



Property:

- Office/warehouse building
- Situated on 2.11 acres of land
- ± 16,334 Sq. Ft. available
- ± 4,826 Sq. Ft. of office space
- Ample parking

Location:

- Less than 1 mile to US-23
- 4 miles to I-71
- Close proximity to national, regional, local distribution/warehousing companies, post office, restaurants and shopping



Keith R. Joseph

T 614.799.2100 x202

C 614.352.3366

kjoseph@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150

Dublin, OH 43017

614.799.2100





Property Specifications:

- ± 16,334 Sq. Ft. free standing building
- Situated on ± 2.11 acres
- ± 4,826 Sq. Ft. office space
- 3 phase 208 volt/800 amps
- Ample parking
- Built in 1993

Purchase Price:

- \$2,190,000.00 (\$134.07/Sq. Ft.)
- 2024 Estimated Operating Expenses:
Real Estate taxes: \$1.78/Sq. Ft.
Insurance: \$0.13/Sq. Ft.
Utilities: \$0.71/Sq. Ft.
CAM: \$0.36/Sq. Ft.
Total: \$2.98/Sq. Ft.

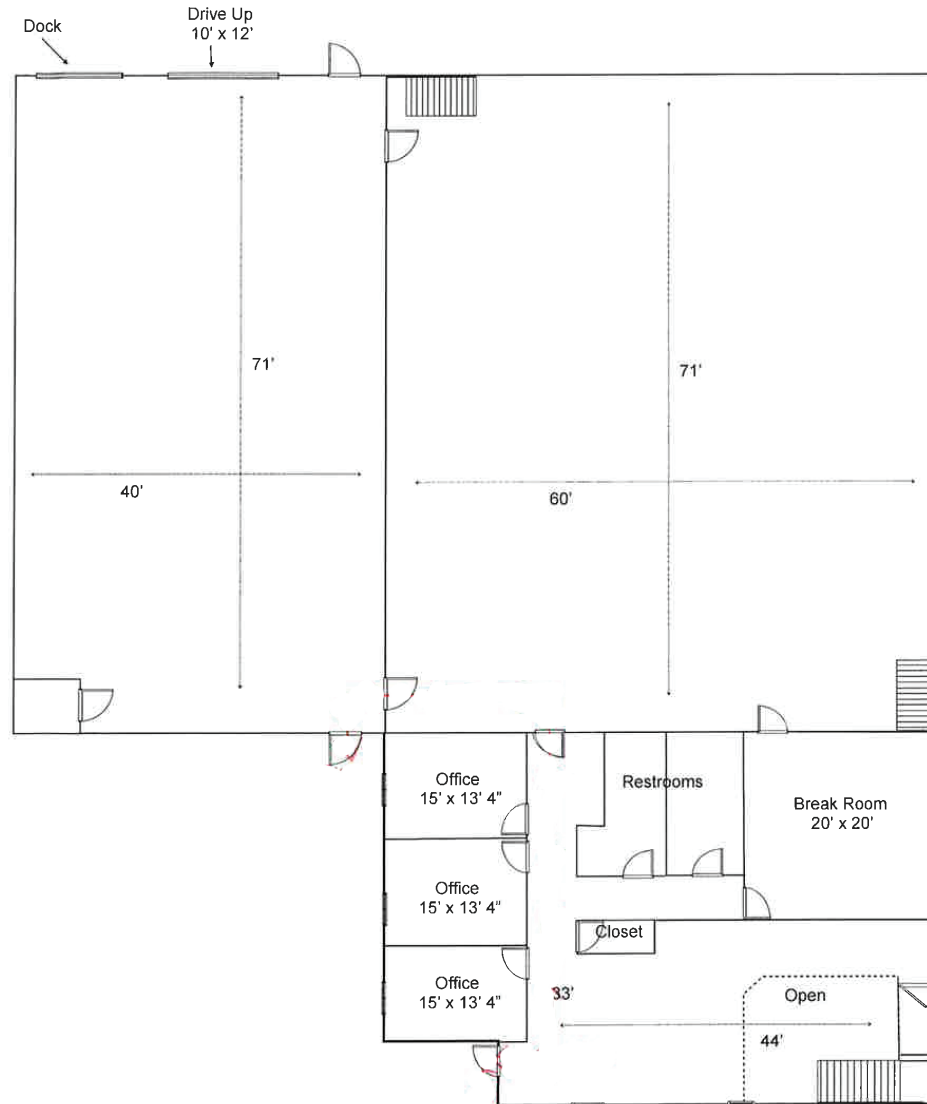
Keith R. Joseph

T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

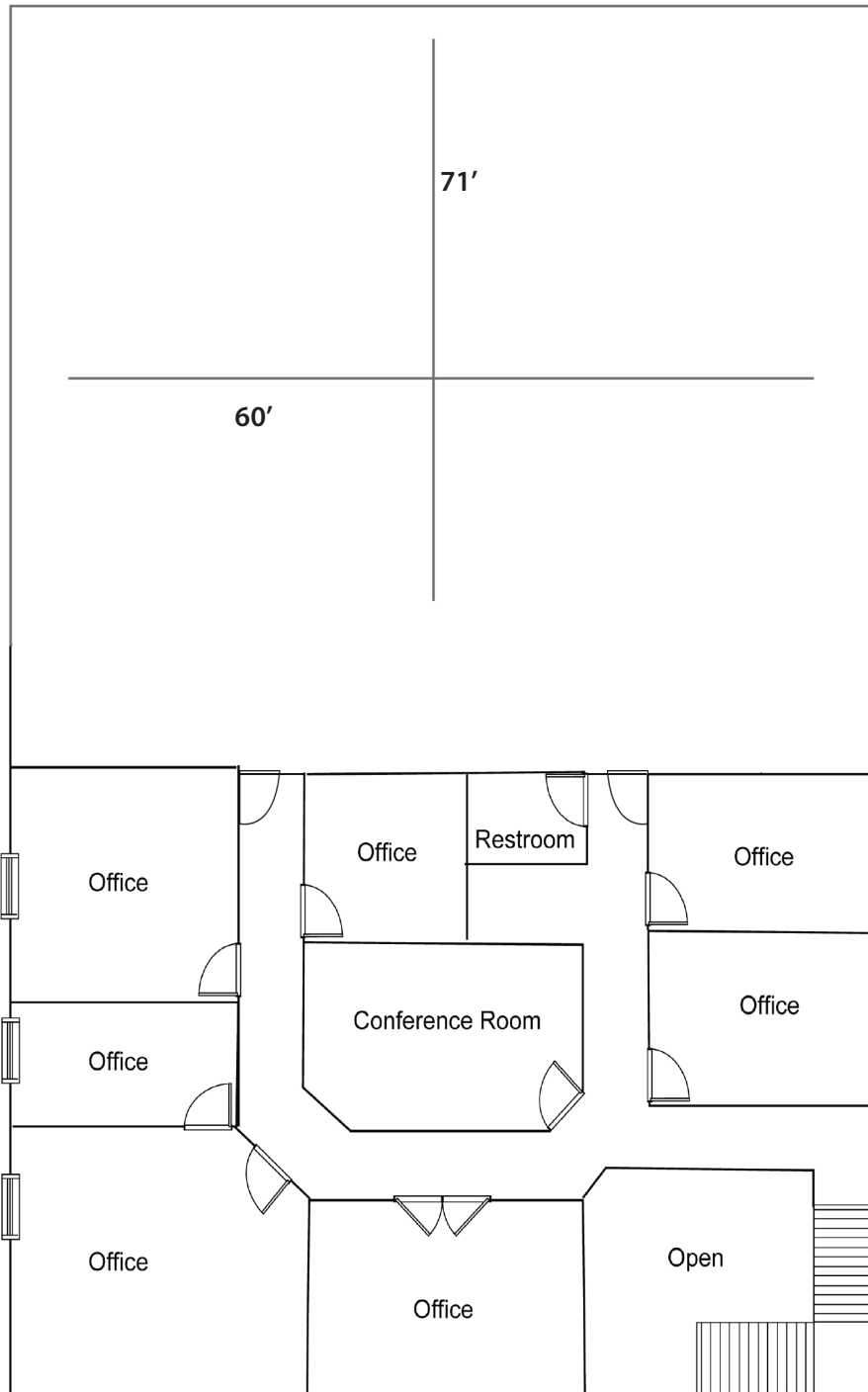




Keith R. Joseph
T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

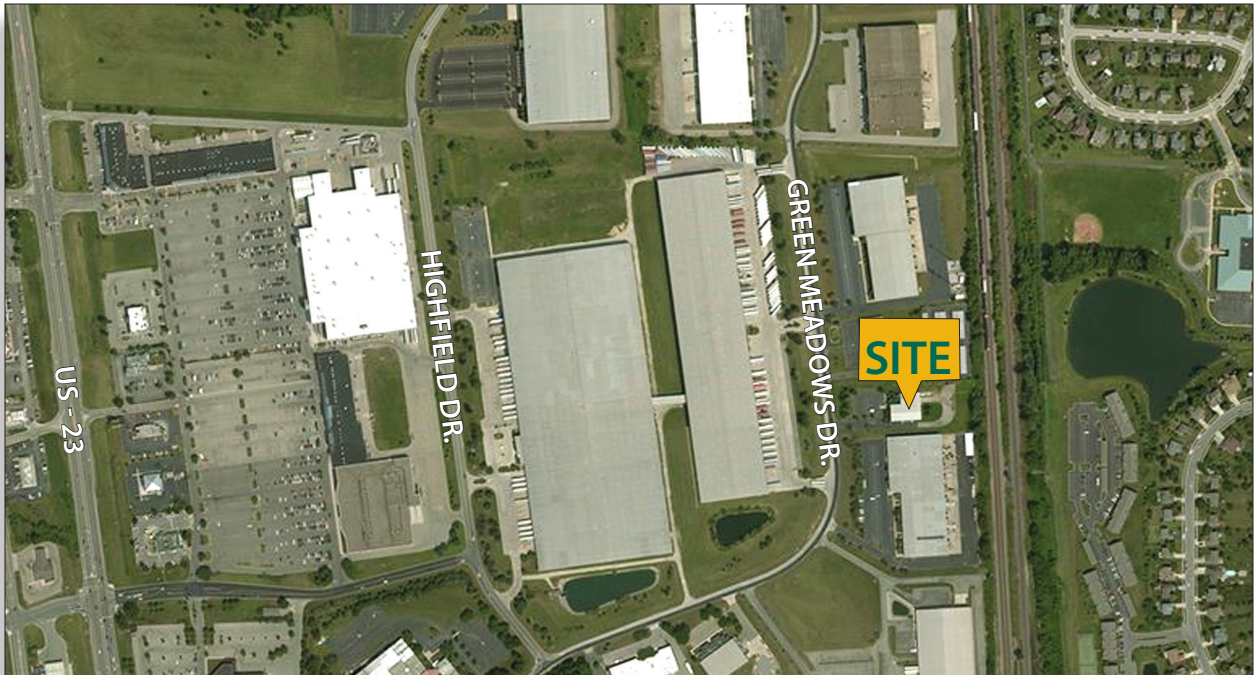




Keith R. Joseph
T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.
5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100





Keith R. Joseph

T 614.799.2100 x202
C 614.352.3366
kjoseph@rjboll.com

Rj BOLL Realty, Ltd.

5880 Sawmill Road, Ste.150
Dublin, OH 43017
614.799.2100

