

NEW OWNERSHIP



711 Southwood Avenue

Columbus, Ohio 43207

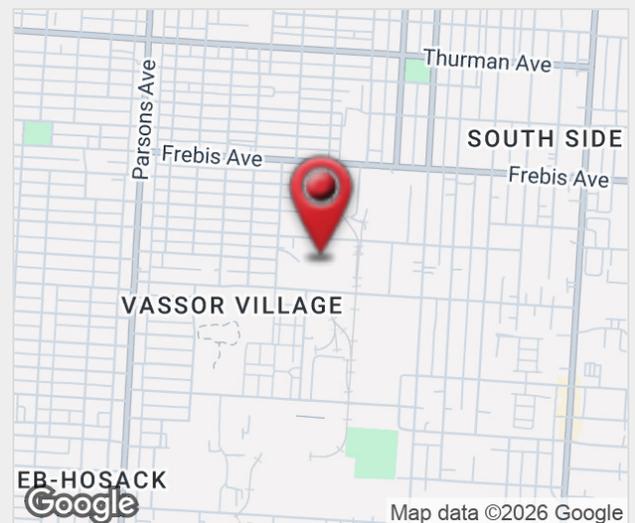
Property Features

- Warehouse Spaces with $\pm 23,400 - 88,500$ SF Available
- $\pm 5,000 - 20,000$ SF of Office Space Available
- Located on ± 13 Acres
- Up to 25' Ceiling Height in Warehouse
- Multiple Docks and Drive-In Doors
- Heavy Electrical Power
- 2-Ton Crane
- Zoned Industrial Manufacturing
- Easy Access to I-71, I-70 and SR 104
- Close Proximity to Downtown Columbus
- 3 Months Free with Qualifying 5 Year Lease

Lease Rate: \$4.75 SF/yr (NNN)

OpEx: \$1.00/SF

www.techsouthindustrial.com



For more information:

Dan Sheeran, Jr.

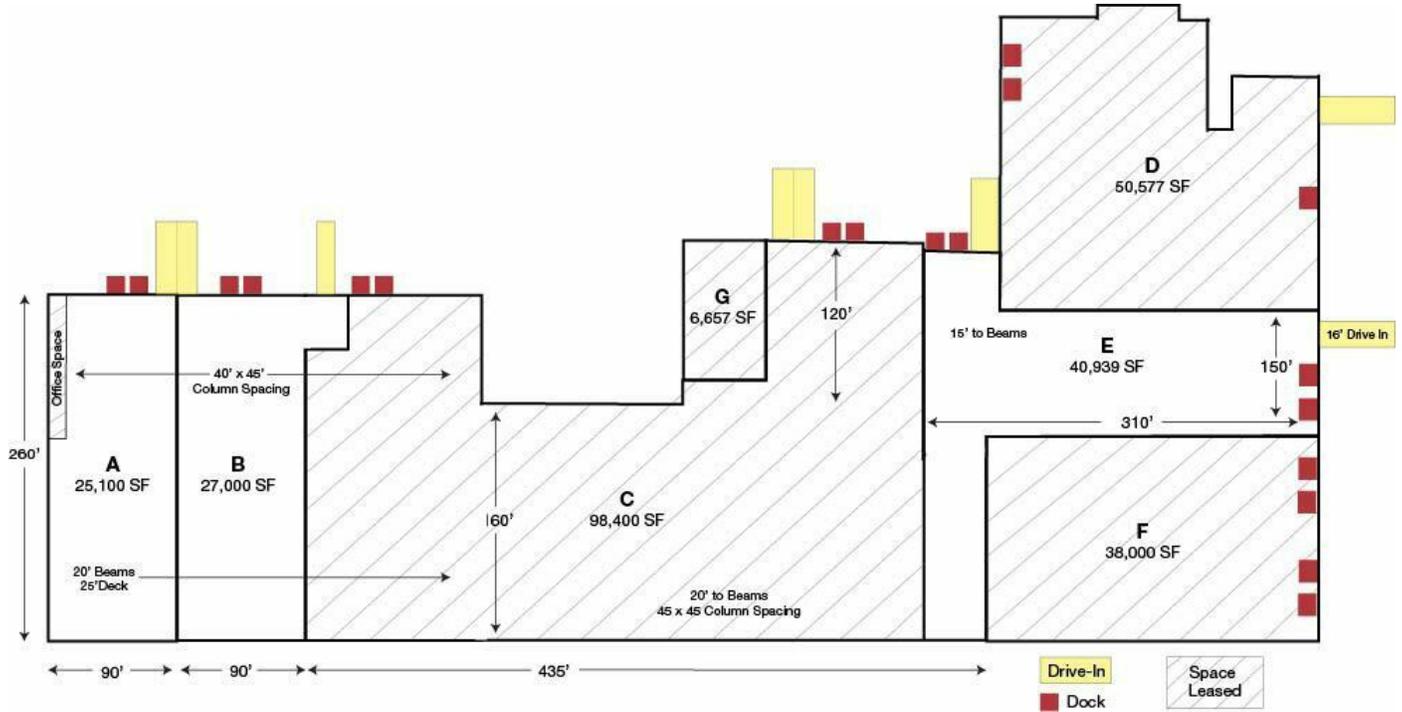
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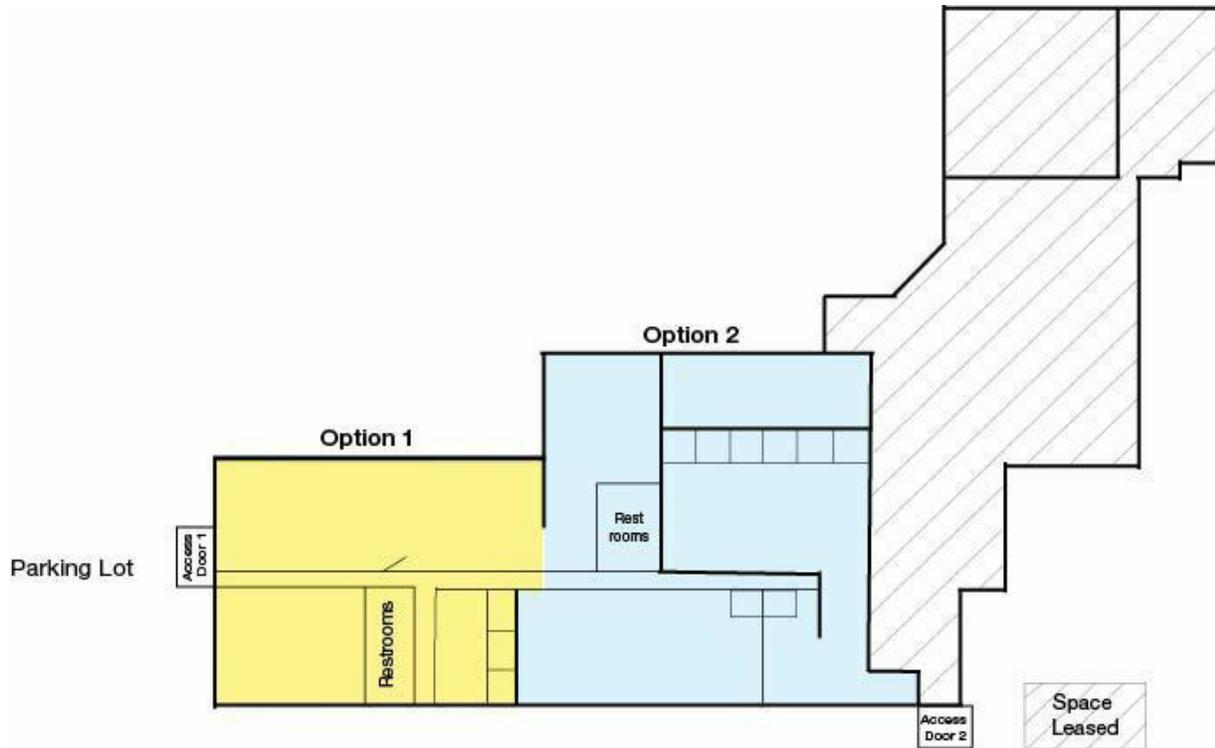
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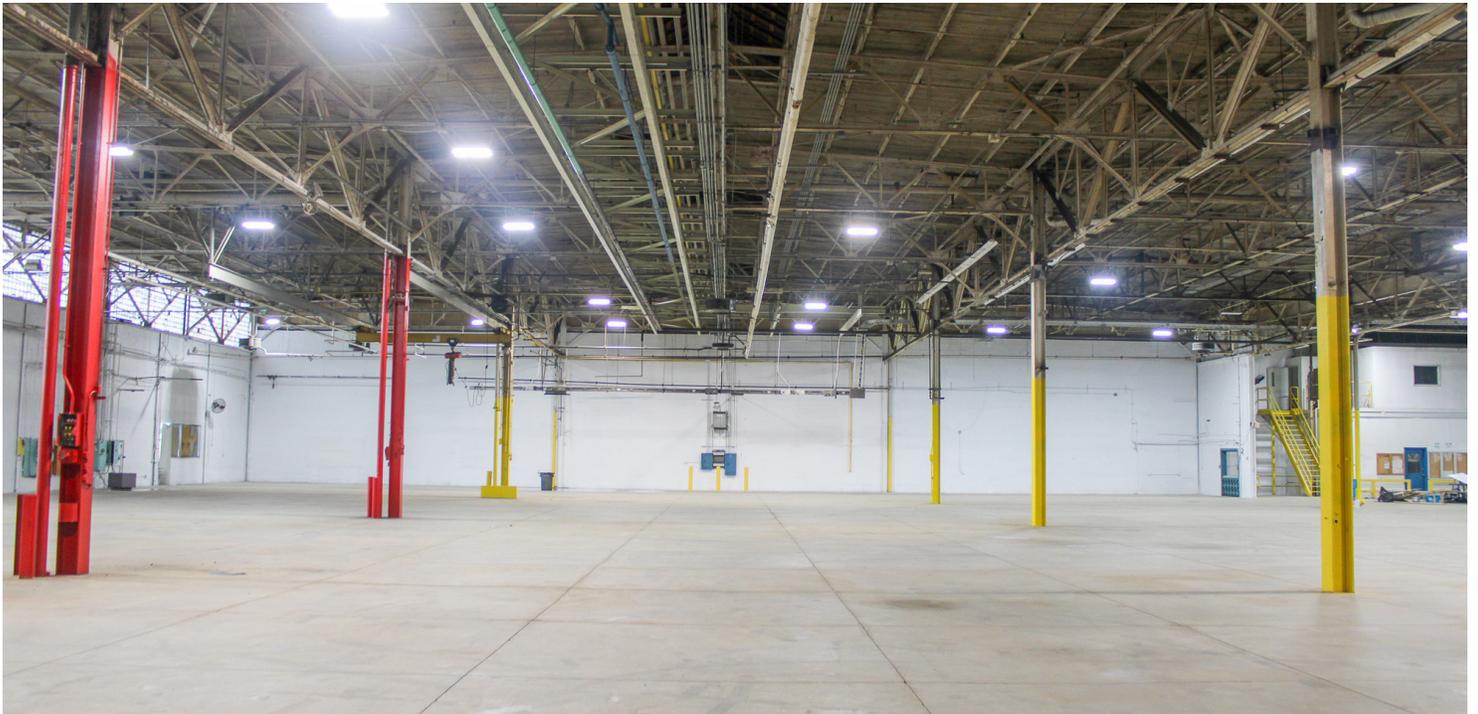


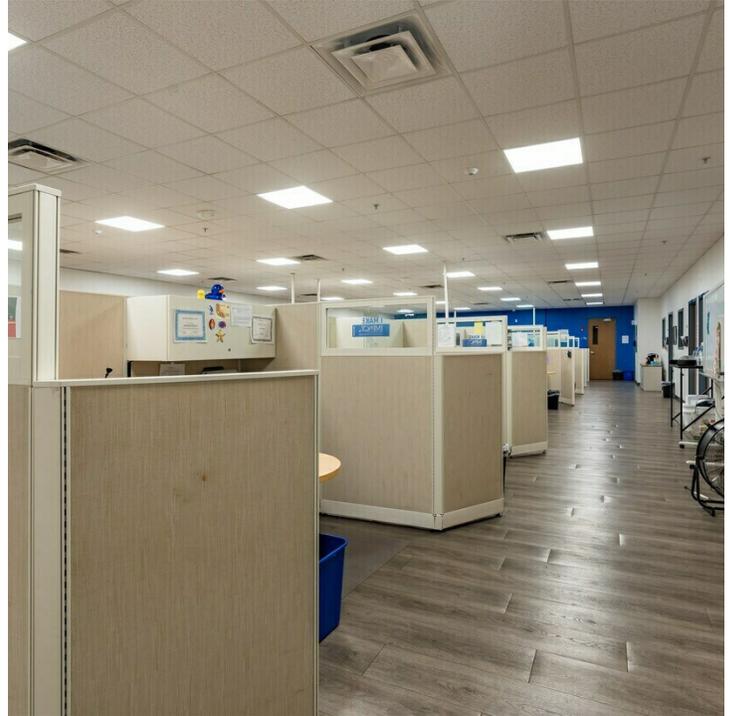
SPACE	DOCKS	DRIVE-INS	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Space A (1,700 SF Office)	2	1	\$4.75 SF/YR	NNN	25,100 SF	VACANT
Space B	2	2	\$4.75 SF/YR	NNN	27,000 SF	VACANT
Space C	4	3	\$4.75 SF/YR	NNN	98,400 SF	Leased
Space D	3	2	\$4.75 SF/YR	NNN	50,577 SF	Leased
Space E	4	1	\$4.75 SF/YR	NNN	40,939 SF	VACANT
Space F	4		\$4.75 SF/YR	NNN	38,000 SF	Leased
Space G		1	\$4.75 SF/YR	NNN	6,657 SF	Leased

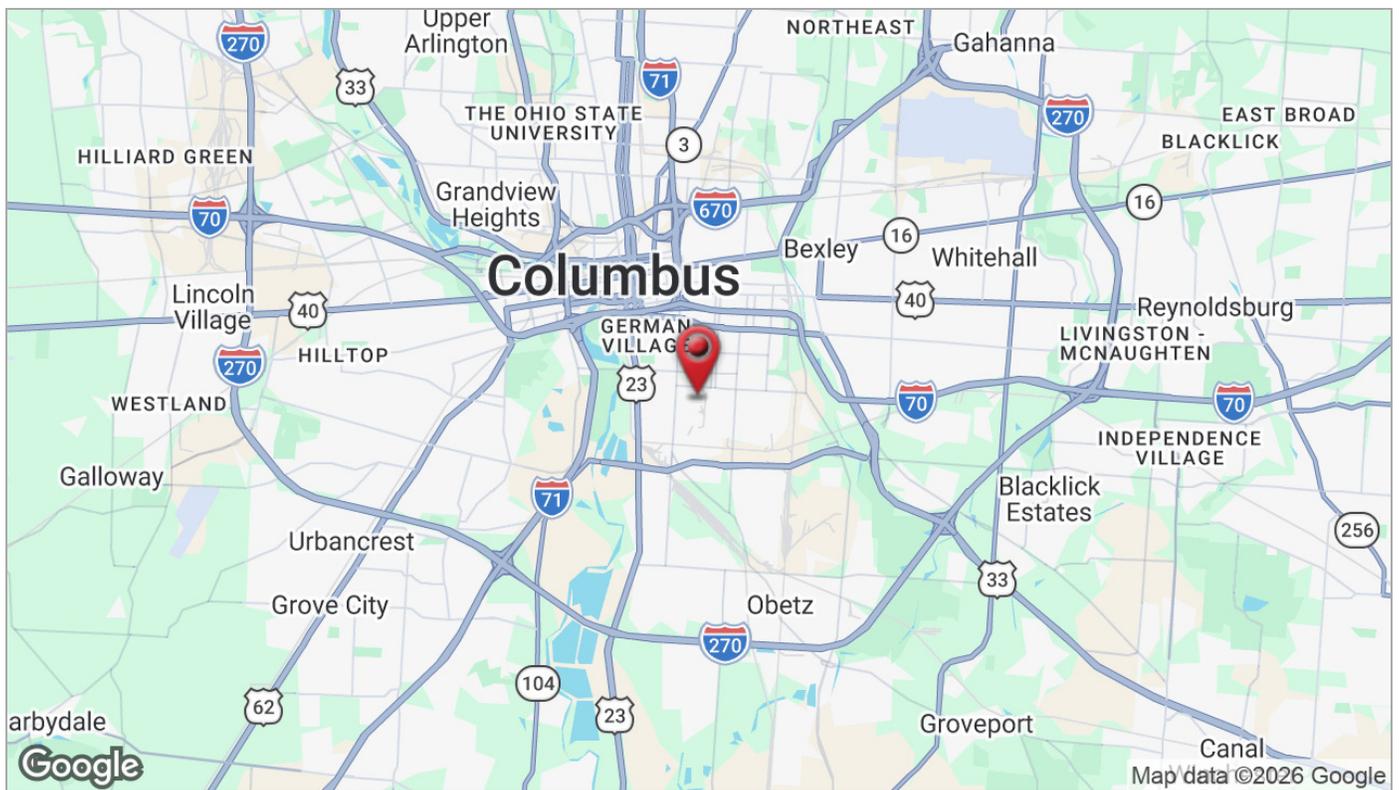
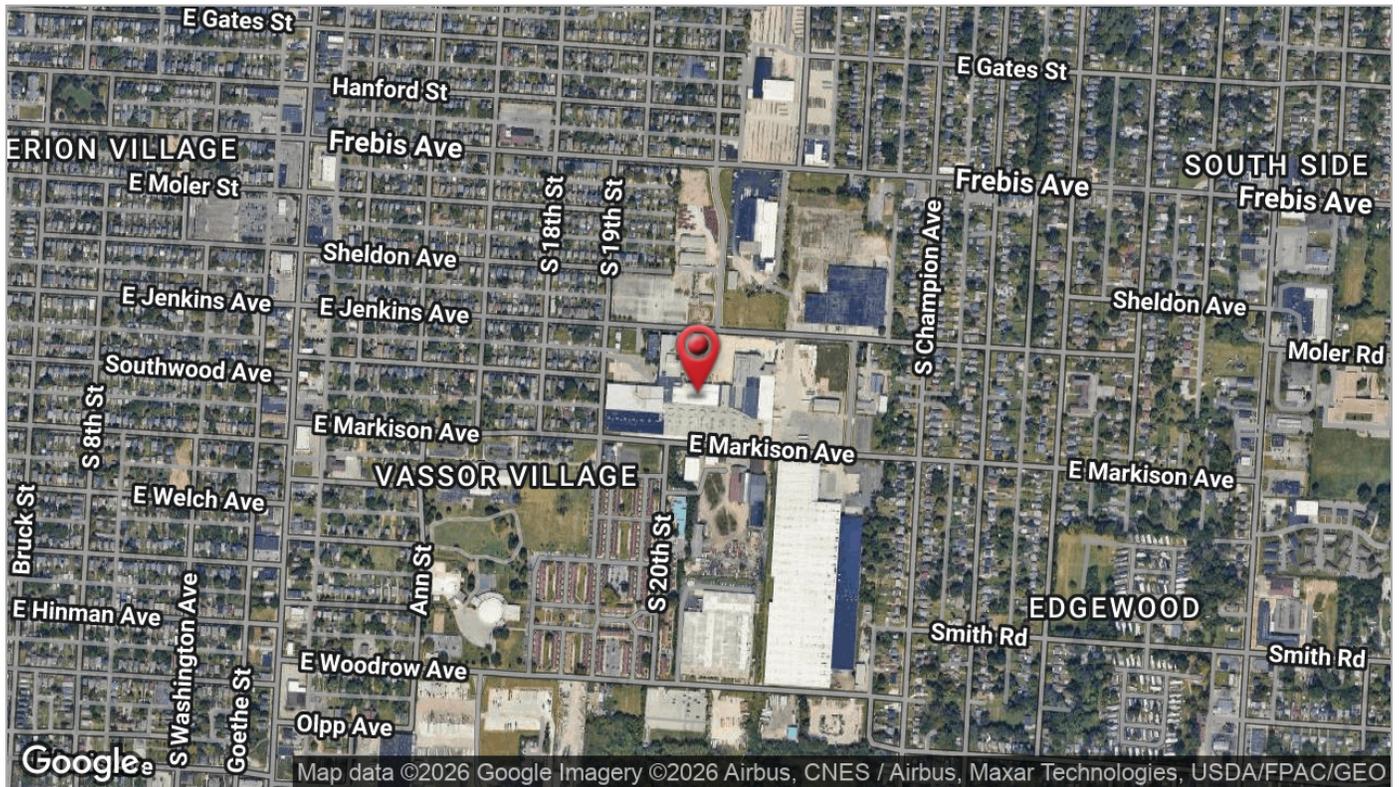


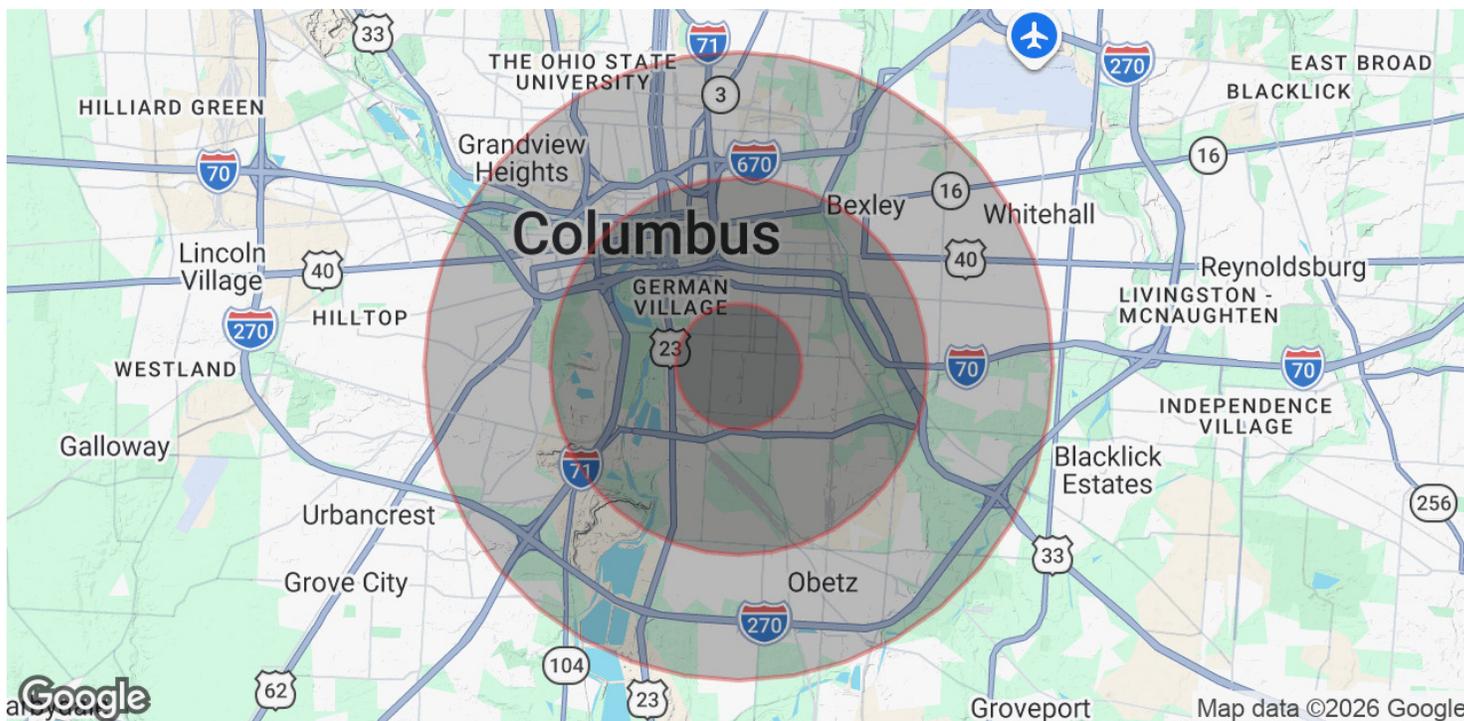
- First floor office areas from 5,000 - 20,000 SF with restrooms and private access
- 2 office layouts available based on tenant needs (all or part)











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,513	95,091	263,712
Average Age	38	39	37
Average Age (Male)	38	38	36
Average Age (Female)	38	39	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,650	44,064	113,772
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$70,792	\$76,430	\$77,190
Average House Value	\$236,234	\$336,872	\$310,041

Demographics data derived from AlphaMap