

MULTI-TENANT OFFICE/WAREHOUSE FOR SALE



IDEAL FOR OWNER/USER OR INVESTMENT

Property:

- $\pm 30,876$ Sq. Ft. multi-tenant office/warehouse
- Multiple office or office/warehouse options for owner/user to occupy; or investor can backfill at market rents
- Additional ± 1.06 ac. lot available
- 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



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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 11/1/26
- 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.)
- 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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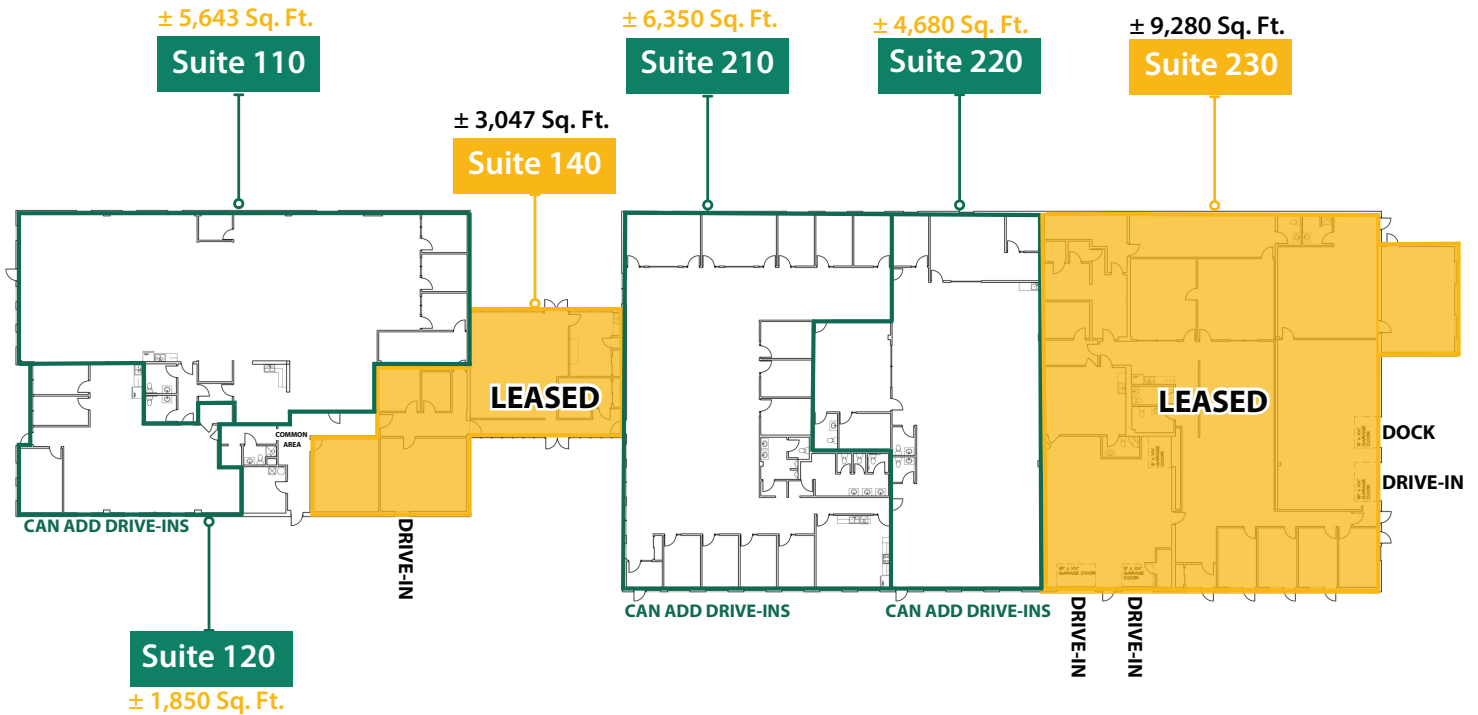
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FLOOR PLAN & RENT ROLL



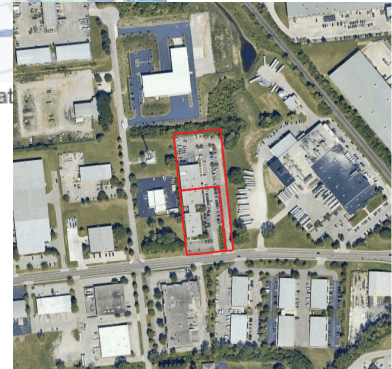
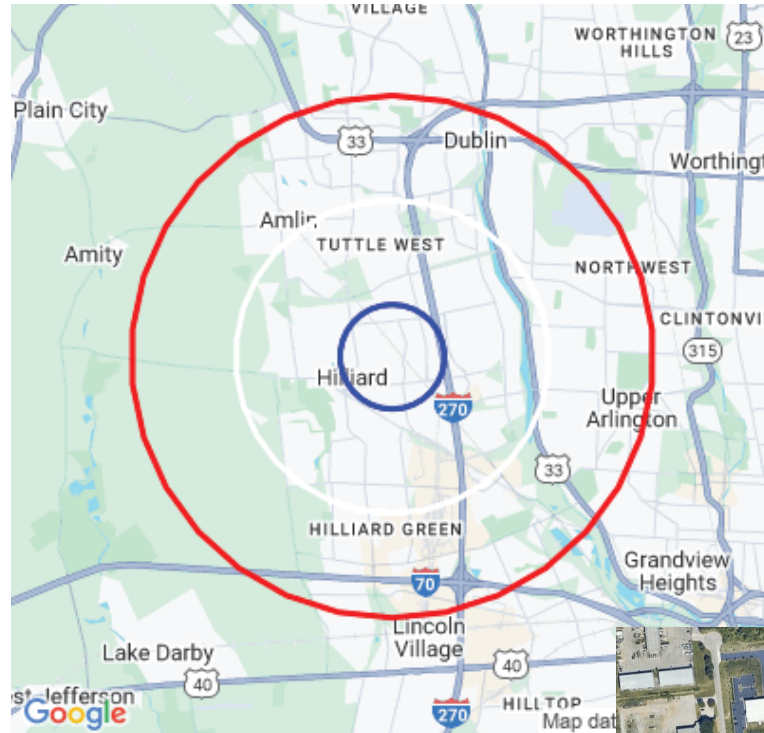
CURRENT RENT ROLL

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	The EcoPlumbers, LLC	6,350	8/1/21	10/31/26	\$48,196.50	\$7.59	N/A	\$22,987.00	\$10,795.00
220	The EcoPlumbers, LLC	4,680	8/1/21	10/31/26	\$35,521.20	\$7.59	N/A	\$16,941.60	\$7,956.00
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

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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

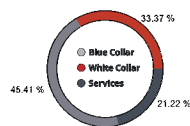
AVG. HH SIZE
2.50

MEDIAN HH INCOME
\$78,224

HOME OWNERSHIP

Renters	11,930
Owners	23,365

EMPLOYMENT



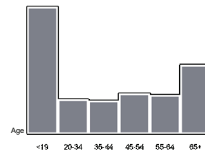
56.06 % Employed
1.04 % Unemployed

EDUCATION

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

GENDER & AGE

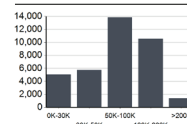
49.65 % Male 50.35 % Female



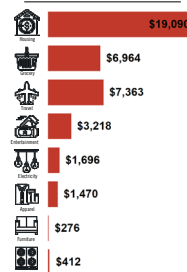
RACE & ETHNICITY

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



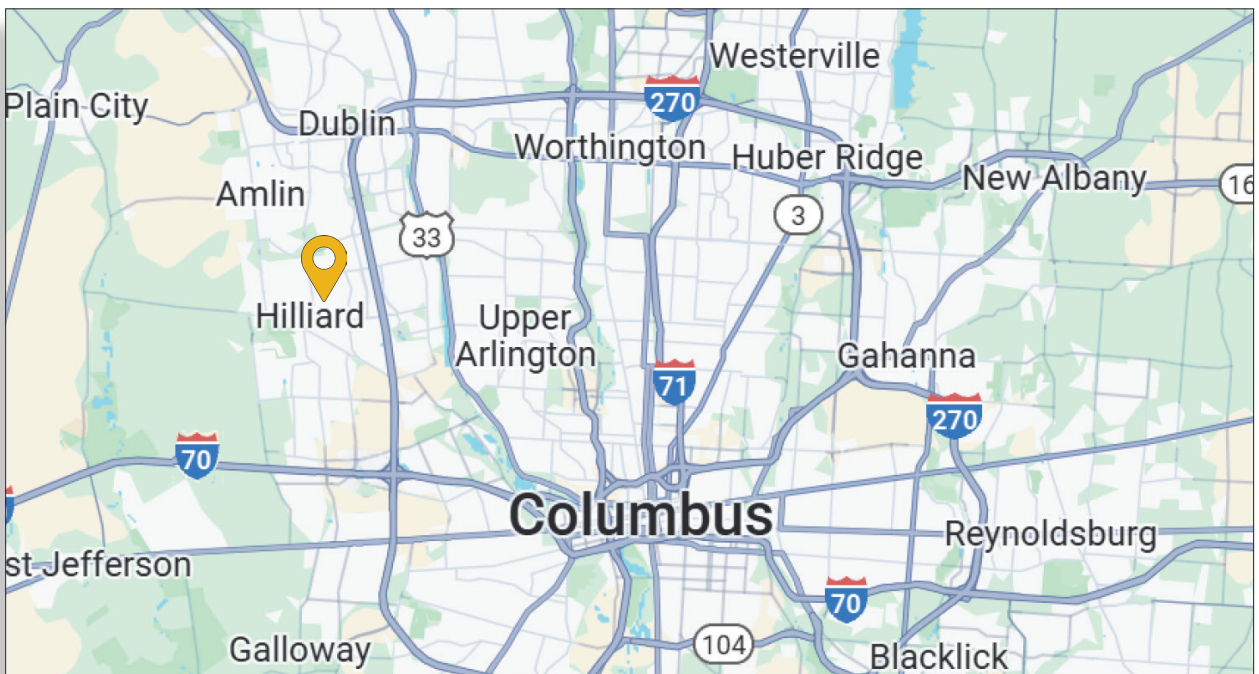
HH SPENDING



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