



OFFICE/FLEX WAREHOUSE FOR INVESTMENT OR OWNER/USER

Property:

- 100% leased multi-tenant office/flex warehouse
- Total building is $\pm 30,876$ Sq. Ft.
- 1 dock, 4 drive-ins; ability to add more
- Built 1984
- Situated upon ± 3.36 acres

Location:

- West side within City of Hilliard
- Restaurants/hotels & retail nearby
- ± 1.3 miles from I-270
- ± 0.7 miles from Cemetery Rd.



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Property Specifications:

- 100% leased multi-tenant office/flex warehouse
- Total building is $\pm 30,876$ Sq. Ft.
- Ideal for investment or owner/user
- 1 dock, 4 drive-ins; ability to add more
- Front section of building is office/flex with lower ceilings; back section has 15' clear height
- Built 1984
- Situated upon ± 3.36 acres
- Ample parking
- Zoned M-1
- Additional ± 1.06 acres available to west

Purchase Price:

- Negotiable
- NOI: \$207,088.20
- 2024 Est. Real Estate Taxes: \$58,089.98 annually
- Utilities and trash are prorated per Sq. Ft
- Tenant to pay own janitorial services

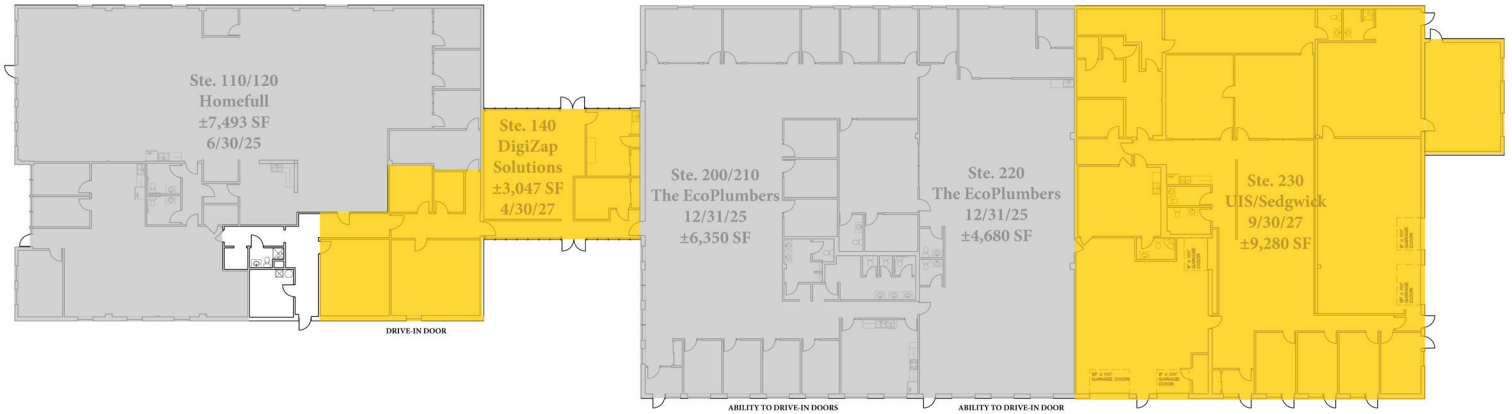
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Homefull is a 501c3 non profit organization based in Dayton, Ohio with the mission “to end homelessness by providing housing, services, advocacy and education”. They provide professional case management services along with full continuum of homelessness; before, during and after. Programs include: homelessness prevention and diversion, gateway case management, rapid rehousing, outreach, permanent supportive housing, transitional housing, workforce development social enterprise and training and technical assistance.



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.



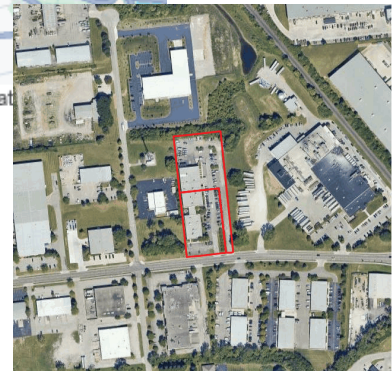
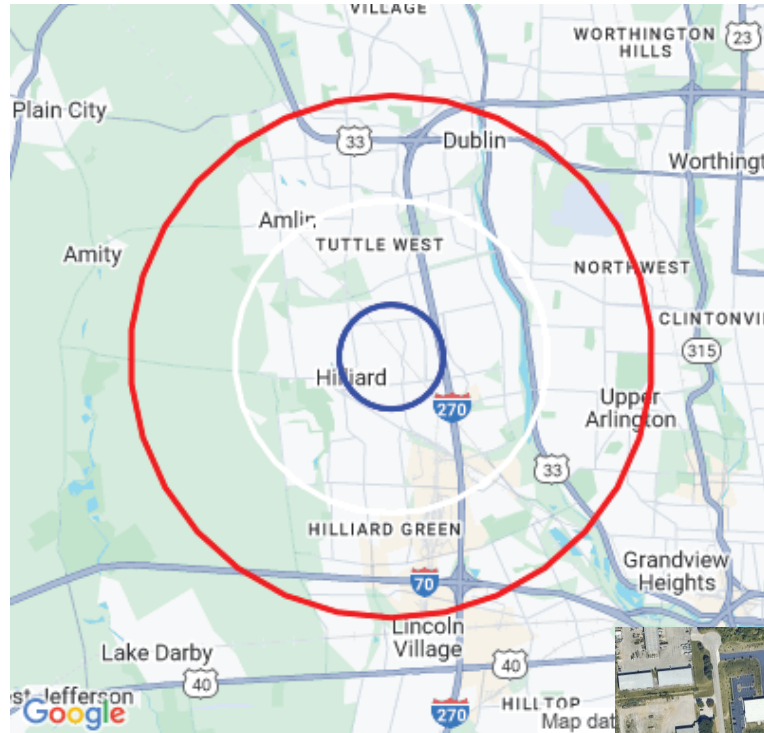
DigiZap Solutions

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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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

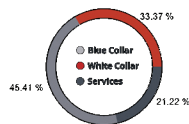
POPULATION
87,815

AVG. HHSIZE
2.50

MEDIAN HH INCOME
\$78,224

HOME OWNERSHIP
Renters: **11,930**
Owners: **23,365**

EMPLOYMENT



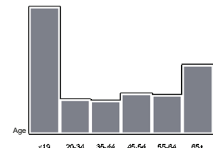
56.06 % Employed
1.04 % Unemployed

EDUCATION

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

GENDER & AGE

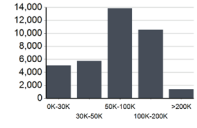
49.65 % Male
50.35 % Female



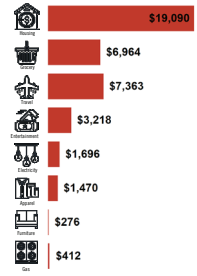
RACE & ETHNICITY

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



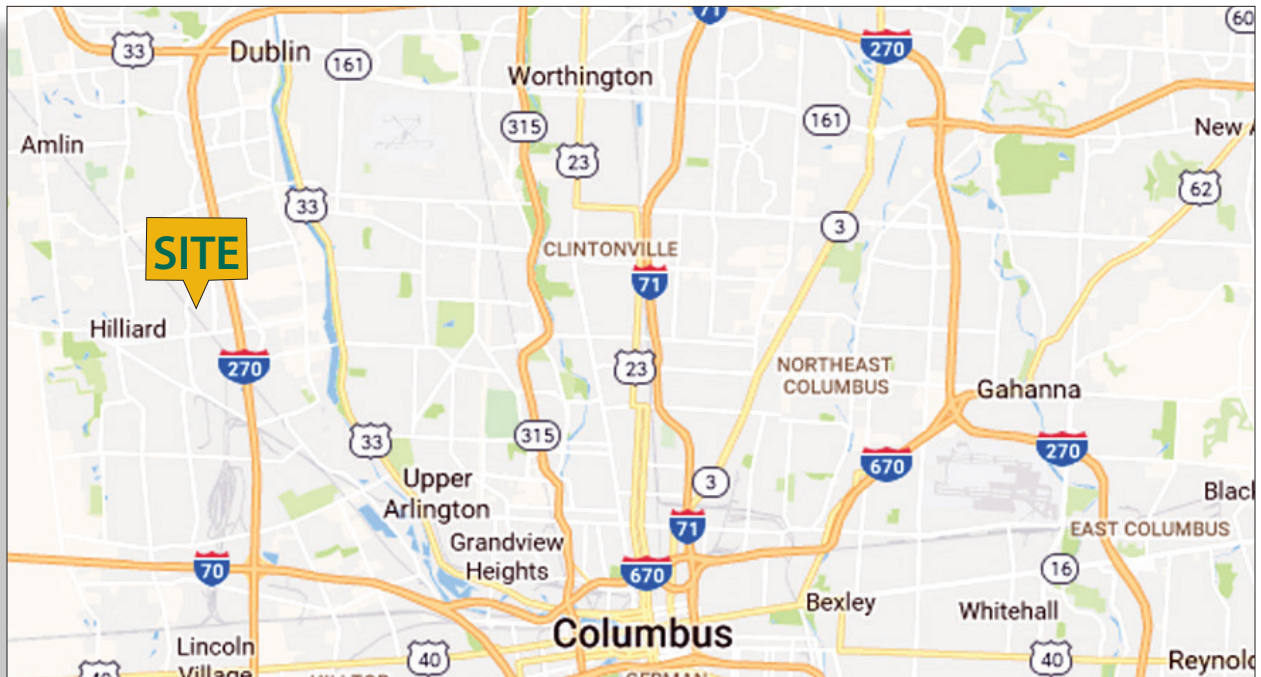
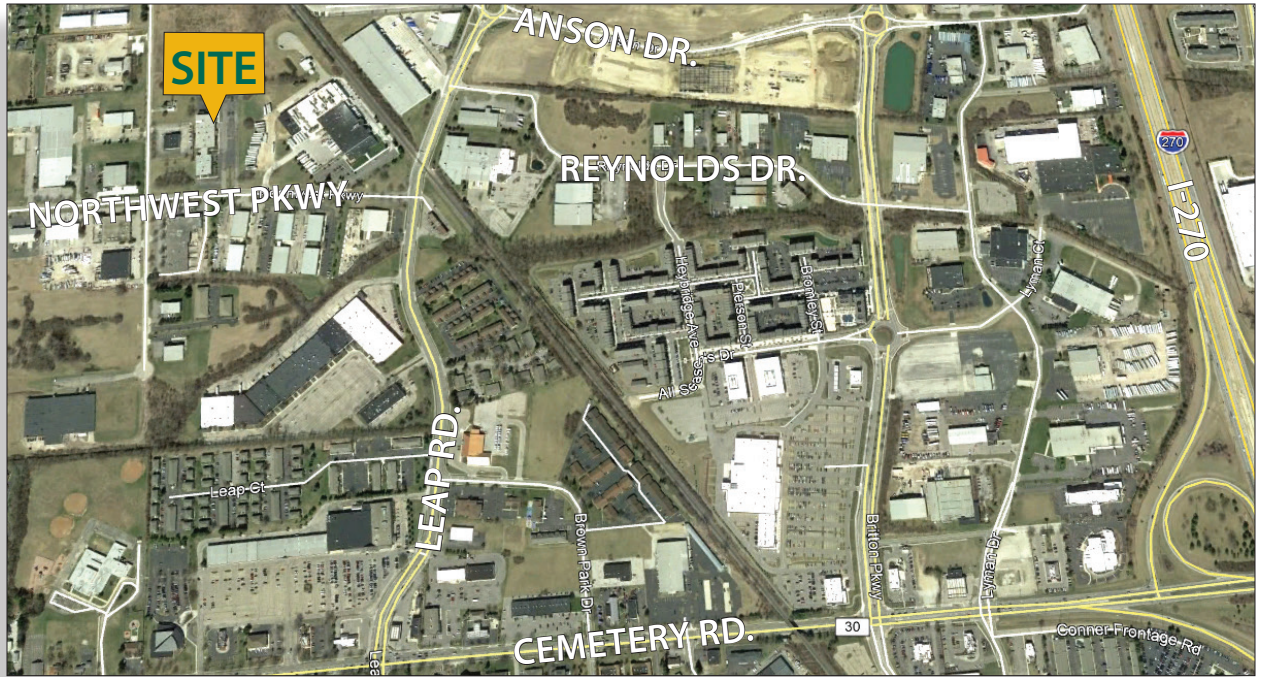
HH SPENDING



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