

For Lease 8,126 SF Industrial Property



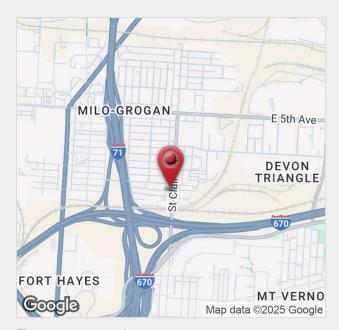
771 Saint Clair Ave

Columbus, Ohio 43201

Property Features

- 1,517 SF Warehouse Space with Clear Height of 21'
- 2,810 SF Warehouse Space with Clear Height of 10'
- 3.799 SF Office
- 0.18 AC Secured Parking Lot
- 2 Drive-In Doors (14.5'H x 12'W)
- Fenced-In Parking Lot
- Zoned: C-4 Commercial
- Easy Access to Interstates 71 and 670

Lease Rate: \$10.50 SF/Yr (NNN) OpEx \$1.00/SF



For more information:

Chad Boggs

614 629 5261 • cboggs@ohioequities.com

Max Ward

614 629 5204 • mward@ohioequities.com



NAI Ohio Equities | 605 S Front Street Suite 200, Columbus, OH 43215 | +1 614 224 2400



For Lease 771 Saint Clair Ave Exterior Photographs











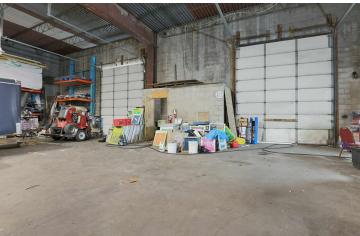






For Lease 771 Saint Clair Ave Interior Photographs











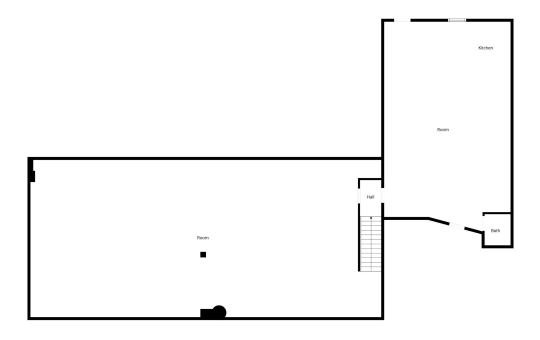






For Lease 771 Saint Clair Ave Floor Plans

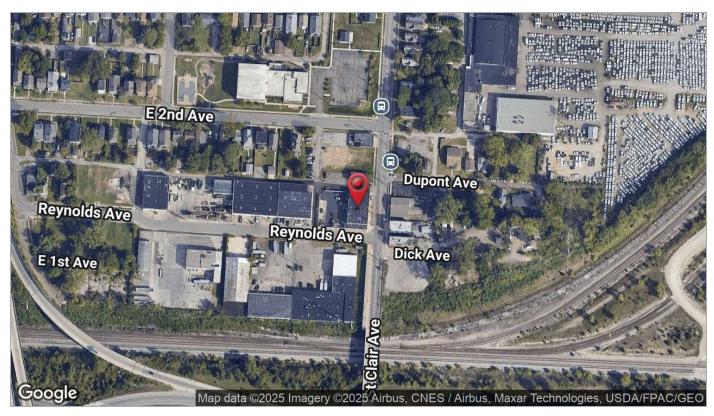








For Lease 771 Saint Clair Ave Location Maps

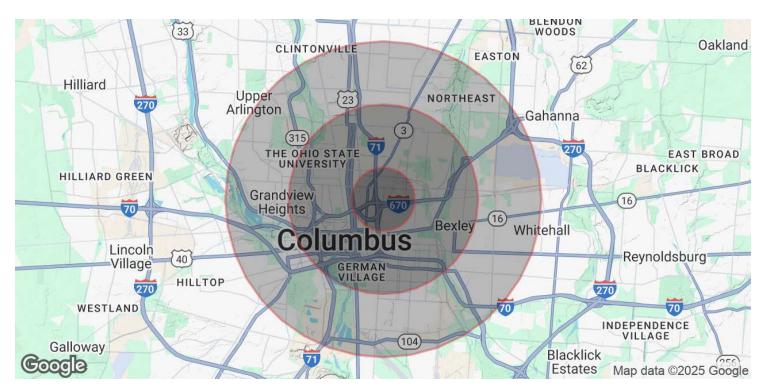








For Lease 771 Saint Clair Ave Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,000	173,171	354,631
Average Age	33	34	36
Average Age (Male)	33	33	35
Average Age (Female)	34	34	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,204	75,302	153,138
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$59,162	\$77,399	\$81,030
Average House Value	\$313,744	\$360,684	\$318,190

Demographics data derived from AlphaMap

