



Bexley Business Park

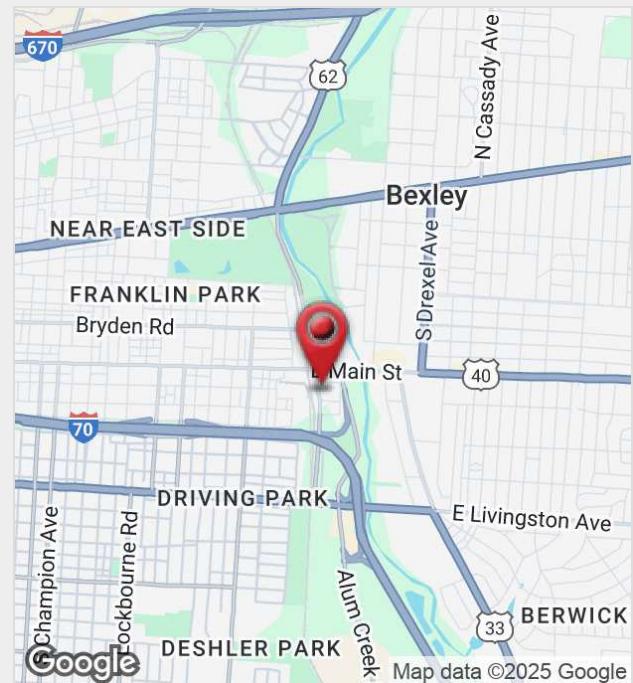
572 S Nelson Road, Columbus, Ohio 43205

Property Features

- Bexley Business Park is Comprised of 15 Buildings and ±60,000 SF Available to Lease
- Warehouse Spaces Currently Available: 3,200 SF (A) and 3,600 SF (G)
- Each Building Has Been Renovated and Includes Drive-In Doors and Office Space
- Recent Renovations Include: Fresh Paint Inside & Out, New LED Lights, and Refreshed Parking Lot
- 3-Phase Power
- 12' - 16' Clear Heights
- Located Between Downtown and Bexley With Convenient Access to I-70 and Alum Creek within 0.5 Miles
- NO VEHICLE MAINTENANCE USES ALLOWED

Lease Rate: \$10.00 SF/Yr (NNN)

OPEX: \$1.82 PSF



For more information:

Ryan McGreevy

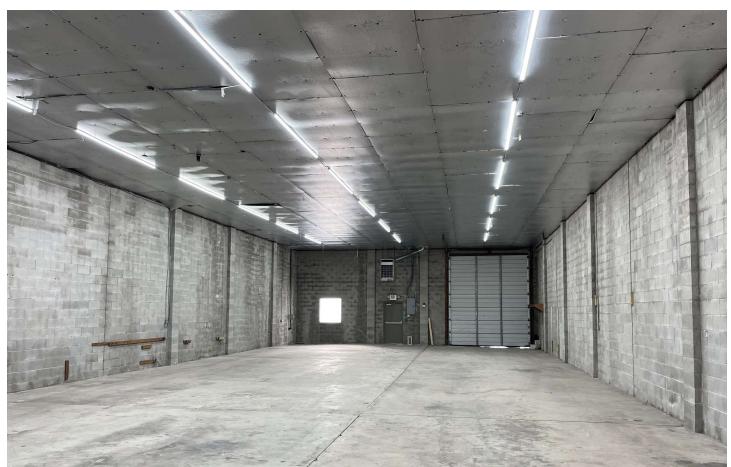
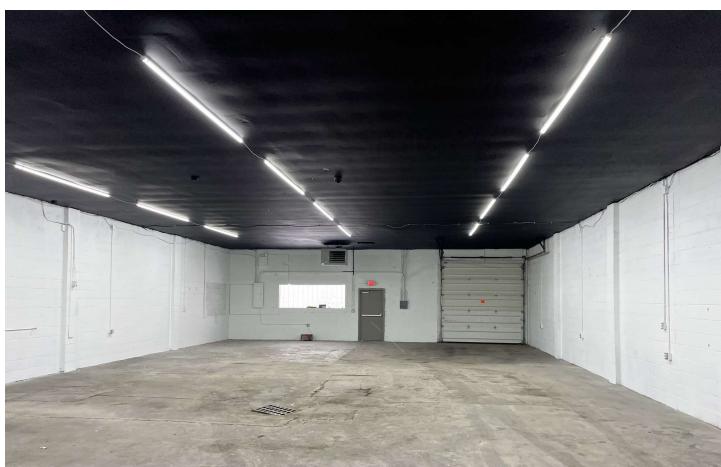
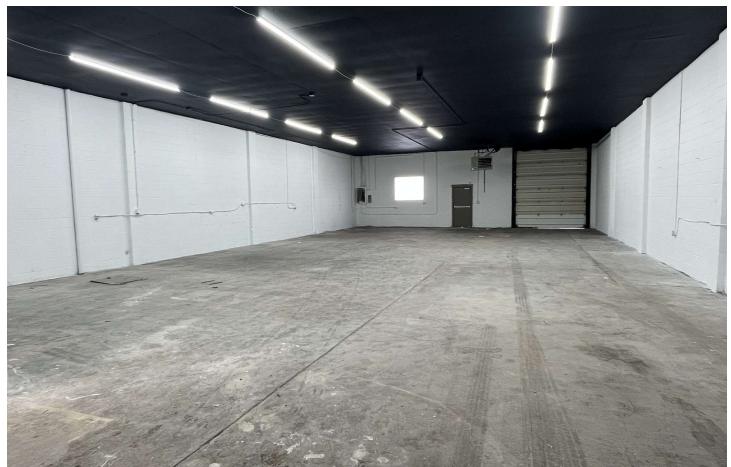
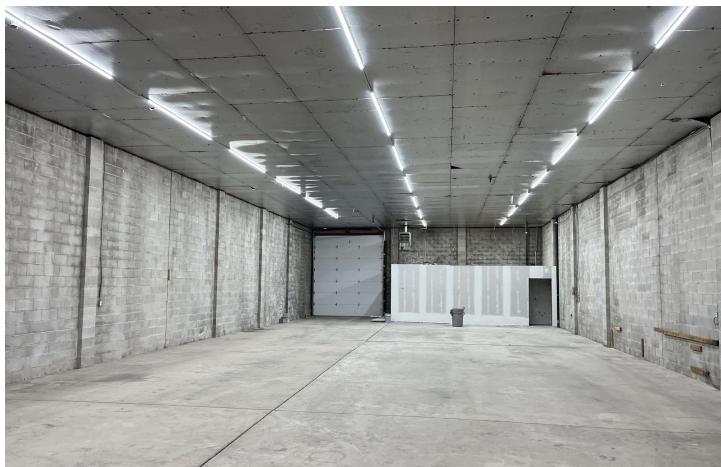
614 629 5282 • rmcgreevy@ohioequities.com

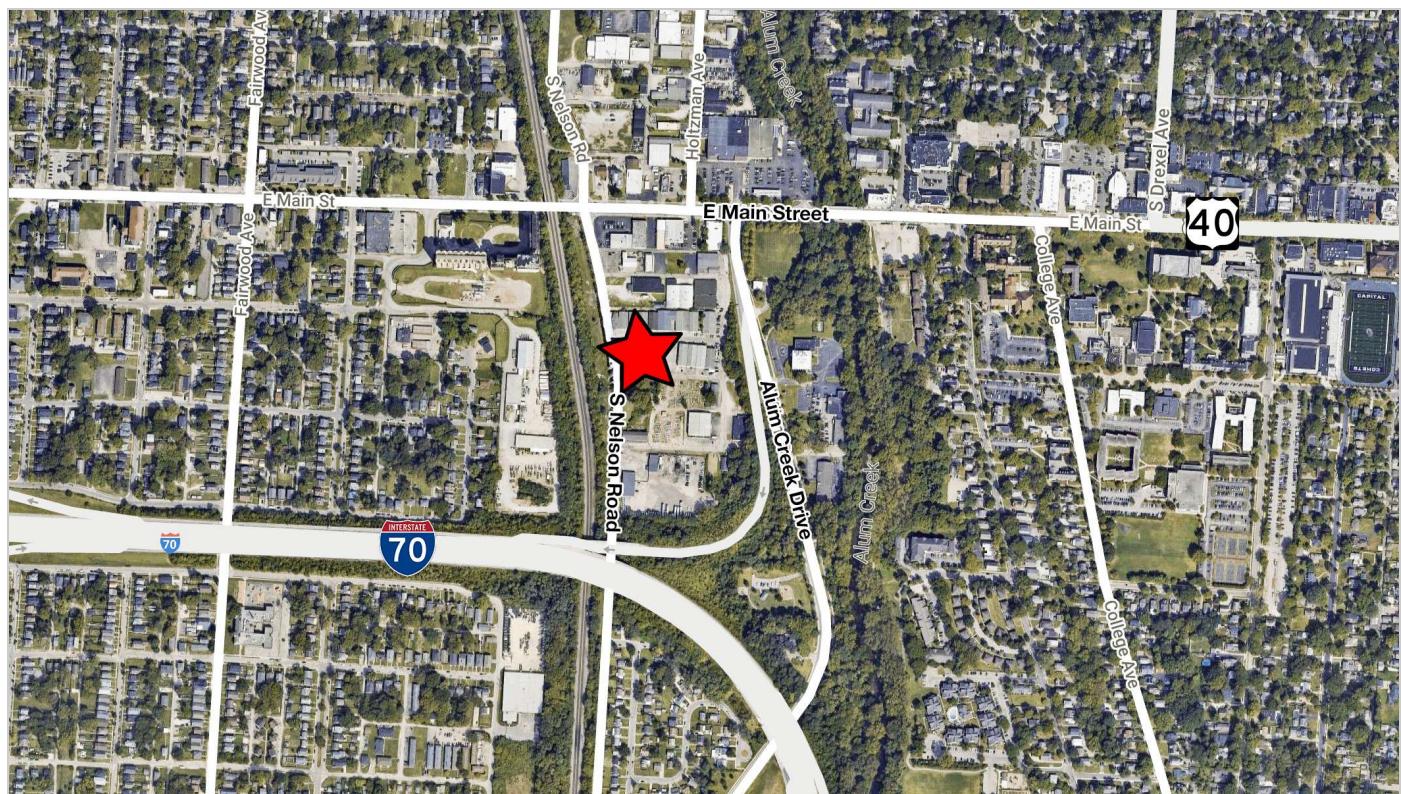
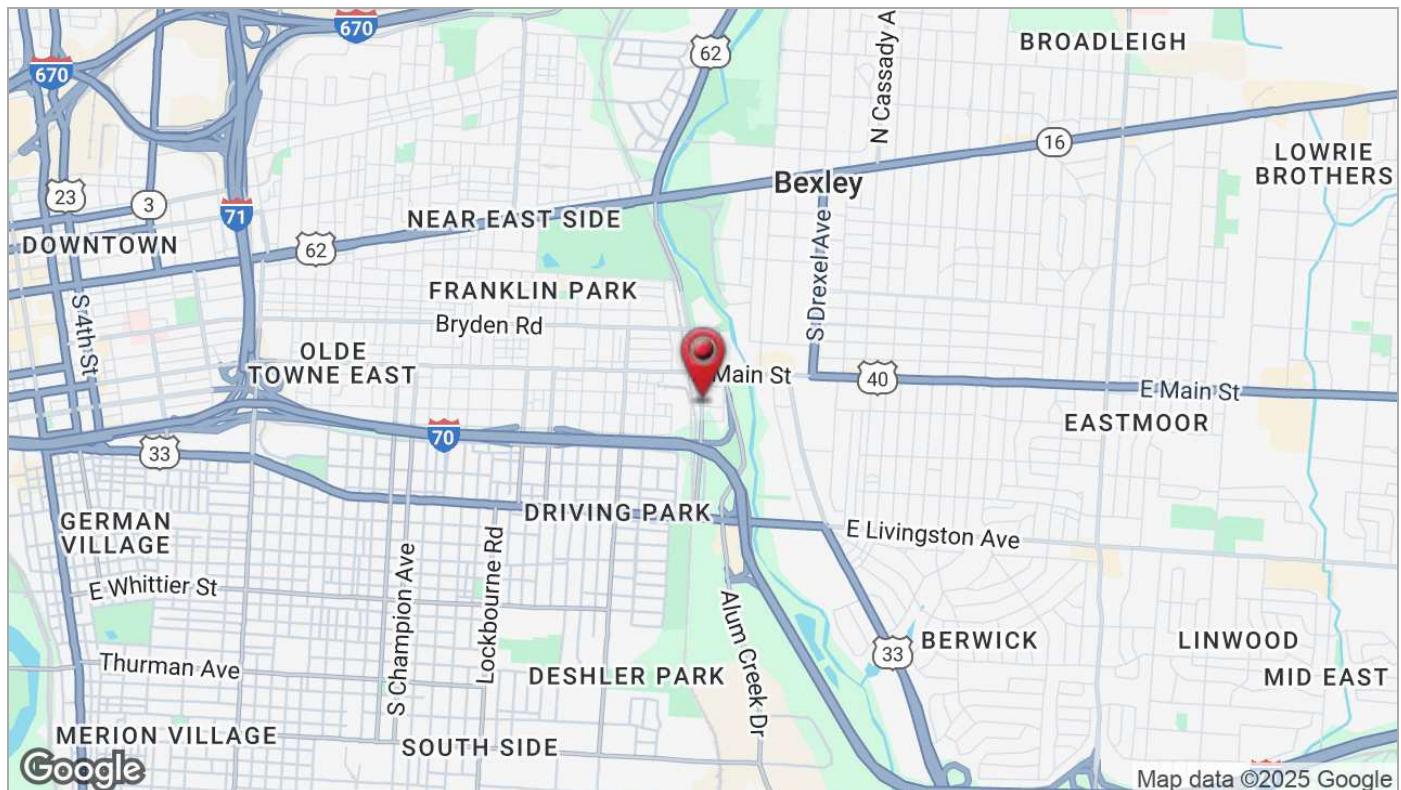


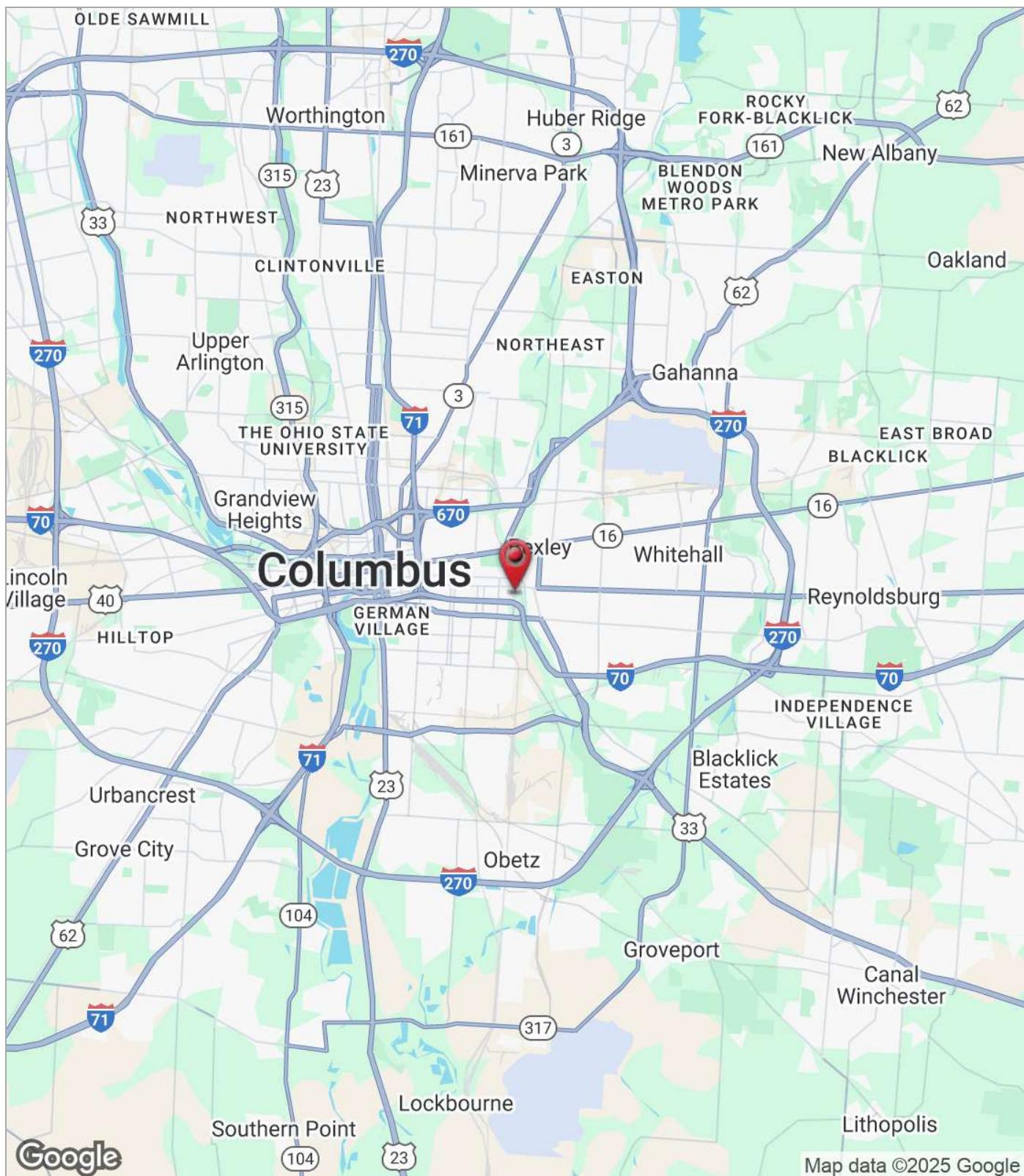
SPACE	LEASE RATE	LEASE TYPE	TOTAL SIZE	OFFICE SIZE	DRIVE-IN DOORS	CLEAR HEIGHT
Building A	\$10.00 SF/YR	NNN	3,200 SF	150 SF	2 (10' X 10')	12'
Building G	\$10.00 SF/YR	NNN	3,600 SF	100 SF	2 (12' X 10')	12'

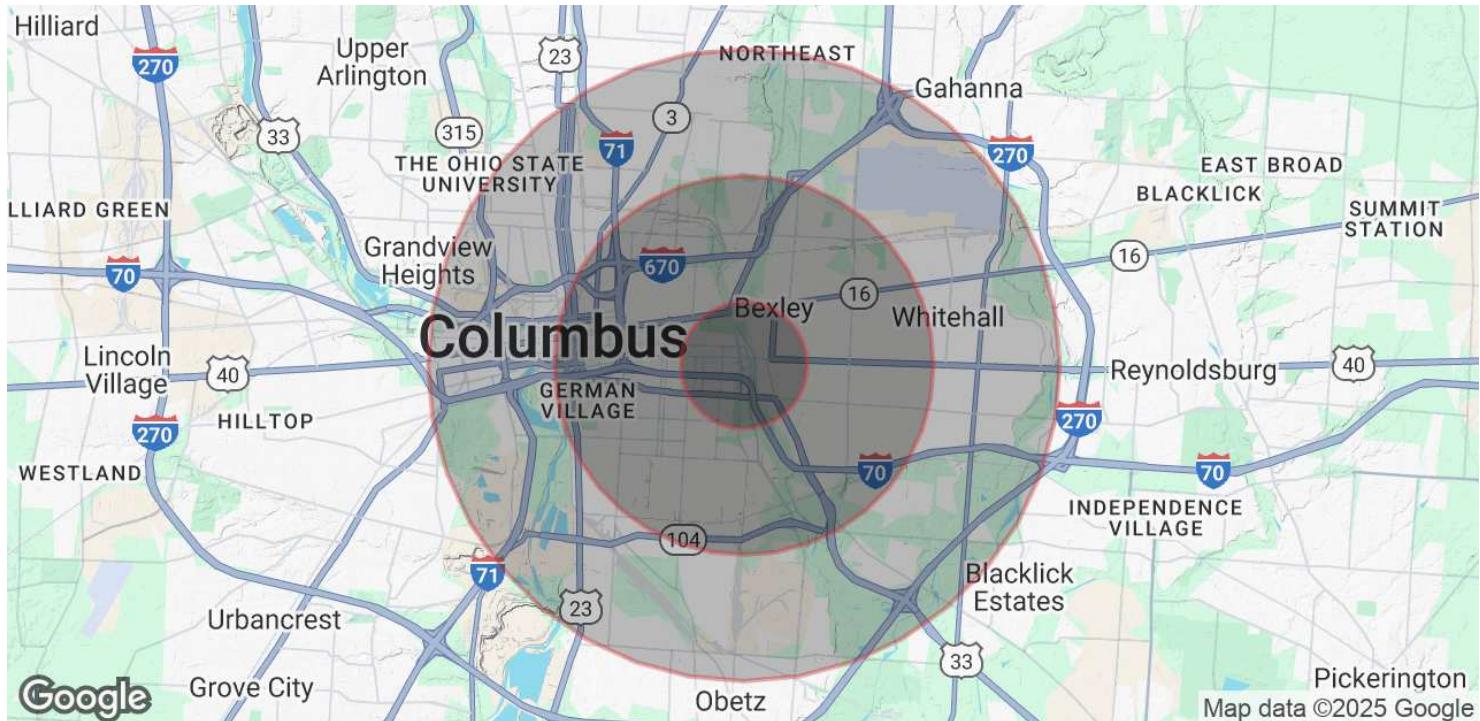












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,423	125,763	311,756
Average Age	37	38	36
Average Age (Male)	36	37	36
Average Age (Female)	38	39	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,658	56,333	133,820
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$103,219	\$78,903	\$72,453
Average House Value	\$443,161	\$335,589	\$290,245

Demographics data derived from AlphaMap