

AVAILABLE FOR SALE:

CLEAR-SPAN INDOOR SPORTS FACILITY IN CENTRAL OHIO'S GROWTH CORRIDOR

62,500 SF

CONTIGUOUS
SPORTS SURFACE

\$6,260,000

SALE PRICE

2006

YEAR BUILT

100%

LEASED TO
ONE TENANT

PROPERTY HIGHLIGHTS

- Proven success for soccer training since 2007
- 100% climate controlled
- No available clear span buildings on the market "For Lease"
- Significant future rental upside given limited building options for sports related tenants
- Significant replacement cost today at \$197/PSF
- Cap rate of 6.9%

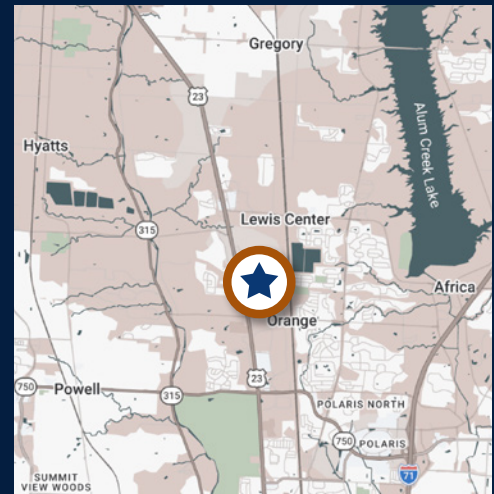
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