing of a rectangular box. The front face is a square with side lengths of 1 foot. The depth of the box is also 1 foot. The drawing shows the top, front, and right side faces.

A.I.A. 4716 KNOTTY KNOLLS DR. CATHANNA, OHIO 43230 614-837-7394

S1
DEW

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