

306 E. Fifth Ave., Columbus, Ohio 43201

The property contains 5 parcels totaling 0.79 acres located on the northeast corner of E. Fifth Ave and N. 6th Street in Weinland Park neighborhood of Columbus, Ohio. The property is presently improved with a total of 20,772 sq. ft., 1-story brick and concrete block office/showroom/warehouse with 5,175 sq. ft. (25%) finished area. The warehouse areas have 12'-16' ceiling heights and 5 overhead drive-in doors throughout. The property is occupied by National Seating and Mobility with a base rent of \$5,293.75 monthly (\$3.06 per sq. ft.) on a NNN Lease plus an annual allowance of \$5,000. in repairs. Lease expiration, November 15, 2027 with a 10 year renewal option of 110% increase. Tennant has been notified that owner does not intend to renew.

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View looking north at subject property from E. Fifth Avenue

Site Data:

<i>No. of Parcels:</i>	5
<i>Total Site Size:</i>	0.79 acres (34,459 sq. ft.)
<i>Configuration:</i>	Mostly Rectangular
<i>Topography:</i>	Level
<i>Utilities:</i>	All public
<i>Zoning:</i>	C-4 (Commercial) by the city of Columbus, Ohio

Land-to-building ratio: 1.66-to-1

Flood Plain ID: Zone X, community panel number 39049C 0326K;
Effective June 17, 2008.

Building Breakdown:

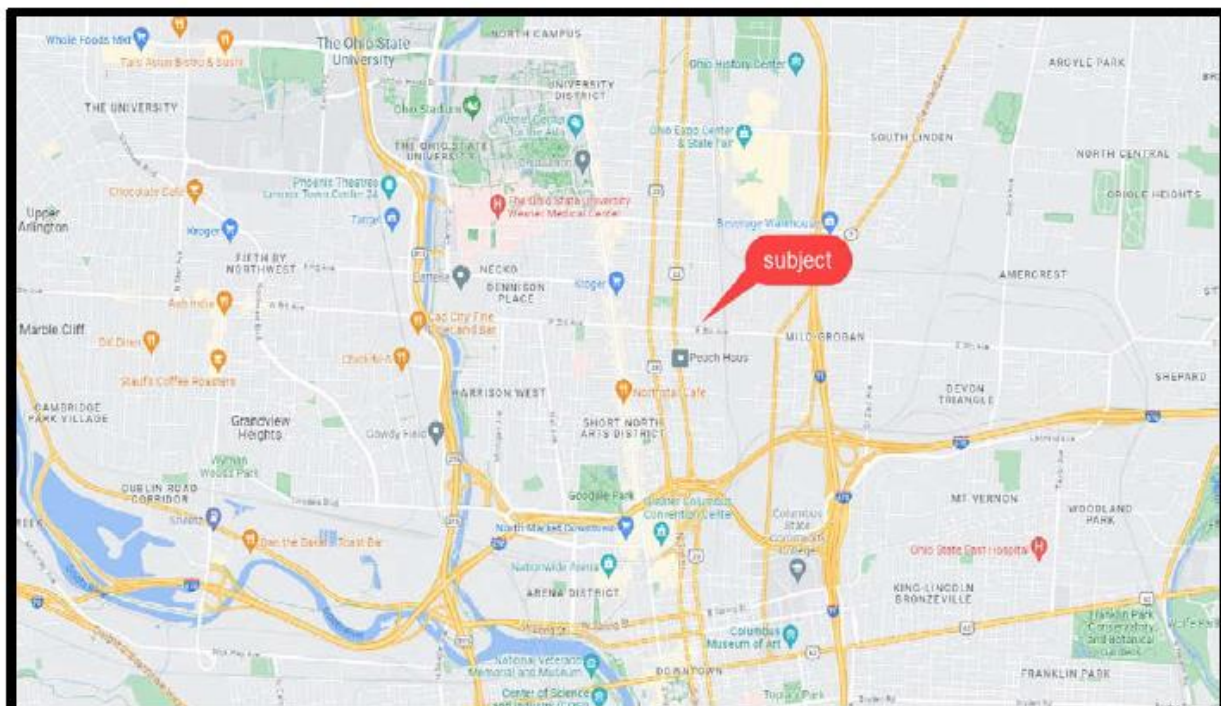
<i>Building Area:</i>	20,772 sq. ft.
<i>Finished Area:</i>	5,175 sq. ft. (25%)
<i>Year Built</i>	Built 1928 to 1965 (50 to 87 years old)
<i>Construction Type:</i>	One-story brick and concrete block
<i>Condition:</i>	Average



View looking north at subject property from E. Fifth Avenue



View looking west at subject property from rear alley



Location Map



Aerial Photograph



Auditor's Plat Map