

6361 NICHOLAS DR. | COLUMBUS, OH

±8,500 SF | WAREHOUSE AND OFFICE SPACE



INTERACTIVE MARKETING PACKAGE



FOR LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:



WOODY WALTON

Associate

D: (270) 535-2265

woody.walton@matthews.com

License No. 2021003152 (OH)



CALEB GIANANGELI

Associate

D: (614) 812-0138

M: (614) 579-1230

caleb.gianangeli@matthews.com

License No. 2023002792 (OH)

BROKER OF RECORD

Matt Wallace

License No. REC.2022007141 (OH)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



PROPERTY SUMMARY

6361 Nicholas Dr. is an 8,500 SF industrial, end cap suite, situated between Worthington and Dublin. The first floor is comprised of 2,600 square feet of office, 1,500 square feet of lab, and 2,000 square feet of warehouse. The warehouse features 21' clear height, heavy power, and LED Lighting. The exterior, overhead door and doc are shared with the adjacent tenant and lead into the common area warehouse, separated by a second overhead door leading into the subject suite. The second floor totals 2,400 SF of office and features an updated break room and two large conference rooms. The location lends itself to a variety of users and meets the location requirements for potential Cannabis operations.



PROPERTY OVERVIEW



2004

YEAR BUILT



21'

Clear Height



±8,500 SF

TOTAL GLA



±5,000 SF

OFFICE SPACE GLA

Asking Lease Rate	Negotiable
Operating Expenses	\$4.50/SF
Occupancy	Immediate
Warehouse	2,000 SF
Lab	1,500 SF
Drive In Doors	One; 12 W x 14 H
Docs	One; Shared
Power	Three Phase: 400A/240V
Lighting	LED
Construction	Masonry
Zoning	Manufacturing (M2)
HVAC	Four Rooftop Units
Heat	Suspended, Forced Air



± 1,500 SF Lab



1.6 miles from SR-315



3.5 Miles from I-270



Secure, key fob entry

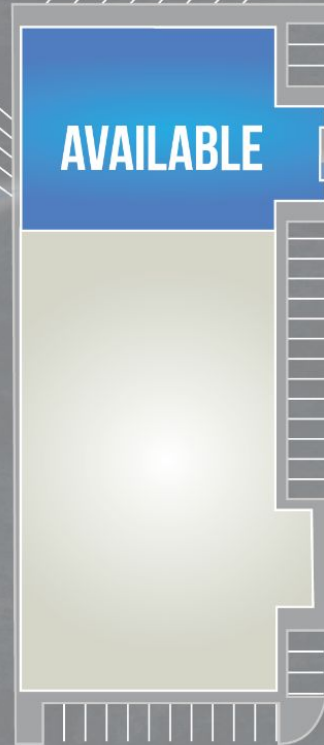
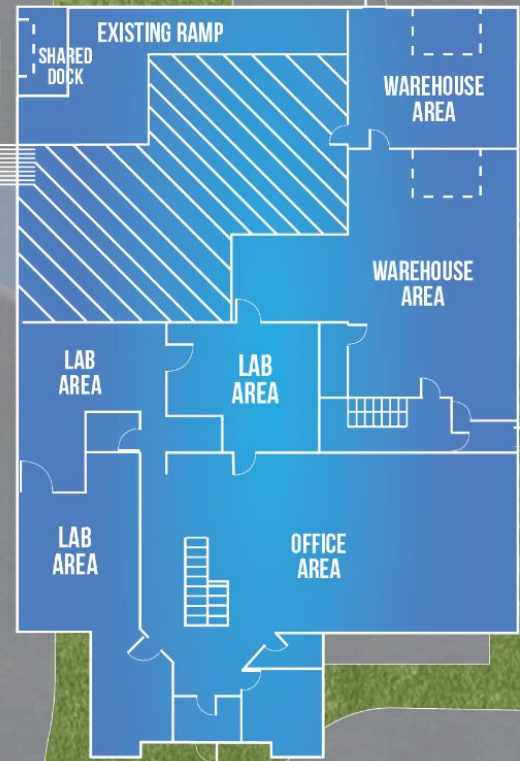
SITE PLAN

AVAILABLE 
OCCUPIED 

2ND FLOOR



1ST FLOOR



NICHOLAS DR



Michaels **Ashley** **ULTA BEAUTY**
HomeStore
carter's **five BELOW** **OLD NAVY**
NORDSTROM **rack** **REI** **DSW**
co-op **DESIGNER SHOE WAREHOUSE**
WHOLE FOODS MARKET **VCF** **VALUE CITY FURNITURE** **Staples**
Krispy Kreme **SHAKE SHACK** **Cane's** **Famous Dave's**
LEGENDARY PIT BAR-B-QUE

WORTHINGTON MIDDLE SCHOOL
650 STUDENTS

THOMAS WORTHINGTON HIGH SCHOOL
1,826 STUDENTS

W DUBLIN GRANVILLE RD
± 16,000 VPD

meijer **DICK'S**
SPORTING GOODS
AutoZone **Chick-fil-A**
KOHL'S

SUBJECT PROPERTY

TARGET
Burlington
JOANN
PET SMART



sam's club **THE HOME DEPOT**

315

SAWMILL RD
± 63,900 VPD

± 93,200 VPD



BETHEL CENTER
SHOPPING CENTER

OLENTANGY PLAZA
SHOPPING CENTER

CARRIAGE PLACE PLAZA
SHOPPING CENTER

istanbul market
MEDITERRANEAN FOOD
MESHKO
KFC **Speedway** **cityegg**

MICRO CENTER
computers & electronics
Marshalls **ups** **DOLLAR TREE**
CHIPPY'S **EUROPEAN WAY CENTER** **ME** **Massage Envy**
FIVE GUYS **Tim Hortons**
BURGERS and FRIES
KeyBank **Wendy's** **KFC**

Walmart Supercenter **Shell** **McDonald's**
HALF PRICE BOOKS **WING-STOP** **jiffy lube** **Wendy's**
cricket wireless **OUTBACK STEAKHOUSE**
DQ **DONATOS**
Every piece is important.

Kroger **planet fitness**
DOLLAR TREE **Huntington**



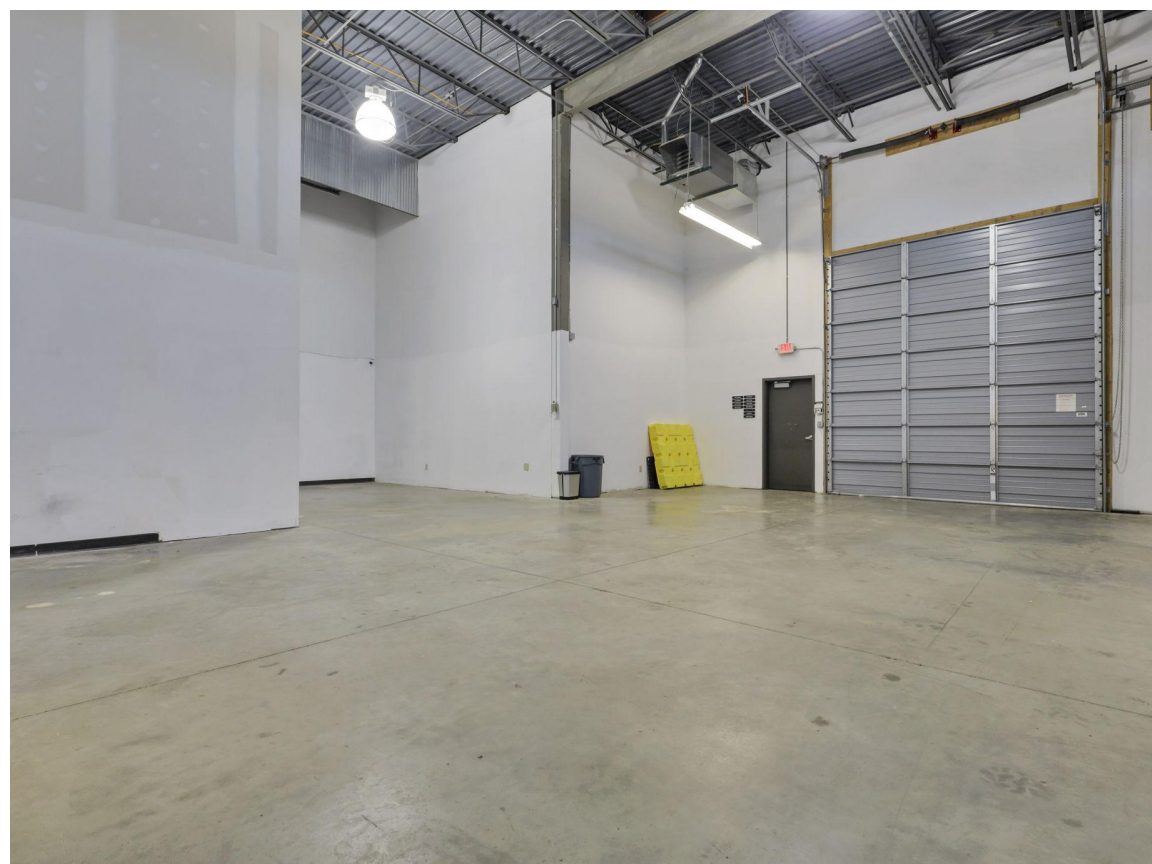
BETHEL RD
± 36,900 VPD

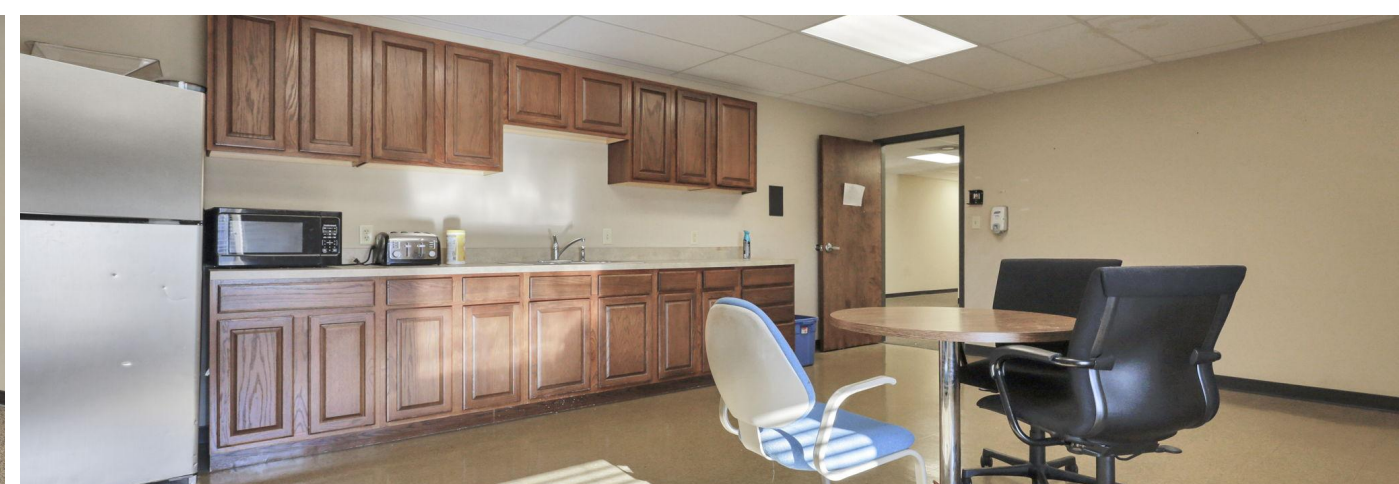
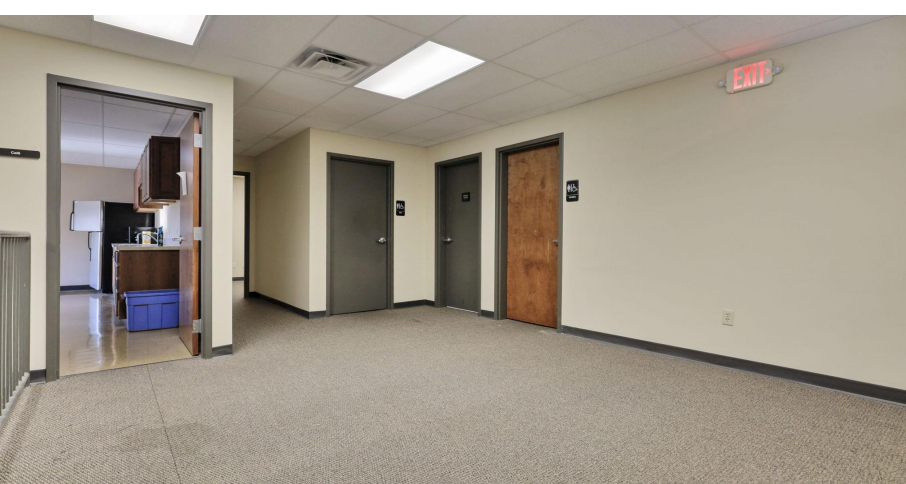
Market DISTRICT



DUNKIN'
MARATHON **Valvoline**

Kroger **target**
HomeGoods **TJ-maxx** **Davita**
ULTA **GNC**
LIVE WELL **SUBWAY**
Starbucks **SMOOTHIE KING** **Great Clips**
ESPORTA FITNESS
Michael's
LONGHORN STEAKHOUSE
GameStop
CHARLEYS
PHILLY STEAKS





AREA OVERVIEW



COLUMBUS, OH

With a city population of over 920,000 residents, Columbus is the most populous city in the state of Ohio and the 14th most populous city in the United States. Columbus has a strong economy with the health care, education, and technology sectors supporting most of the local economy. Five fortune 500 companies are headquartered in the city along with national retailers.

Columbus is also a popular tourist destination due to its exciting attractions, variety of events and festivals, major shopping centers, and professional and collegiate sporting events. Columbus is home to Ohio State University, the fifth largest university in the country. The city is served by the John Glenn Columbus International Airport where 9 airlines have nonstop service to 47 destinations in the United States. Columbus is an ideal place for families, working professionals, and businesses to thrive.

1. Columbus is the capital and largest city of the U.S. state of Ohio, located in the central part of the state.
2. It is home to The Ohio State University, one of the largest and most prestigious public universities in the United States.
3. Columbus boasts a vibrant arts and cultural scene, with numerous galleries, theaters, and music venues, including the renowned Wexner Center for the Arts.
4. The Scioto Mile is a scenic area along the Scioto River that features parks, fountains, biking trails, and walking paths, making it a popular spot for outdoor recreation.
5. The city offers a diverse range of culinary options, from local comfort food to international cuisines, with the North Market being a hub for food enthusiasts.
6. Columbus has been recognized for its innovative efforts in becoming a "smart city," implementing technology-driven solutions for urban challenges.
7. The city features charming historic neighborhoods like German Village and Short North, known for their unique architecture, shops, and restaurants.
8. This multi-purpose arena hosts various sports events, concerts, and entertainment shows, serving as a focal point for the city's entertainment scene.
9. Being the state capital, Columbus is home to Ohio's government institutions, including the State Capitol building and various state agencies.
10. The city hosts a range of festivals and events throughout the year, such as the Columbus Arts Festival, and the Ohio State Fair.

BUSINESS

The business scene in Columbus, Ohio, is a dynamic and diverse landscape encompassing industries such as finance, healthcare, technology, and retail. The city's strategic central location fosters a thriving logistics and distribution sector, while a robust ecosystem of startups and innovation hubs drives entrepreneurship and technological advancement. Corporate headquarters, along with research institutions like The Ohio State University, contribute to a well-educated workforce, and a collaborative atmosphere encourages networking and growth. This vibrant business environment, supported by government initiatives and a high quality of life, positions Columbus as a rising hub for both established corporations and emerging ventures.

OHIO STATE UNIVERSITY

Ohio State University, situated in Columbus, is a distinguished public research university known for its comprehensive academic offerings and impactful research endeavors. With a sprawling campus and a student body representing a multitude of backgrounds, OSU creates a diverse and inclusive learning environment. Its commitment to excellence extends across various disciplines, from STEM fields to the arts and humanities, fostering a holistic educational experience. Beyond the classroom, Ohio State's active engagement in research initiatives, community service, and extracurricular activities empowers students to develop as well-rounded individuals and future leaders.

Home to top-ranked programs, innovative research centers, and a strong sense of community, Ohio State University continues to shape the landscape of higher education, producing graduates equipped with the knowledge, skills, and values to excel in a rapidly evolving world.



ECONOMIC DEVELOPMENT

The economic development driven by Ohio State University (OSU) is a multifaceted powerhouse that encompasses research, innovation, and partnerships. OSU's substantial research output fuels technological advancements and fosters collaborations with industries, leading to the creation of new businesses, products, and solutions. This, coupled with its role in educating a skilled workforce and providing cutting-edge healthcare services, contributes significantly to the regional and state economies, fostering innovation, job creation, and overall economic growth.

ECONOMIC DEVELOPMENT



COLUMBUS, OHIO

The economic development of Columbus, Ohio, is characterized by a diverse and vibrant landscape that spans industries such as finance, healthcare, technology, and logistics. Its strategic central location has established the city as a thriving hub for distribution and e-commerce, while an active startup ecosystem and technological innovation drive entrepreneurship and job creation. Home to corporate headquarters, world-class research institutions, and a strong workforce, Columbus fosters economic growth through collaborative initiatives, cultural investments, and community engagement, establishing itself as a dynamic center of commerce and innovation in the heart of the state.

**#1 IN TOP 10 REMOTE-READY CITIES IN THE US
(LIVABILITY, 2021)**

**#1 IN BEST PLACES TO LIVE IN OHIO (U.S. NEWS & WORLD
REPORT, 2020-2021)**

#8 IN THE WORLD FOR QUALITY OF LIFE (NUMBEO, 2021)



EMPLOYERS	EMPLOYEES
J.P. Morgan Chase	20,316
Nationwide	12,862
Honda	11,077
L Brands	7,662
Cardinal Health	5,075
Amazon	4,828
American Electric Power	3,627
Alliance Data	4,828
Abercrombie & Fitch	3,627
Safelite	2,551

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6361 Nicholas Dr., Columbus, OH, 43235** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

6361 NICHOLAS DR. | COLUMBUS, OH

±8,500 SF | WAREHOUSE AND OFFICE SPACE



EXCLUSIVELY LISTED BY:

Woody Walton

Associate

Direct: (270) 535-2265
woody.walton@matthews.com
License No. 2021003152 (OH)

Caleb Gianangeli

Associate

Direct: 614-812-0138
Mobile: +1 6145791230
caleb.gianangeli@matthews.com
License No. 2023002792 (OH)

BROKER OF RECORD

Kyle Matthews

License No. REC.2022007141 (OH)