



### IDEAL FOR OWNER/USER OR INVESTMENT

#### Property:

- ±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 Q2 2026
- Multiple office or office/warehouse options for owner/user to occupy; or investor can backfill at market rents
- 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 Q2 2026
- Multiple office or office/warehouse options for owner/user to occupy; or investor can back fill at market rents
- Market rents \$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

**Purchase Price:**

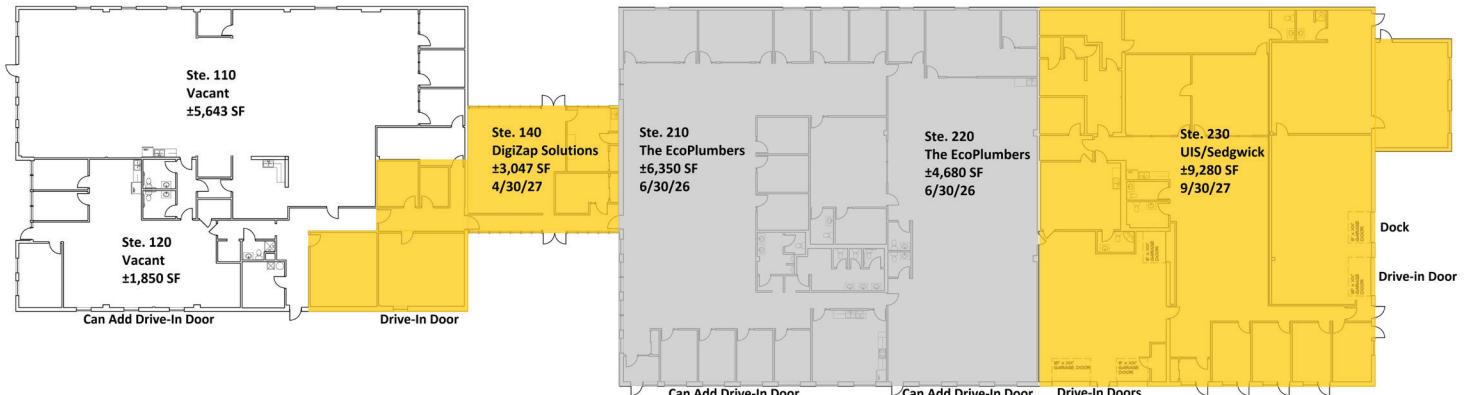
- \$3,100,000
- 2024 NOI: \$207,088.20
- 2025 Est. Real Estate Taxes: \$67,198.82 annually
- Utilities and trash are prorated per Sq. Ft.
- Tenants pay own janitorial

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## 2024 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 & 120	Homefull	7,493	07/31/20	07/31/25	\$41,556.12	\$5.55	2.5% Annual Increases	\$23,977.56	\$15,060.96
140	Digizap Solutions, LLC	3,047	04/01/19	04/30/27	\$21,024.36	\$6.90	3% Annual Increases	\$9,750.36	\$6,124.44
210 & 220	The EcoPlumbers, LLC	11,030	08/01/21	06/30/26	\$80,939.76	\$7.34	3.5% Annual Increases	\$35,295.96	\$22,170.36
230	Sedgwick Claims Management Services, Inc.	9,280	09/15/17	09/30/27	\$63,567.96	\$6.85	3% Annual Increases	\$45,219.96	\$0.00
<b>Total</b>					<b>\$207,088.20</b>			<b>\$114,243.84</b>	<b>\$43,355.76</b>

## 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	04/01/19	04/30/27	\$21,664.17	\$7.11	3% Annual Increases	\$11,028.00	\$5,184.00
210 & 220	The EcoPlumbers, LLC	11,030	08/01/21	06/30/26	\$83,772.60	\$7.59	3.5% Annual Increases	\$39,924.00	\$18,756.00
230	Sedgwick Claims Management Services, Inc.	9,280	09/15/17	09/30/27	\$67,465.56	\$7.27	3% Annual Increases	\$49,368.00	\$0.00
<b>Total</b>					<b>\$172,902.33</b>			<b>\$100,320.00</b>	<b>\$23,940.00</b>

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**Sedgwick Claims Management Services, Inc.** is a leading global provider of technology-enabled risk, benefits and integrated business solutions. The company provides a broad range of resources tailored to their clients' specific needs in casualty, property, marine, benefits, brand protection and other lines. Every day, in every time zone, the most well-known and respected organizations place their trust in Sedgwick to help their employees regain health and productivity, guide their consumers through the claims process, protect their brand and minimize business interruptions.



**Eco Plumbers, Electricians, and HVAC Technicians** is a residential plumbing, electrical, heating and cooling company. Since 2007, Eco Plumbers, Electricians, and HVAC Technicians has been one of the fastest-growing home service companies in Greater Columbus.

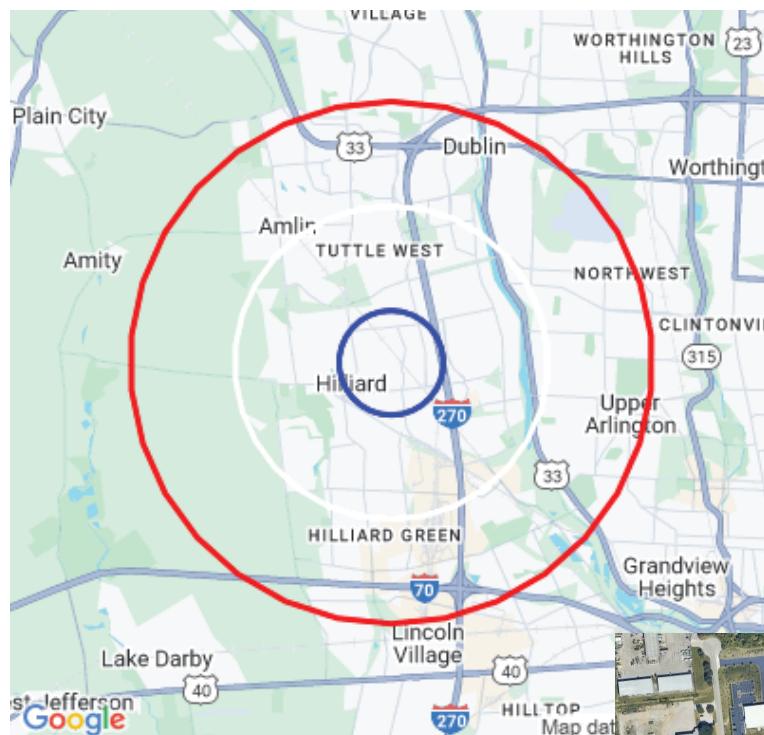


**DigiZap Solutions, LLC** is an electronics manufacturer providing services for its clients electronic product development needs. Whether they need assistance with a specific task or complete electronic product design and development, DigiZap Solutions offers a full range of services necessary to help bring a product to market successfully.

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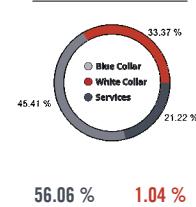


**DEMOGRAPHICS**

**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

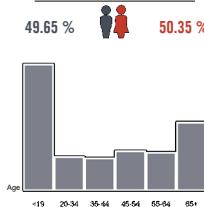

**CITY, STATE**
**Hilliard, OH**
**POPULATION**
**87,815**
**AVG. HH SIZE**
**2.50**
**MEDIAN HH INCOME**
**\$78,224**
**HOME OWNERSHIP**

Renters:	11,930
Owners:	23,365

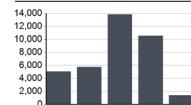
**EMPLOYMENT**

**56.06 %** Employed      **1.04 %** Unemployed

**EDUCATION**

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

**GENDER & AGE**

**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**

	\$19,090
	\$6,964
	\$7,363
	\$3,218
	\$1,696
	\$1,470
	\$276
	\$412

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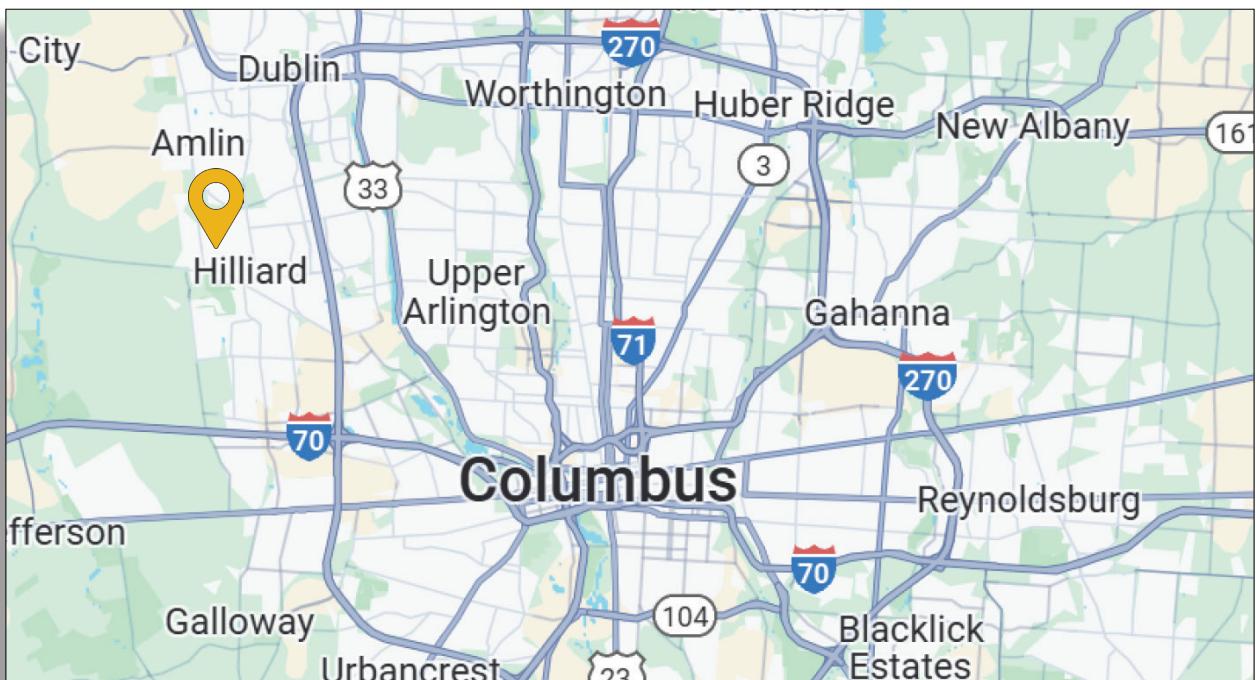
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