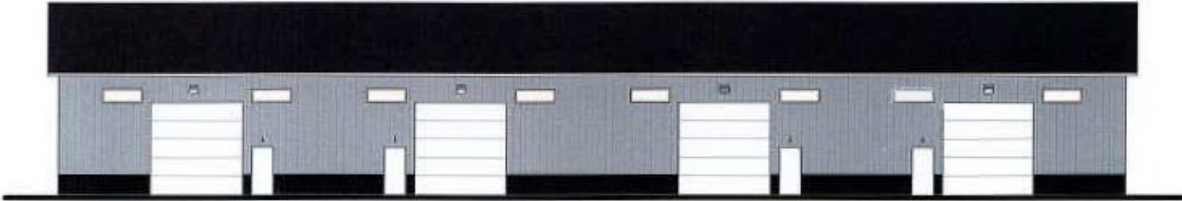


PALMER COMMERCE CENTER



FRONT



REAR

FOR LEASE

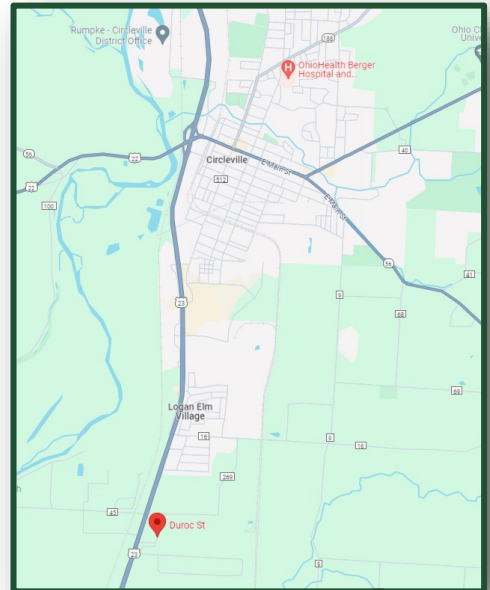
\$12.00/SF

0 Duroc Street, Circleville, OH 43113

Property Overview

Office/Warehouse for Lease in Circleville, Ohio

- **4 Units per Building, Totaling 2,806 Square Feet Each (2,350 Sq Ft Warehouse space with 456 Office space)**
- **Buildings are currently under construction, and available for pre-lease.**
- **Units are expandable up to 11,224 Sq Ft per building, with 18' ceilings and 14' overhead doors.**
- **Comfortable amount of office space with restrooms for each unit.**



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EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.

PROPERTY OVERVIEW

Parcel #	J2400010011804	Lease Rate	\$12.00/Sq Ft
Acreage	± 13.5	Lease Type	Modified Gross
Buildings	2 to 4	Ceiling Height	18'
Building SF (maximum Sq FT available)	± 11,224	Overhead doors	1
Unit #	4	Overhead door Height	14'
Minimum Sq Ft Available	± 2,806	Restroom	1
Warehouse Sq Ft	± 2,350	Electric	3-Phase
Office Sq Ft	± 456		

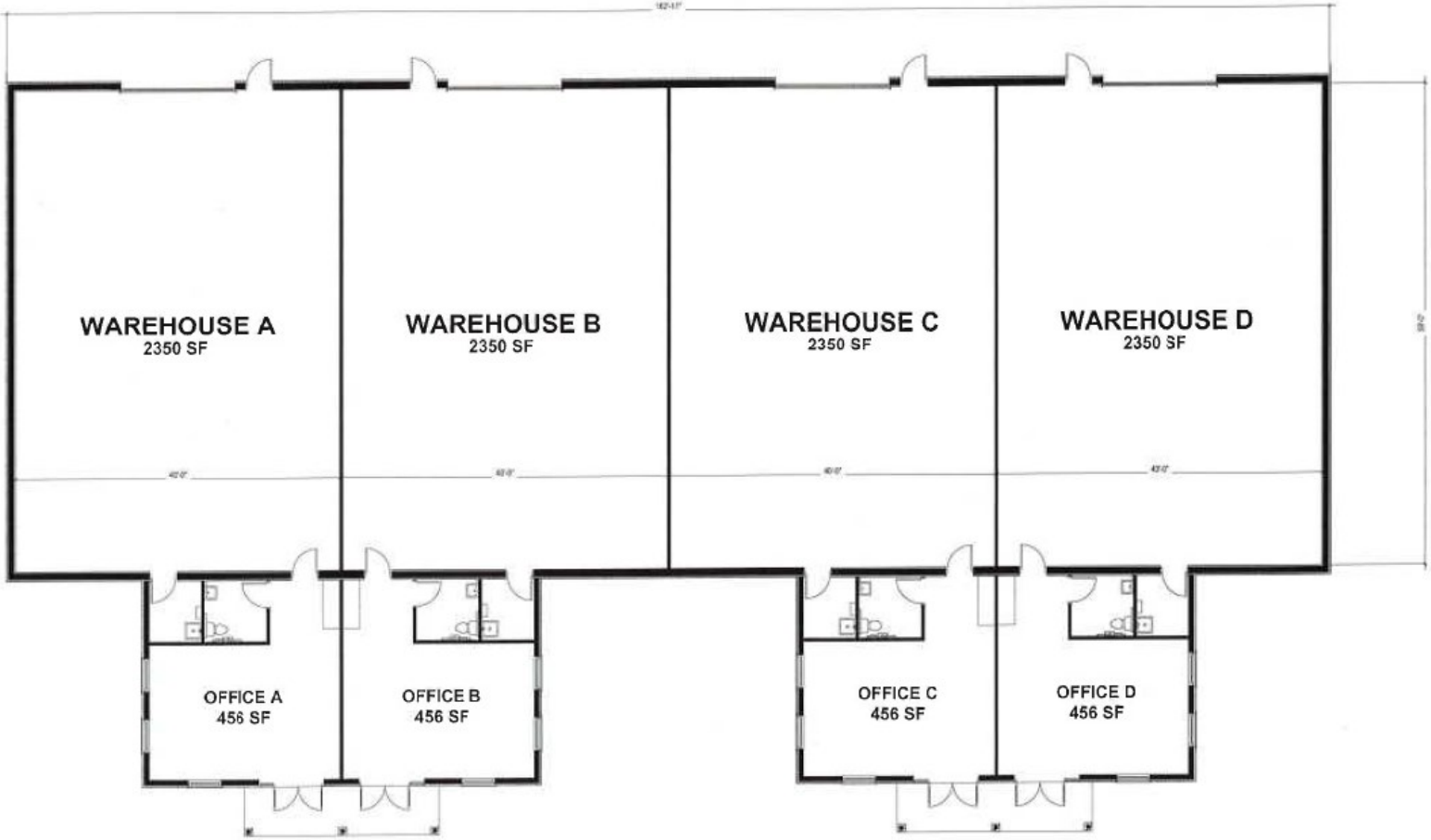
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Floor Plan



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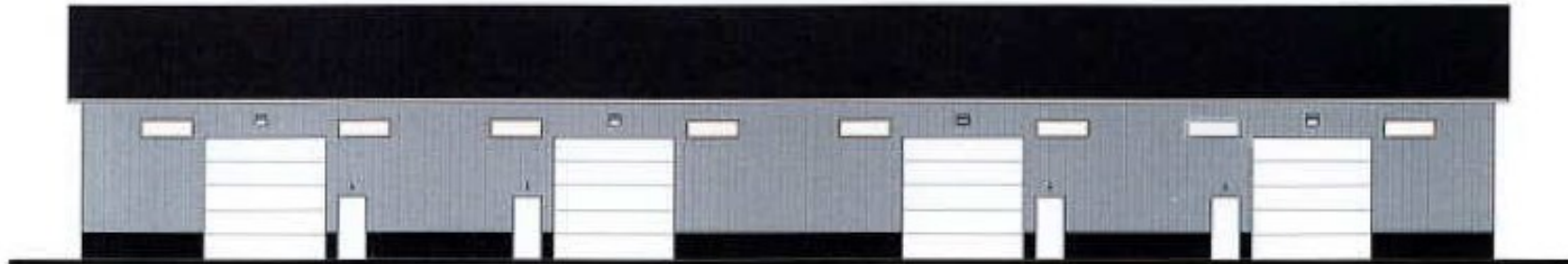
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Concept Rendering



FRONT



REAR

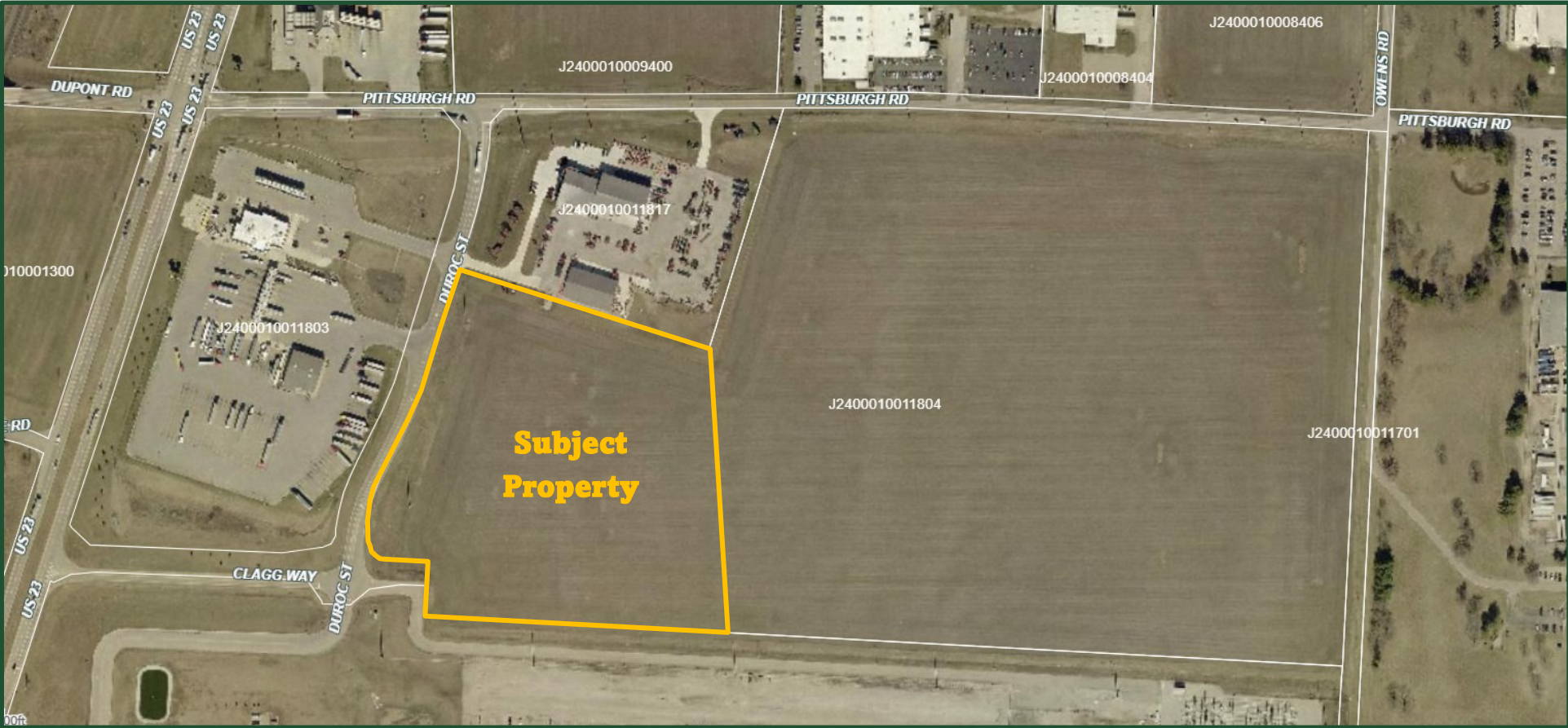
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Parcel



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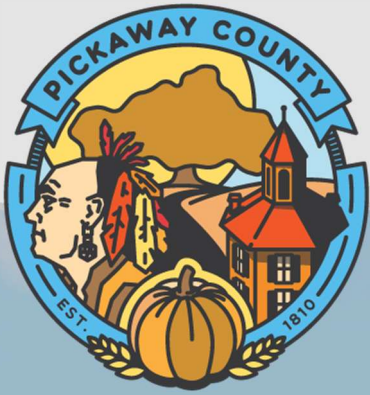
Aerial



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Pickaway County Overview



Population:

59,333



\$ Amount of goods shipped annually:

\$825 Million



Projected Population growth by 2030:

27.5%

Notable Employers



F-Tech

Aleris

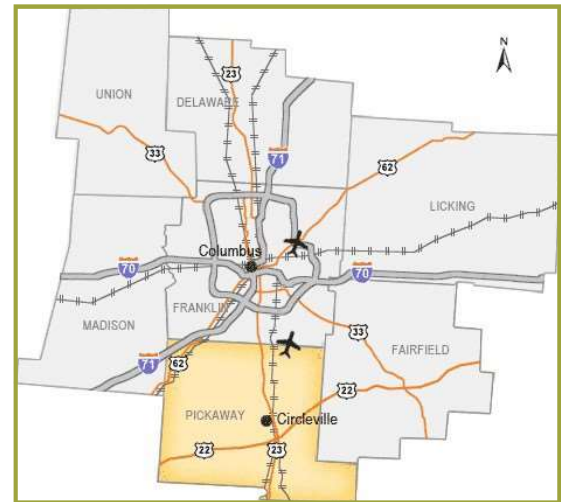


EGF ERNIE GREEN INDUSTRIES

WillowWood



GP Georgia-Pacific



- .. **Circleville, OH located just 30 miles south of Columbus, OH.**
- .. **Circleville, OH: home to the largest Pumpkin Show in the United States, gathering around 400,000 attendees annually.**
- .. **Major increase in economic development in the Rickenbacker area, including 4.5 million Sq Ft of development.**
- .. **Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA and Appalachia Ohio.**

THE INFORMATION/IMAGES WERE GATHERED FROM COLUMBUSREGION.COM, PICKAWAY.ORG, TRAVELLENS.CO., PICKAWAYPROGRESS.COM. Empire state building icons created by Payungkead - Flaticon

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

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By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.