

MULTI-TENANT OFFICE/WAREHOUSE FOR SALE



IDEAL FOR OWNER/USER OR INVESTMENT

Property:

- ±30,876 Sq. Ft. multi-tenant office/warehouse
- Current Occupancy: 76%
- Multiple office or office/warehouse options for owner/user to occupy; or investor can backfill at market rents
- 1 dock, 4 drive-ins; ability to add more
- Built 1984
- Situated upon ±3.36 acres

Location:

- West side within City of Hilliard
- ±1.3 miles from I-270
- ±0.7 miles from Cemetery Road



Jacob A. Boll, SIOR

T 614.799.2100 x215

C 614.307.9933

jakeboll@rjboll.com

Rj BOLL Realty, Ltd.

5115 Parkcenter Ave., Ste. 275

Dublin, OH 43017

614.799.2100





Property Specifications:

- ±30,876 Sq. Ft. multi-tenant office/warehouse
- ±1,850, 5,643, up to 7,493 Sq. Ft. office available now
- Additional ±4,680, 6,350, up to 11,030 Sq. Ft. office or office/warehouse available 9/1/26
- Multiple office or office/warehouse options for owner/user to occupy; or investor can backfill at market rents suggesting \$10-12/Sq. Ft. NNN
- 1 dock, 4 drive-ins; ability to add more
- Front section of building has ±11' clear height, back section has ±15'-17' clear
- Built 1984
- Additional ±1.06 site available

Purchase Price:

- \$3,100,000 (or \$100.40/Sq. Ft.)
- 2024 NOI: \$207,088.20
- 2026 Est. Real Estate Taxes: \$67,046.96 annually
- Utilities and trash are prorated per Sq. Ft.
- Tenants pay own janitorial

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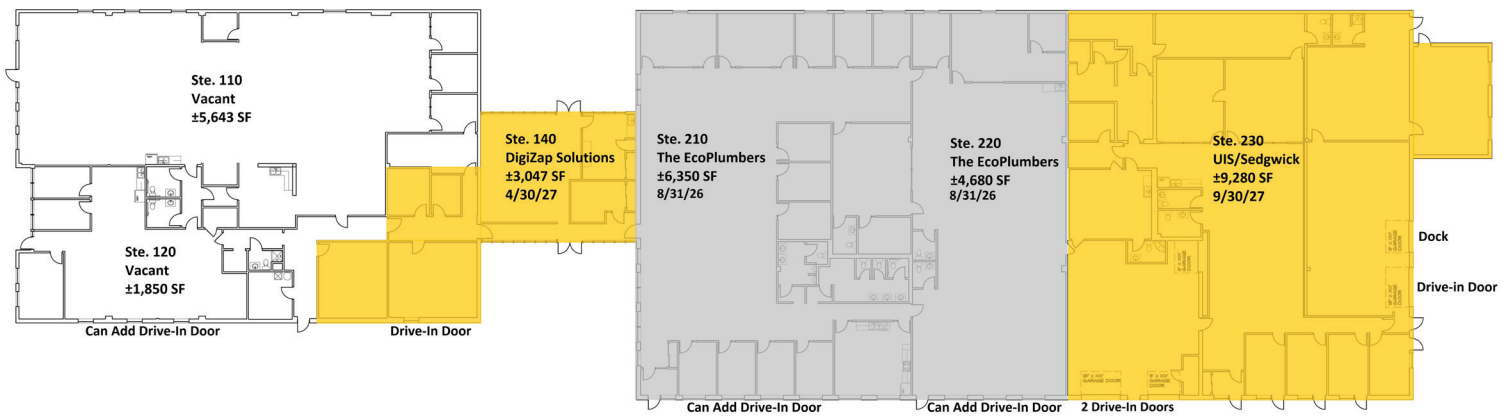
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CURRENT RENT ROLL

Suite Number	Tenant Name	SF	Lease Commencement Date	Lease Expiration Date	Base Rent Per Year	Base Rent PSF	Escalations	Operating Expenses	Utilities & Trash (Misc.)
110	Vacant	5,643							
120	Vacant	1,850							
140	Digizap Solutions, LLC	3,047	4/1/19	4/30/27	\$22,304.04	\$7.32	N/A	\$11,028.00	\$5,184.00
210 & 220	The EcoPlumbers, LLC	11,030	8/1/21	8/31/26	\$83,772.60	\$7.59	N/A	\$39,924.00	\$18,756.00
230	Sedgwick Claims Management Services, Inc.	9,280	9/15/17	9/30/27	\$67,465.56	\$7.27	10/1/26 (\$7.49/PSF)	\$49,368.00	\$0.00
Total					\$173,542.20			\$100,320.00	\$23,940.00

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Period = Jan 2025-Dec 2025

PERIOD TO DATE	
INCOME	
RENTAL INCOME	
Rent	197,038.04
Prepaid Rent	-5,388.05
Estimated CAM Charges	119,081.33
TOTAL RENTAL INCOME	310,731.32
OTHER INCOME	
Miscellaneous Income	32,740.00
TOTAL OTHER INCOME	32,740.00
TOTAL INCOME	343,471.32
EXPENSES	
REIMBURSABLE OPERATING EXPENSES	
Office Supplies	72.98
Bank Charges	62.00
Building Maintenance	240.00
Building Repairs	225.00
Landscaping	9,461.03
Snow Removal	8,930.66
Management Fee	11,618.72
Insurance	5,842.00
Real Estate Tax	67,046.96
Electricity	39,581.44
Gas	13,306.33
Water and Sewer	6,566.82
Trash Disposal	1,520.31
Backflow Prevention	141.94
Roof/Gutters	6,950.95
TOTAL REIMBURSABLE OPERATING EXPENSES	171,567.14
OTHER EXPENSES	
Locks (new move ins)	558.05
Lease Commision Expense	1,256.59
TOTAL OTHER EXPENSES	1,814.64
TOTAL EXPENSES	173,381.78
NET INCOME	170,089.54

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Sedgwick Claims Management Services, Inc. is a leading global provider of technology-enabled risk, benefits and integrated business solutions. The company provides a broad range of resources tailored to their clients' specific needs in casualty, property, marine, benefits, brand protection and other lines. Every day, in every time zone, the most well-known and respected organizations place their trust in Sedgwick to help their employees regain health and productivity, guide their consumers through the claims process, protect their brand and minimize business interruptions.



Eco Plumbers, Electricians, and HVAC Technicians is a residential plumbing, electrical, heating and cooling company. Since 2007, Eco Plumbers, Electricians, and HVAC Technicians has been one of the fastest-growing home service companies in Greater Columbus.



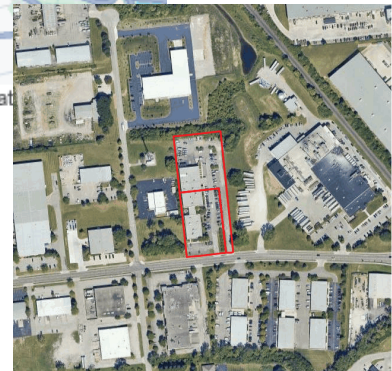
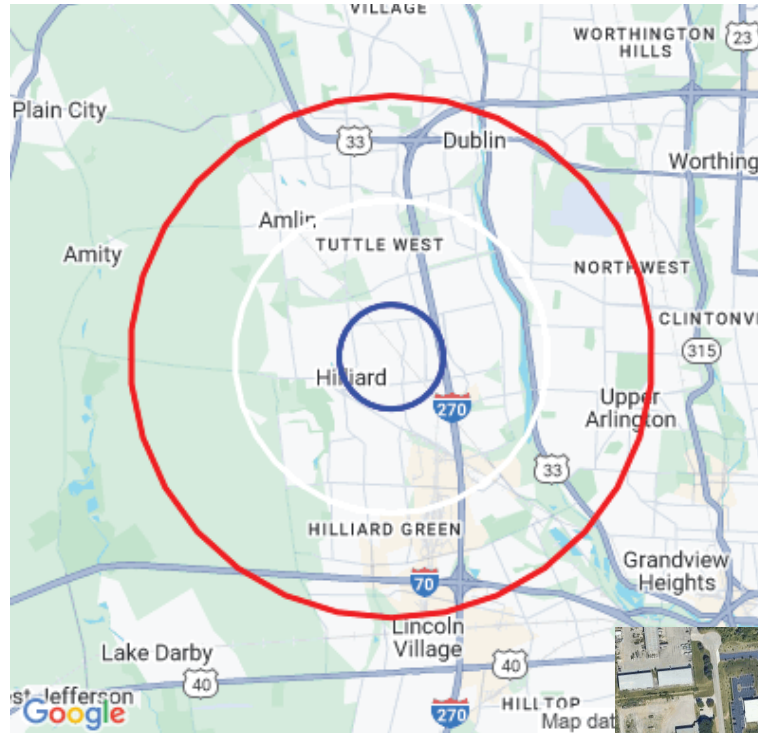
DigiZap Solutions

DigiZap Solutions, LLC is an electronics manufacturer providing services for its clients electronic product development needs. Whether they need assistance with a specific task or complete electronic product design and development, DigiZap Solutions offers a full range of services necessary to help bring a product to market successfully.

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Population

Distance	Male	Female	Total
1- Mile	1,797	1,702	3,498
3- Mile	24,978	25,232	50,210
5- Mile	58,443	59,769	118,212

CITY, STATE
Hilliard, OH

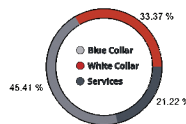
POPULATION
87,815

AVG. HHSIZE
2.50

MEDIAN HH INCOME
\$78,224

HOME OWNERSHIP
Renters: **11,930**
Owners: **23,365**

EMPLOYMENT



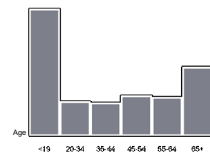
56.06 % Employed
1.04 % Unemployed

EDUCATION

High School Grad: **20.29 %**
Some College: **20.64 %**
Associates: **6.84 %**
Bachelors: **51.60 %**

GENDER & AGE

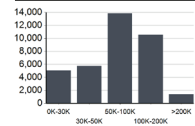
49.65 % Male
50.35 % Female



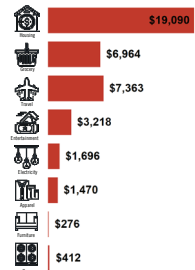
RACE & ETHNICITY

White: **88.47 %**
Asian: **2.62 %**
Native American: **0.00 %**
Pacific Islanders: **0.03 %**
African-American: **2.41 %**
Hispanic: **3.13 %**
Two or More Races: **3.32 %**

INCOME BY HOUSEHOLD



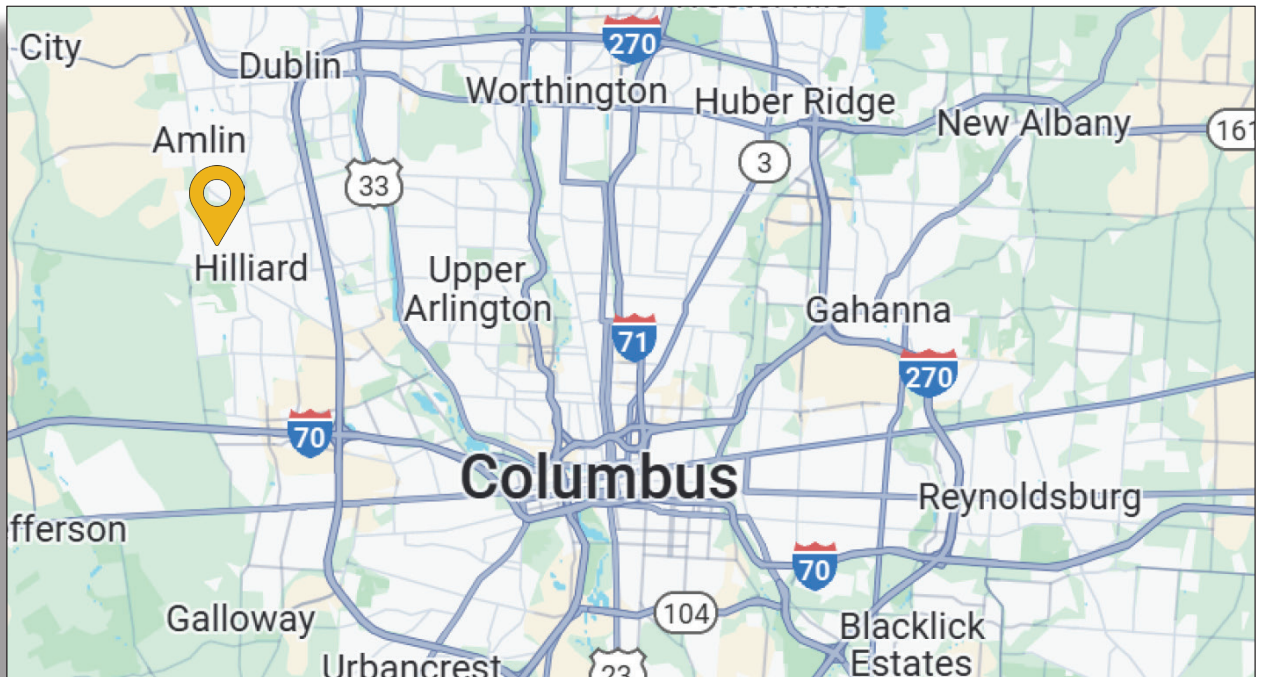
HH SPENDING



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