



6156 Wilcox Rd, Dublin, OH
Business Campus/Office
Building
PRICE ADJUSTMENT

CLASS A - OFFICE BUILDING FOR SALE / LEASE



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VIDEO

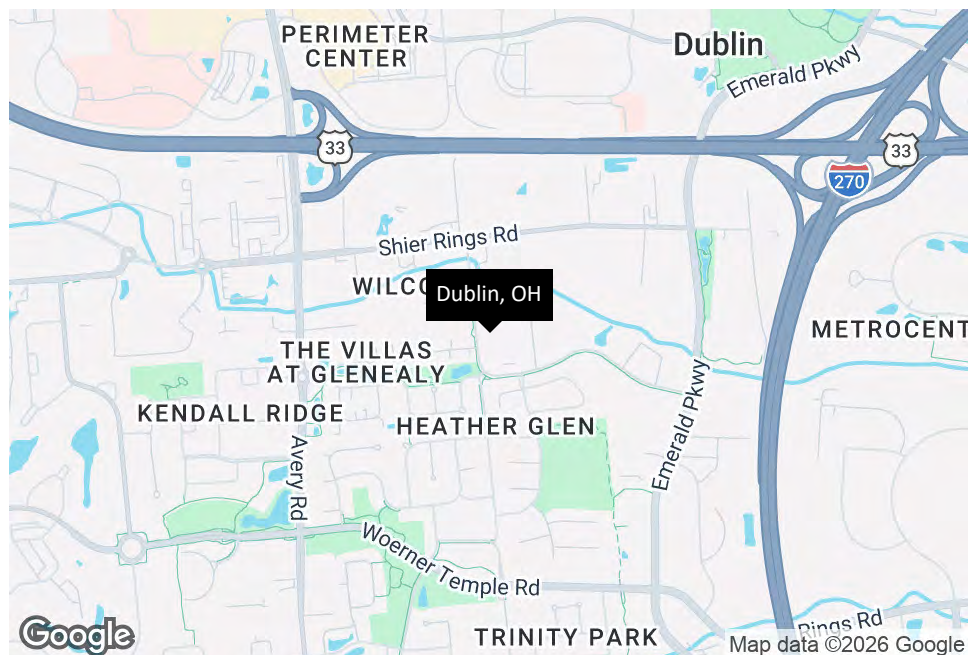
Property Description - Plug & Play Business Campus

Introducing a owner user and business campus opportunity in the sought-after Dublin Planned Industrial District. This two-floor, 14,592 SF Class A office space is housed within a free-standing building on a sizable 1.52 AC lot, offering room for expansion. Zoned PID (Planned Industrial District), the property provides flexibility for diverse commercial uses. With original plans featuring two dock doors with warehouse storage, a generous parking ratio of 3.42/1000, executive offices equipped with in-suite restrooms, a fitness facility with restrooms and showers, and an onsite backup generator, this property is meticulously equipped for seamless business operations. Boasting a convenient location less than 1 mile from I-270, this esteemed property presents a compelling opportunity for owner users seeking a small scale business campus.

| Offering Summary | PRICE ADJUSTMENT* |
|------------------|-------------------|
| Sale Price | \$2,499,000.00 |
| Lease Price | Negotiable |

Property Highlights - PRICE ADJUSTMENT*

- Two (2) floors spanning 14,592 Total USF of **Class A office** space.
- **Free standing** building on a 1.52 AC lot with additional room for expansion.
- **Zoned PID** (Planned Industrial District) within the City of Dublin.
- A total of **7 restrooms, a cafe, showers, and breakrooms**.
- Ability to add an additional +/- 5,000 SF of warehouse.
- Parking ratio of **3.42/1000**.
- Ability to reach 22' clear height.
- Onsite backup generator.
- Onsite **Gym** with restrooms and showers.
- Commercial Leak Defense System.
- Less than 1 mile from I-270.
- **Economic incentives** through the City of Dublin.
- **Furniture can be included** with the sale or lease of the property.



Location Description

Experience the vibrant community surrounding the location in Dublin, OH. Positioned in the heart of a thriving commercial district, the area offers convenient access to amenities and attractions. Immerse yourself in the local atmosphere and enjoy proximity to notable landmarks like Bridge Park, a bustling mixed-use development with dining, retail, and entertainment options. Additionally, the property is near the Columbus Zoo and Aquarium, a popular destination for leisure activities. With its strategic location and nearby points of interest, the area presents an enticing opportunity for office building investors looking to be part of a dynamic and growing community.

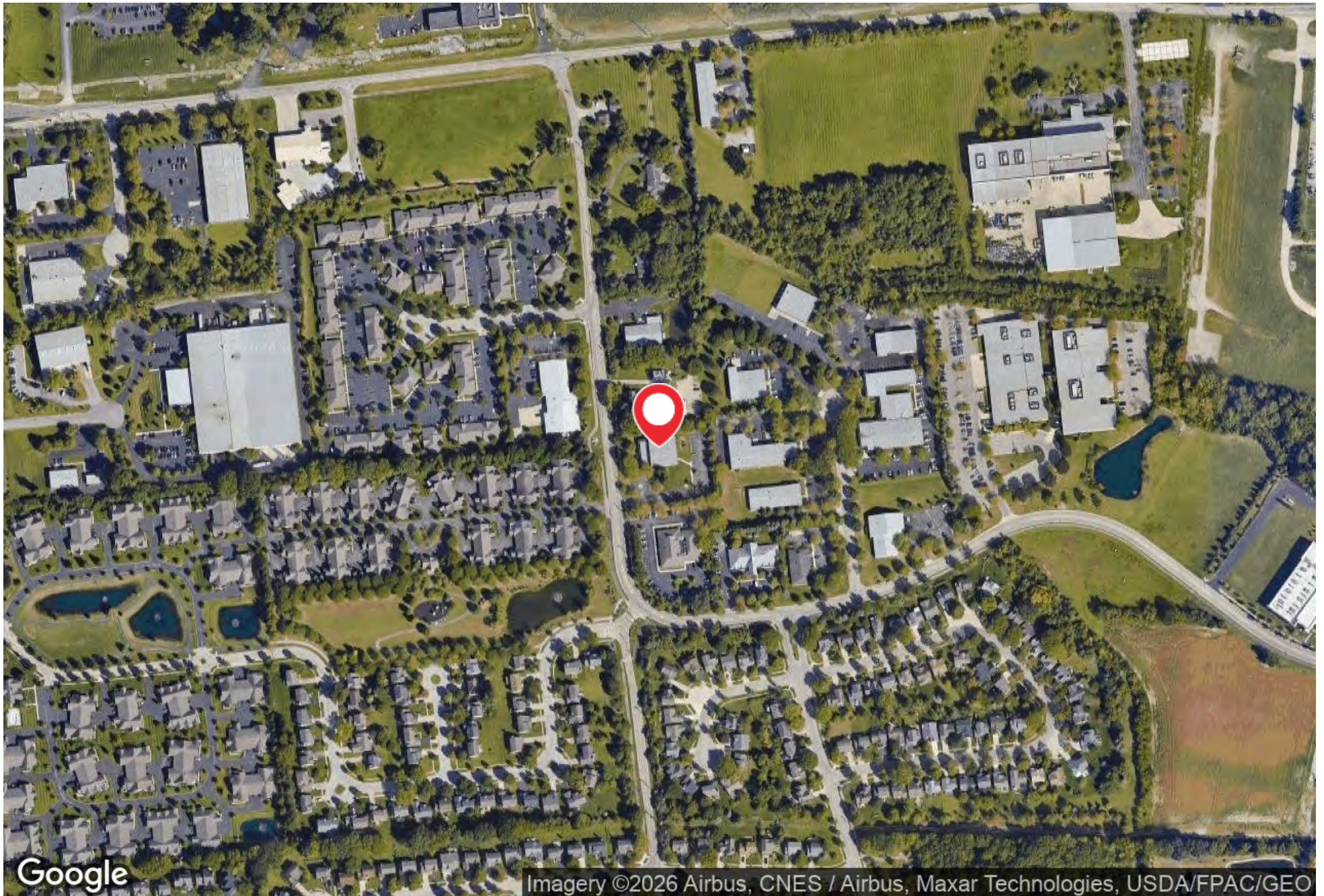
Location Details

| | |
|------------|----------|
| Sub Market | Dublin |
| County | Franklin |

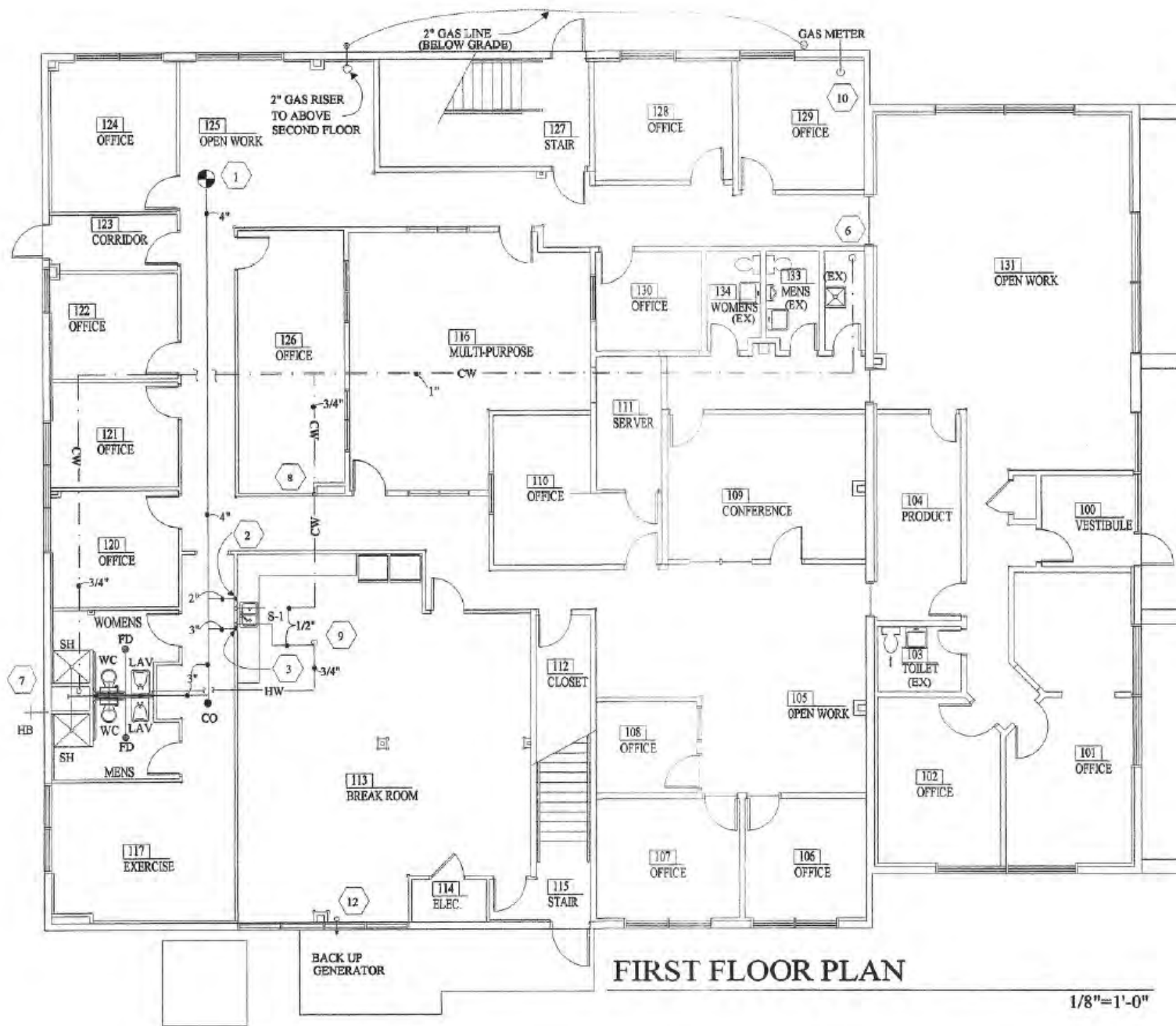
Building Overview

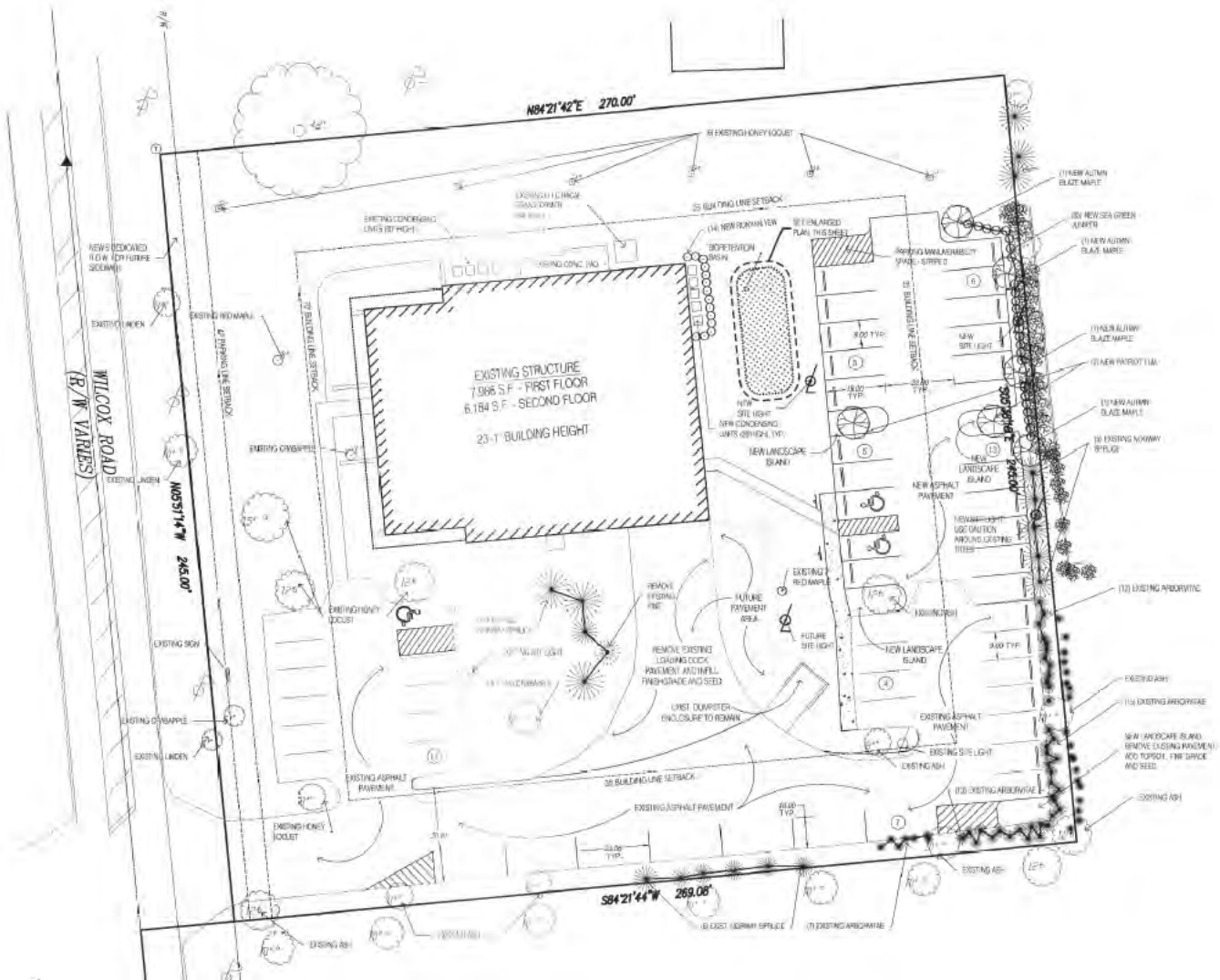
- The property is located within Dublin's Planned Industrial District zoning, permitting a broad mix of uses such as **general office, medical, research & development, and light industrial**.
- **Water tie ins are distributed throughout the building**, and every floor includes multiple executive offices with private and common restroom access. Bringing the total **restroom count to 8 restrooms**.
- The gym area features two dedicated restrooms with **full shower facilities**.
- Every perimeter office features large windows that bring in ample natural light and overlook the central atrium.
- The second floor office also features a **break room**.
- The property features an **on site cafe** area designed to accommodate food service operations, coffee stations, and casual seating for employees and visitors.
- The property includes a **back up generator** that ensures uninterrupted power for essential operations, adding an extra layer of reliability for users.











CITY OF DUBLIN ZONING REQUIREMENTS

| EXISTING BUILDING SQUARE FOOTAGE | | PROPOSED BUILDING SQUARE FOOTAGE | |
|----------------------------------|-------------------|----------------------------------|-------------|
| WAREHOUSE | 1,260 S.F. | PRODUCTION | 400 S.F. |
| PRODUCTION | 2,151 S.F. | OFFICE | 13,569 S.F. |
| OFFICE | 3,954 S.F. | TOTAL | 14,034 S.F. |
| TOTAL | 7,365 S.F. | | |

| PARKING CALCULATIONS | |
|----------------------|--|
| EXISTING | PROPOSED |
| WAREHOUSE | PRODUCTION |
| PRODUCTION | OFFICE |
| OFFICE | TOTAL REQUIRED |
| TOTAL | TOTAL PROVIDED |
| 24 | 31 |
| | (WITH AN ADDITIONAL 5 FUTURE PARKING SPACES PLANNED) |

SITE COMPLIANCE FOR LANDSCAPING:

| | |
|--|-------------|
| SITE AREA AFFECTED BY NEW CONSTRUCTION | 8,508 S.F. |
| EXISTING SITE AREA | 66,027 S.F. |

ONLY 15% OF SITE IS AFFECTED. THEREFORE, THIS PROJECT DOES NOT REQUIRE ENTIRE SITE UPGRADE.

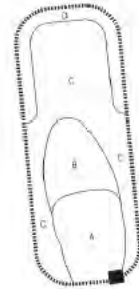
INTERIOR LANDSCAPING CALCULATIONS: (not including future parking areas)

| |
|---|
| TOTAL REQUIRED = 6,660 S.F. X 0.05 = 333 S.F. |
| TOTAL PROVIDED = 450 S.F. |

LOT COVERAGE (including future parking areas)

| |
|---|
| EXISTING BUILDING FOOTPRINT = 7,995 S.F. |
| EXISTING PAVEMENT = 17,036 S.F. |
| TOTAL EXISTING LOT COVERAGE = 25,032 S.F. |
| PROPOSED NEW PAVEMENT AREA = 7,702 S.F. (including future parking area) |
| EXISTING LOT AREA = 66,027 S.F. |
| TOTAL LOT COVERAGE = 73,734 S.F. (111.9%) |

*SEE RECORD OF ACTION 10-0000C DATED 3/1/10

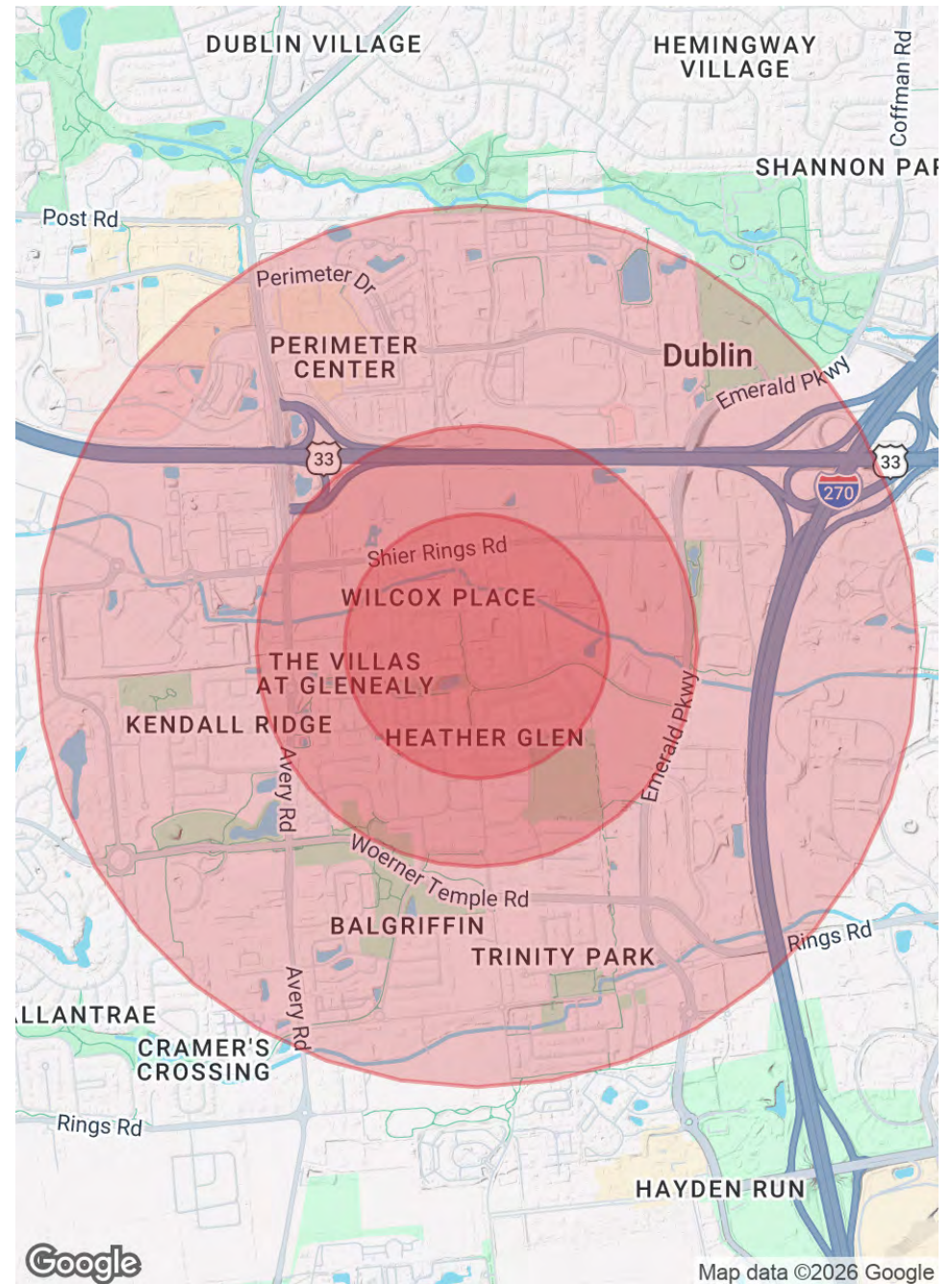


bioretention basin planting zones

| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 503 | 1,444 | 5,255 |
| Average Age | 37 | 37 | 38 |
| Average Age (Male) | 36 | 36 | 37 |
| Average Age (Female) | 38 | 38 | 39 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 186 | 533 | 1,979 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$108,092 | \$112,167 | \$127,266 |
| Average House Value | \$377,023 | \$384,942 | \$401,219 |

2020 American Community Survey (ACS)





Performance Incentives

To support growing companies, the City may offer annual performance-based cash incentives that return a percentage of payroll withholdings (2% of wages) back to the employer. Using the company's job creation and payroll projections, the City may structure a multi-year incentive, issuing annual payments equal to a set percentage of total payroll withholdings paid to the City.

Relocation Grants

Relocating or building out office space can be costly—especially when investing in modern wiring and technology infrastructure. To support growth, the City offers Technology and Relocation Grants designed to reduce these upfront expenses. Grant values are customized for each project and reflect the company's total investment, new and retained jobs, and related project costs.



Richard Conie

Commercial Sales & Leasing

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Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

Alterra Real Estate Advisors - OH

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Jackson N. Pulliam, SIOR

Vice President

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Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$100,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. **Strategic Vision:** Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. **Innovative Leadership:** Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

Memberships

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