

FLEX/OFFICE SPACE FOR LEASE



3620 BRANDON STREET, COLUMBUS, OH 43224



FOR LEASE

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

PRESENTED BY:

TRACY KEFFER

Commercial Broker

O: (614) 944-5900

C: (614) 949-4270

tracykeffer@kw.com

2003016593, 2014005256

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

3620 BRANDON STREET

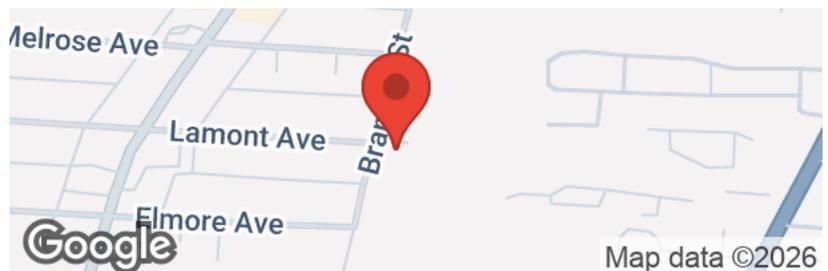


OFFERING SUMMARY

LEASE RATE:	\$9.00 / SQ. FT
LEASE TERM:	5 YEARS MINIMUM
AVAILABLE SF:	- 6,528 SQ. FT - Willing to split to minimum 1,435.58 sqft
FRONT BLDG: - WAREHOUSE - OFFICE	FRONT BLDG: - 3,162.07 sqft - 1,465.02 sqft
BACK BLDG: - WAREHOUSE	BACK BLDG: - 1,662 sqft
PARKING:	14 - 16 SLOTS
APN:	130-002465

PROPERTY OVERVIEW

Presenting to you 6,528 sqft total with the split of front office 1,465.02 sqft, adjacent warehouse 3,162.07 sqft and back building warehouse 1,662 sqft. Please refer to our floor plan for detailed breakdown. The front office has 2 entry doors and can be separate as 2 smaller offices for your own team set up OR can be combined to be a bigger showroom if desired. There is 1 kitchen and 2 bathrooms available. Parking is available in front of the office and in front of the small house on east side of the building. More parkings can be in the middle of 2 buildings unless you need to spare the space for truck access to the back building, The back building has 4 overhead garages. Quiet street and quiet neighbors of a church, a car lot and another retail warehouse nearby to make this space perfect for any small showroom or small contractor business. Please send an email to set up showings.



LISTED ON COSTAR & CREXI

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ADDITIONAL INFORMATION

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TENANT AND LANDLORD RESPONSIBILITIES

TENANT

- Snow Removal
- Gas & Water Bill
- Electrical Bill: The meter cover the next door warehouse too.
- Tenant take care of the interior and HVAC maintenance of the property.

LANDLORD

- If new HVAC need to be replaced, landlord take care of it.
- Roof maintenance and replacement.
- Parking maintenance and replacement.

PERMITTED USE

3620 BRANDON STREET

SECTION 344 - (LI) LIMITED INDUSTRIAL DISTRICT REGULATIONS

344.02 - PERMITTED USE - The following uses shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.021 - Restricted Industrial Districts - Any PERMITTED USE of the RESTRICTED INDUSTRIAL DISTRICT shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.022 - Manufacturing

- 15 Building Construction; General contractors and Operative Builders
- 16 Heavy Construction Contractors
- 17 Special Trade Contractors, except demolition landfills

- 2013 Sausages and Other Prepared Meat Products
- 202 Dairy Products
- 204 Grain Mill Products
- 208 Beverage Industries
- 22 Textile Products
- 24 Lumber and Wood Products
- 25 Furniture and fixtures
- 264 Converted Paper and Paperboard Products, except Containers and Boxes
- 265 Paperboard Containers and Boxes
- 267 Misc. corrugated paper products

- 313 Boot and Shoe Cut Stock and Findings
- 319 Leather Goods, not elsewhere classified
- 326 Pottery and related products
- 328 Cut Stone
- 336 Nonferrous Foundries
- 3444 Sheet Metal Work
- 3591 Machine Shops, Jobbing and Repair
- 363 Household Appliances
- 364 Electric Lighting and Wiring Equipment
- 365 Household audio and video equipment
- 369 Miscellaneous Electrical Machinery, Equipment and Supplies
- 37 Transportation Equipment
- 393 Musical Instruments and Parts
- 394 Toys, Amusements, Sporting and Athletic Goods
- 395 Pens, Pencils and Other Office and Artists' Materials
- 396 Costume Jewelry, Costume Novelties, Button and Miscellaneous Notions, except Precious Metal
- 398 Miscellaneous Manufacturing Industries
- 399 Manufacturing Industries, not elsewhere classified

PERMITTED USE

3620 BRANDON STREET

- 40 Railroads
- 41 Local and interurban transit
- 42 Trucking and Warehousing
- 43 US Postal Service
- 45 Transportation by air
- 46 Pipelines, except natural gas
- 47 Transportation Services
- 49 Electric, Gas and Sanitary services, except sanitary landfills and waste disposal sites, which require Exceptional Use zoning

- 50 Wholesale Trade, durable goods
- 51 Wholesale trade, non-durable goods
- 598 Fuel dealers

344.03 - Other Permitted uses

344.032 - Commercial Establishments - Commercial establishments normally associated with and intended to serve the industrial establishments of their employees.

- 581 Eating and Drinking Places

- 602 Commercial and Stock Savings Banks
- 612 Savings and Loan Associations
- 614 Personal Credit Institutions
- 615 Business Credit Institutions

- 801 Offices of Physicians and Surgeons
- 802 Offices of Dentists and Dental Surgeons
- 803 Offices of Osteopathic Physicians
- 807 Medical and Allied Services
- 891 Engineering and Architectural Services
- 893 Accounting, Auditing, and Bookkeeping Services

- 9999 Adult entertainment, according to the standards of 328.02.

344.033 - Administrative Offices - Administrative offices primarily engaged in general administrative supervision, purchasing, accounting and other management functions.

344.034 - Personal and Consumer Services - Personal services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the industrial establishments or their employees.

Personal

- 723 Beauty Shops
- 724 Barber Shops

PERMITTED USE

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- 725 Shoe Repair Shops, Shoe Shine Parlors, and Hat Cleaning Shops
- 727 Pressing, Alterations and Garment Repair
- 729 Miscellaneous Personal Services

Business

- 731 Advertising
- 732 Consumer Credit Reporting Agencies, Mercantile Reporting Agencies, and Adjustment and Collecting Agencies
- 733 Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
- 736 Private Employment Agencies
- 739 Business Services, not elsewhere classified (except 7391, Research, Development, and Testing Laboratories)

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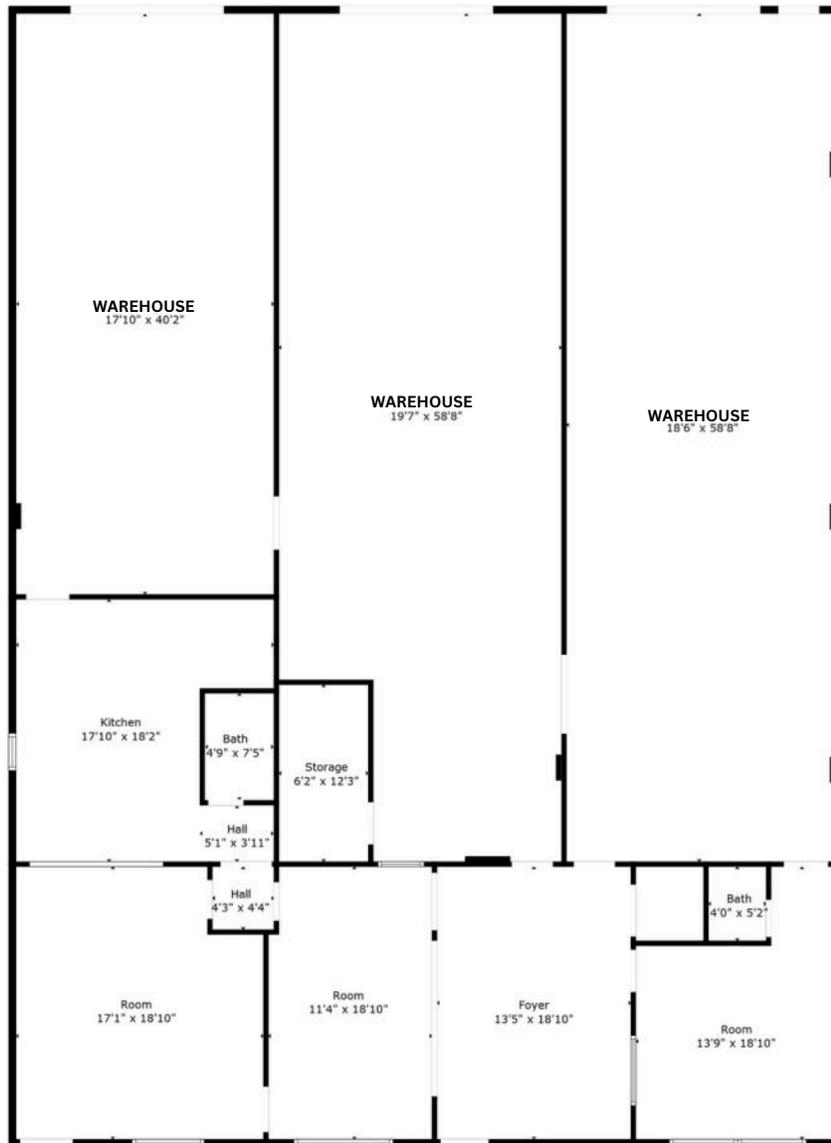
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FLOORPLAN - FRONT BUILDING

3620 BRANDON STREET



FRONT BUILDING

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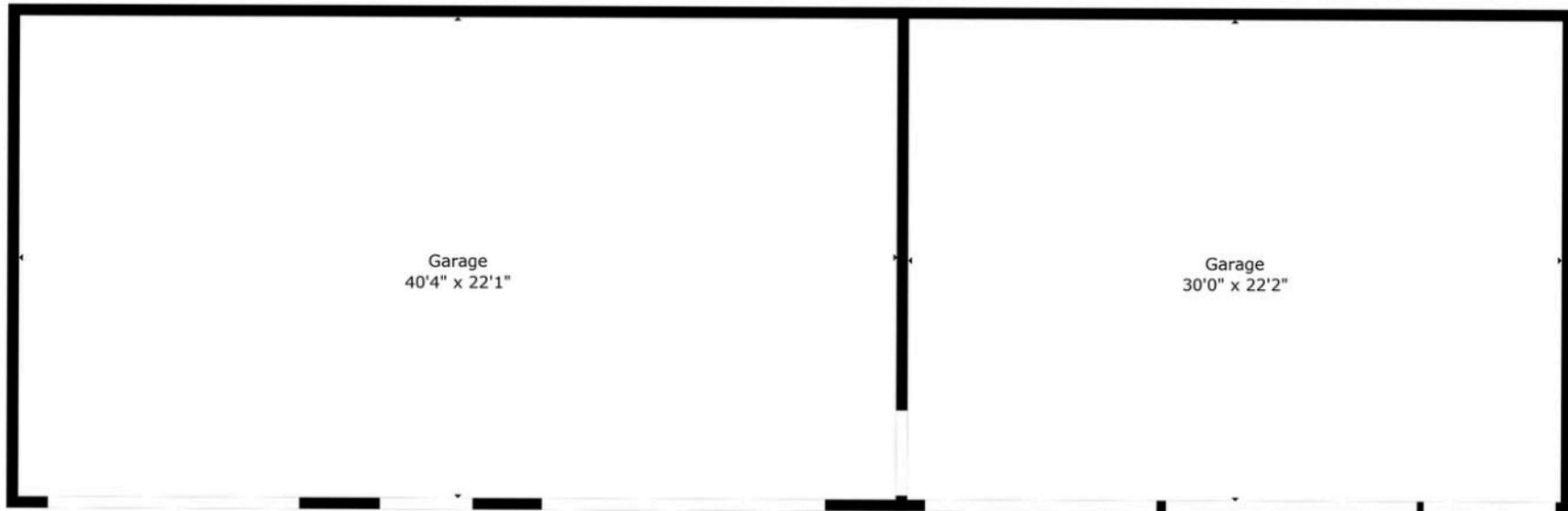


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FLOORPLAN - BACK BUILDING

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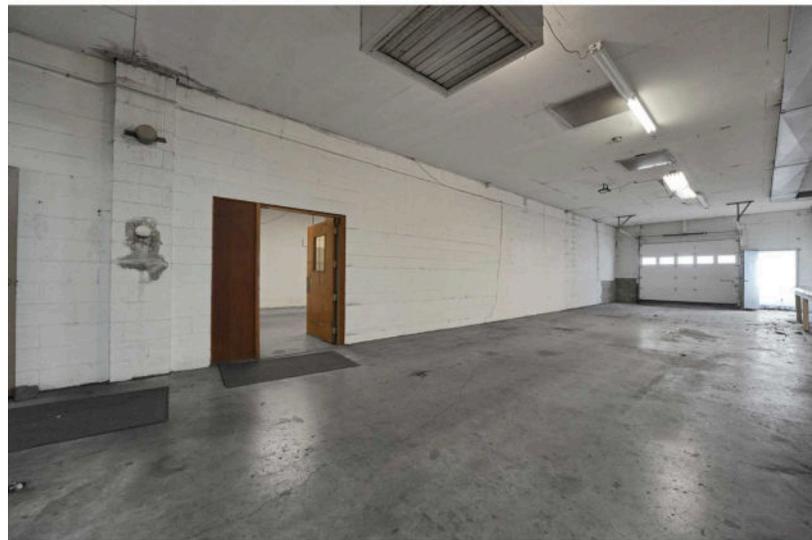
PROPERTY PHOTOS

3620 BRANDON STREET



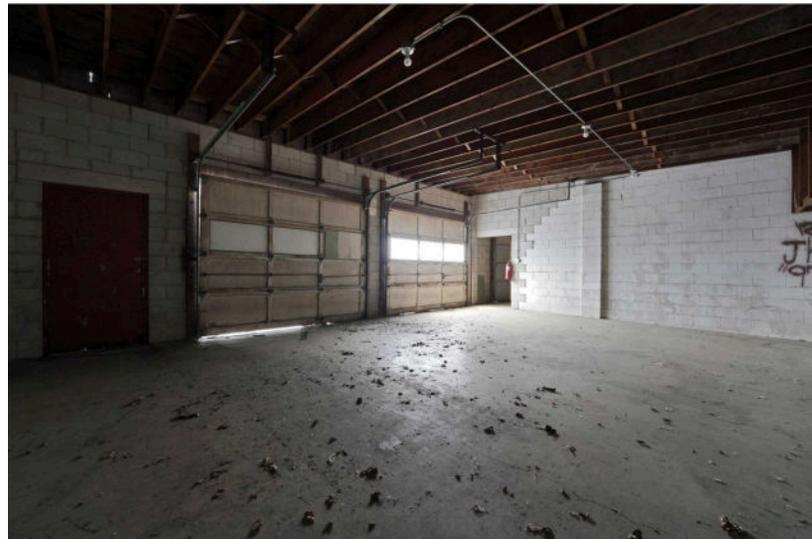
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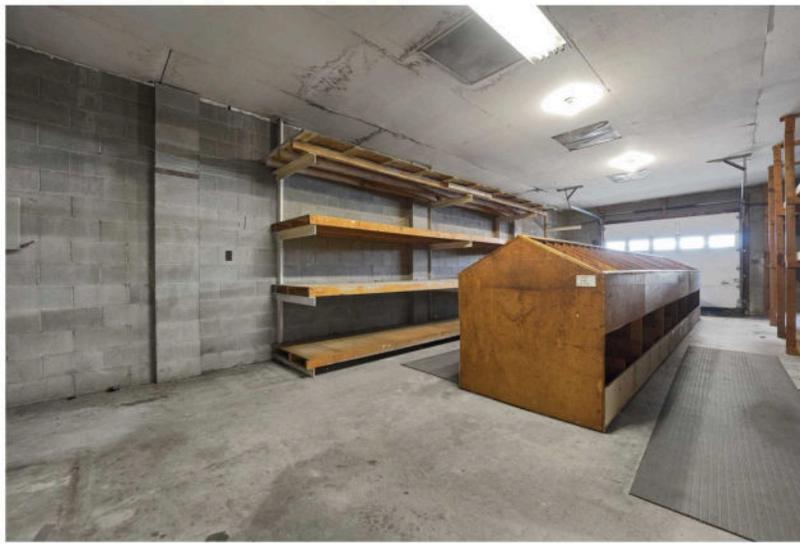
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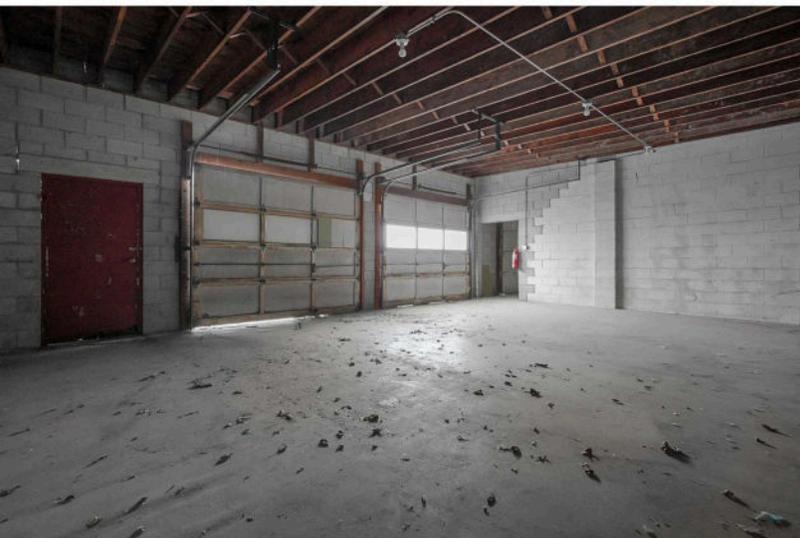
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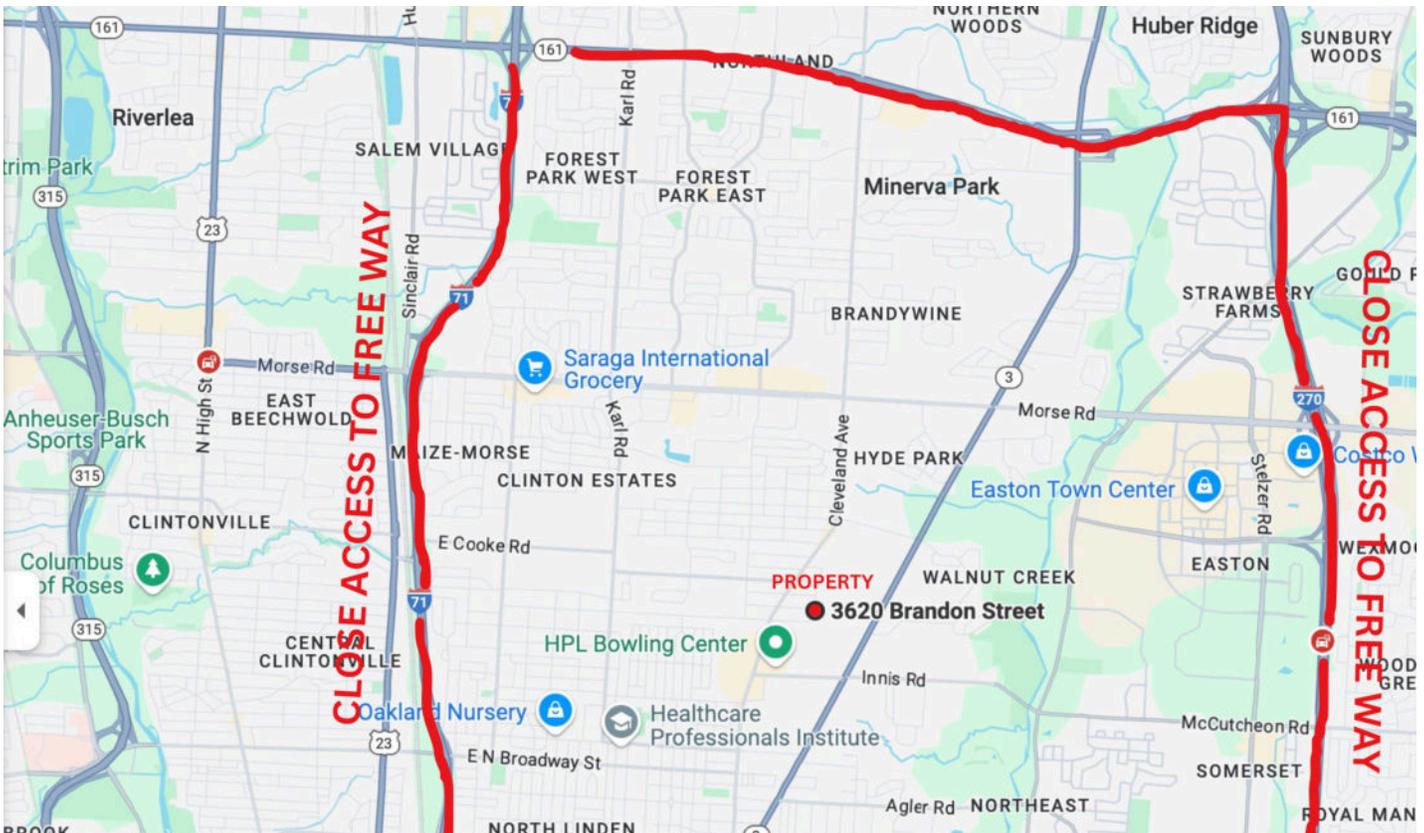
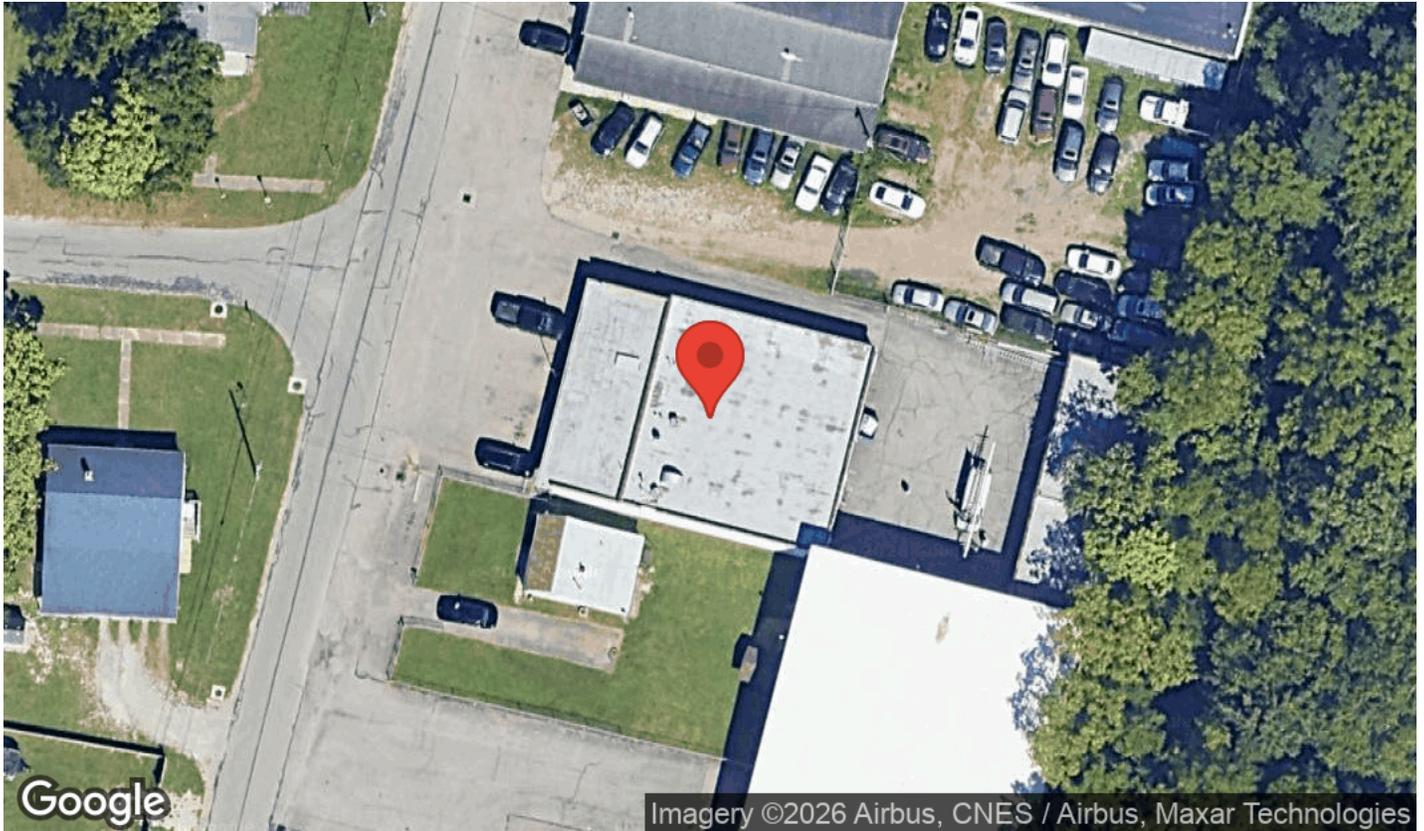
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LOCATION MAP

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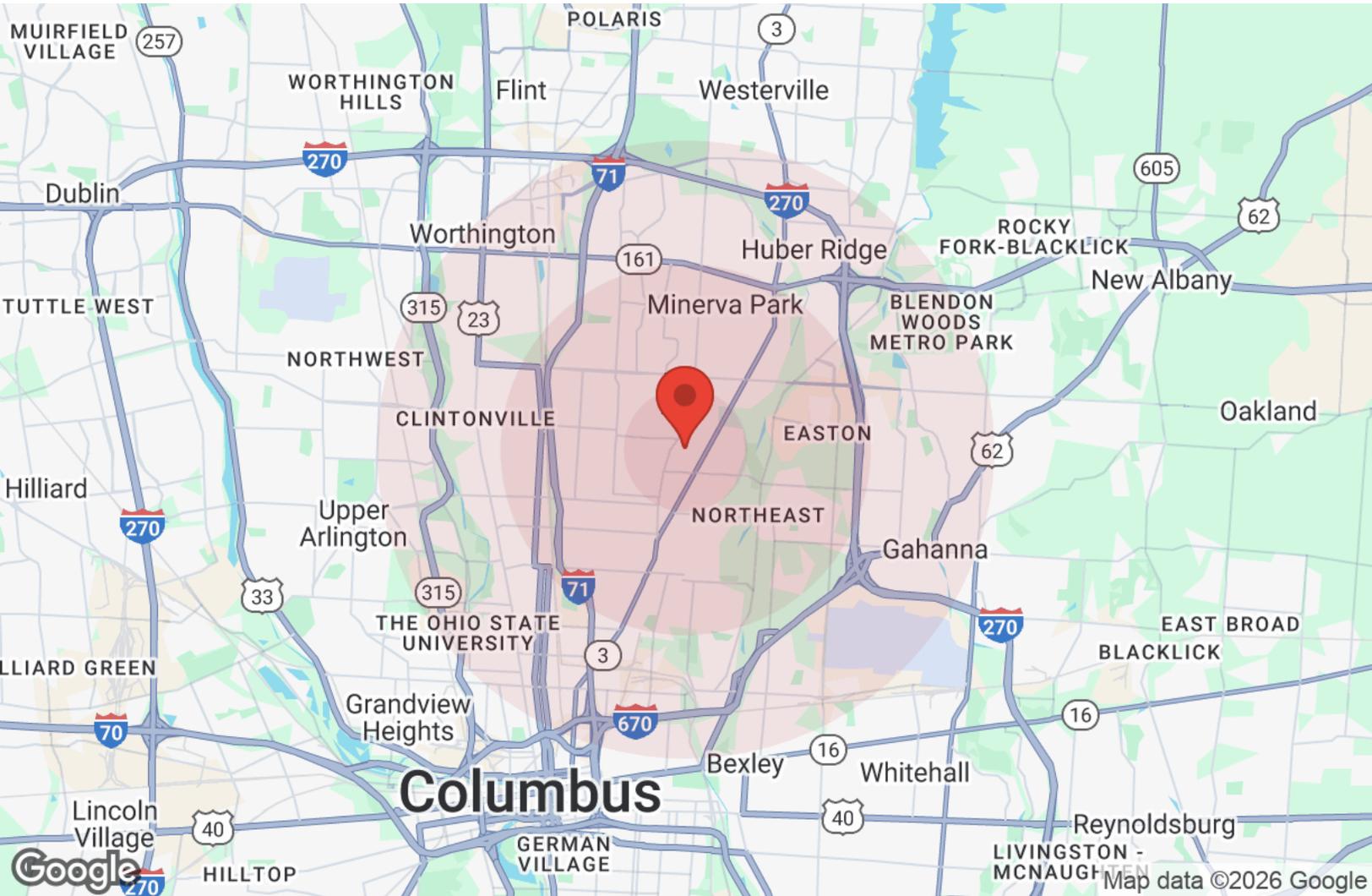


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,781	67,956	184,121
Female	7,867	71,448	172,462
Total Population	15,648	139,404	356,583

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,671	31,414	66,375
Ages 15-24	2,168	17,293	64,488
Ages 25-54	6,550	60,332	150,288
Ages 55-64	1,681	14,068	32,745
Ages 65+	1,578	16,298	42,686

Race	1 Mile	3 Miles	5 Miles
White	4,541	49,377	177,792
Black	7,885	63,959	117,779
Am In/AK Nat	23	167	392
Hawaiian	N/A	28	107
Hispanic	2,114	12,086	27,457
Asian	595	9,354	21,502
Multi-Racial	452	4,182	10,911
Other	36	265	606

Income	1 Mile	3 Miles	5 Miles
Median	\$50,392	\$57,917	\$60,464
< \$15,000	515	5,310	17,192
\$15,000-\$24,999	508	4,310	11,068
\$25,000-\$34,999	981	5,680	13,246
\$35,000-\$49,999	966	7,981	19,068
\$50,000-\$74,999	1,100	9,406	23,922
\$75,000-\$99,999	829	6,919	17,726
\$100,000-\$149,999	721	8,397	22,726
\$150,000-\$199,999	262	3,586	10,418
> \$200,000	109	2,792	10,394

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,539	59,005	158,306
Occupied	5,990	54,380	145,760
Owner Occupied	2,564	26,230	61,636
Renter Occupied	3,426	28,150	84,124
Vacant	548	4,624	12,546

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