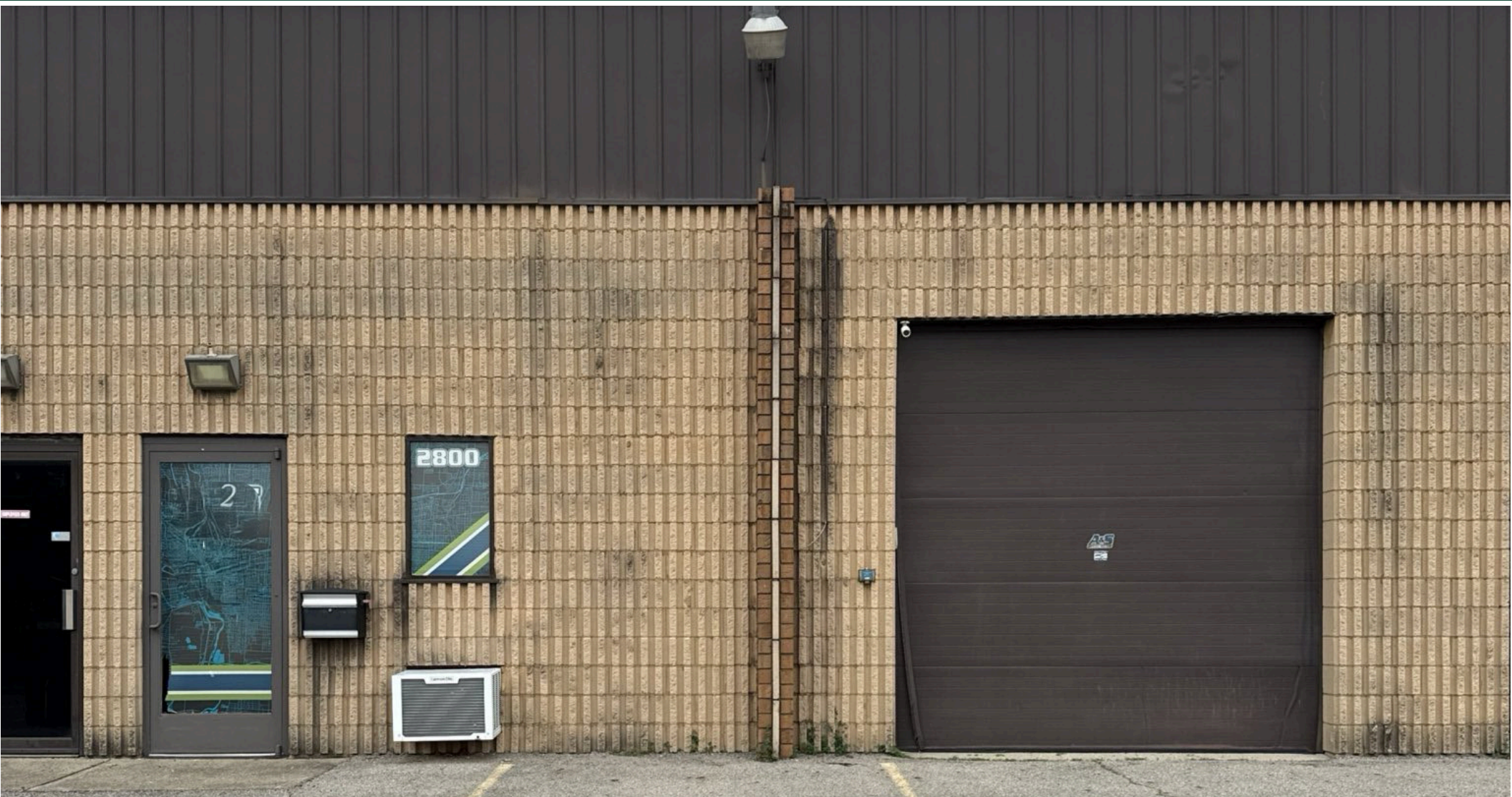


# 2800 - 2826 Banwick Rd, Columbus, OH 43232

## OFFERING MEMORANDUM



### EXPERIENCE MATTERS

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# Property Overview

## 2800-2826 Banwick Rd, Columbus, OH 43232

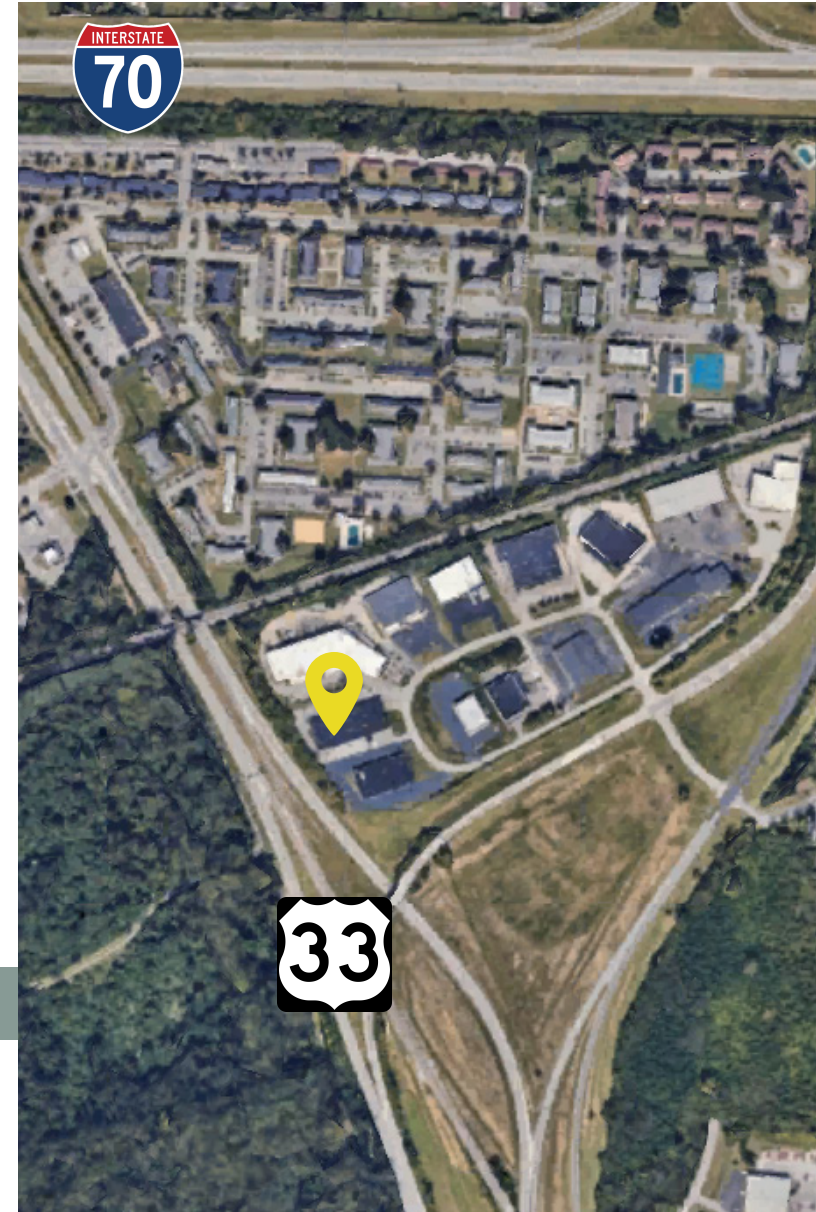
This 1-story industrial building in good condition has space available. Suites available have a small office, private restrooms and 10X10 overhead door but vary a little based on the suite.. Banwick Rd has easy access to surrounding central Ohio suburbs such as Blacklick, Reynoldsburg and Pickerington. Site sits among manufacturing companies & retail companies in a sizable residential area.

### Location Description

This building is located roughly 15 minute Southeast of Downtown Columbus, Oh. Surrounding the industrial park this site sits in is major Columbus roads and highways; to the West is the Southeast Expressway, Rt 33; to the North is I-70 and to the East, running right past the property is James Rd.

### AVAILABLE SUITE

Suite #	SF Available	Rate	Type
2800	1.500	\$1,650.00/month	Modified Gross

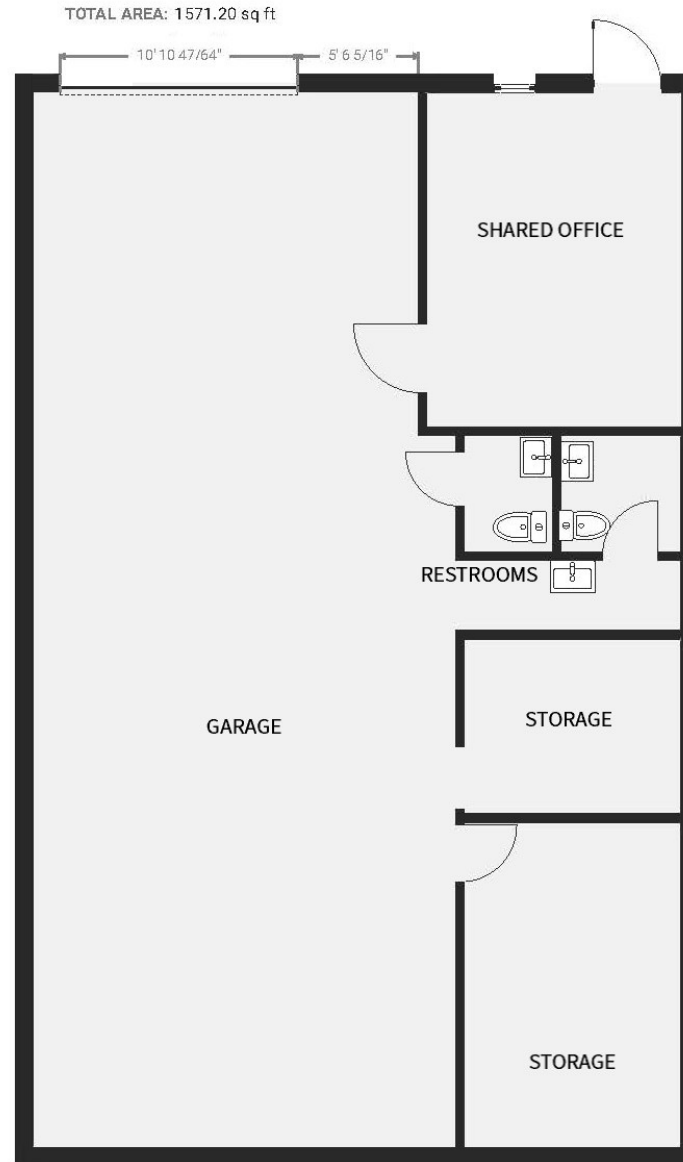


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# Floor Plan - Suite 2800



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# Photos - Suite 2800



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# About KRG



## EXPERIENCE MATTERS

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Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry. At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.



For more information, please contact:

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# Offering Memorandum

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## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.