



## Bexley Business Park

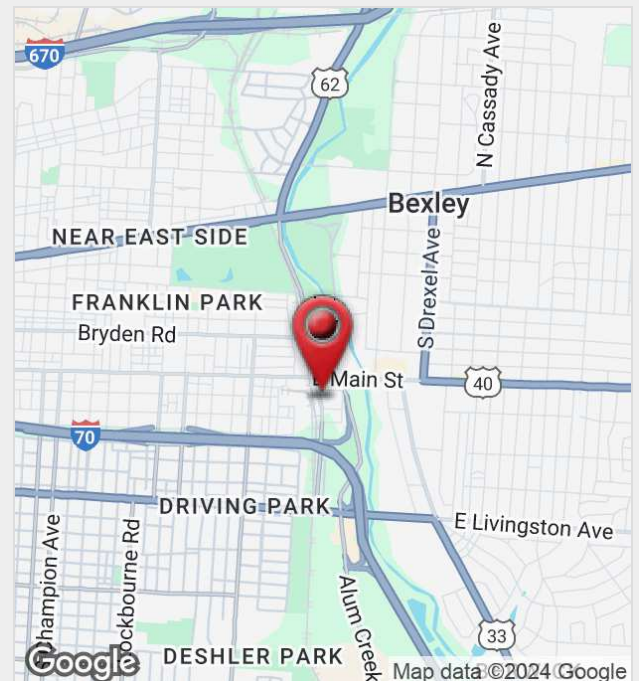
572 S Nelson Road, Columbus, Ohio 43205

### Property Features

- Bexley Business Park is Comprised of 15 Buildings and ±60,000 SF Available to Lease
- Warehouse Spaces Currently Available Range in Size from 3,200 SF to 9,600 SF
- 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:

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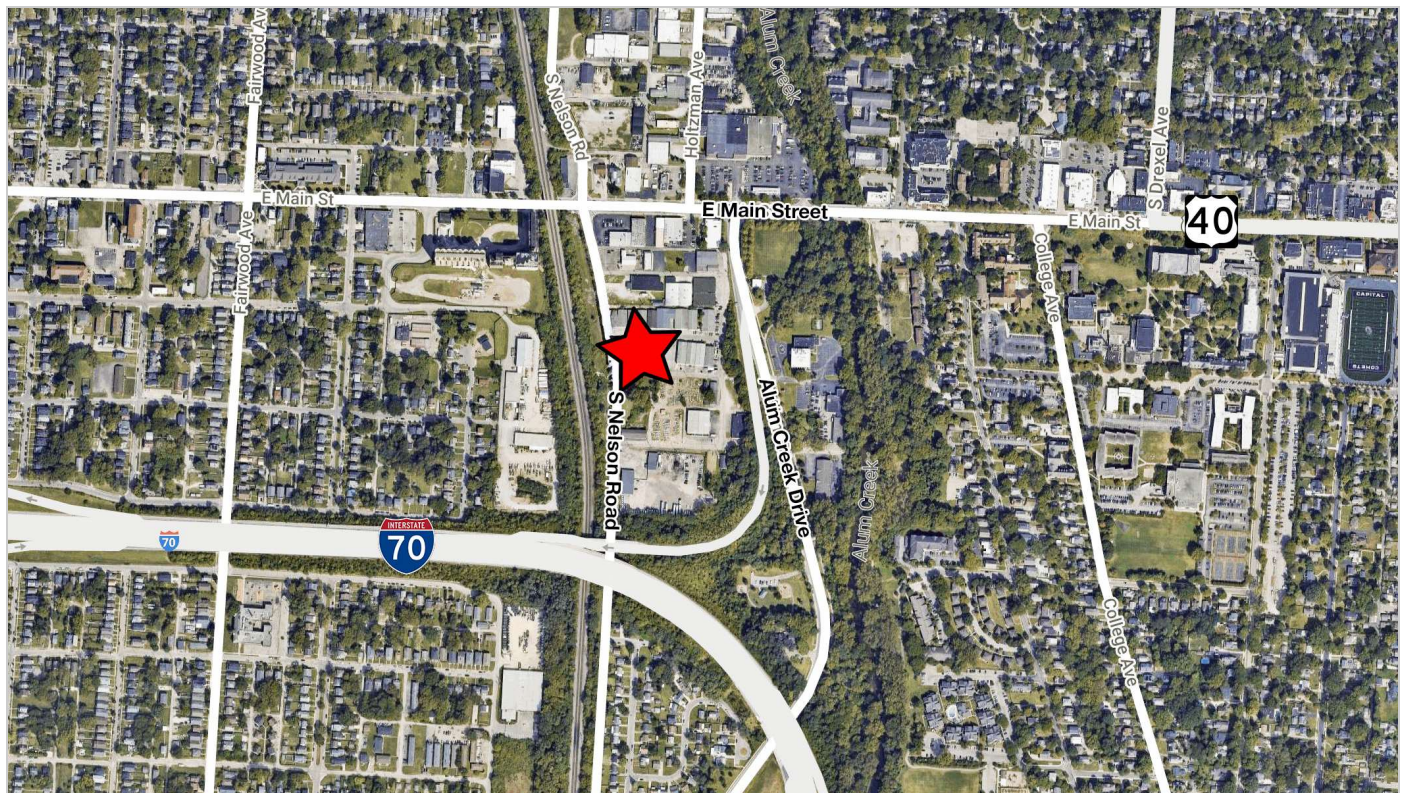
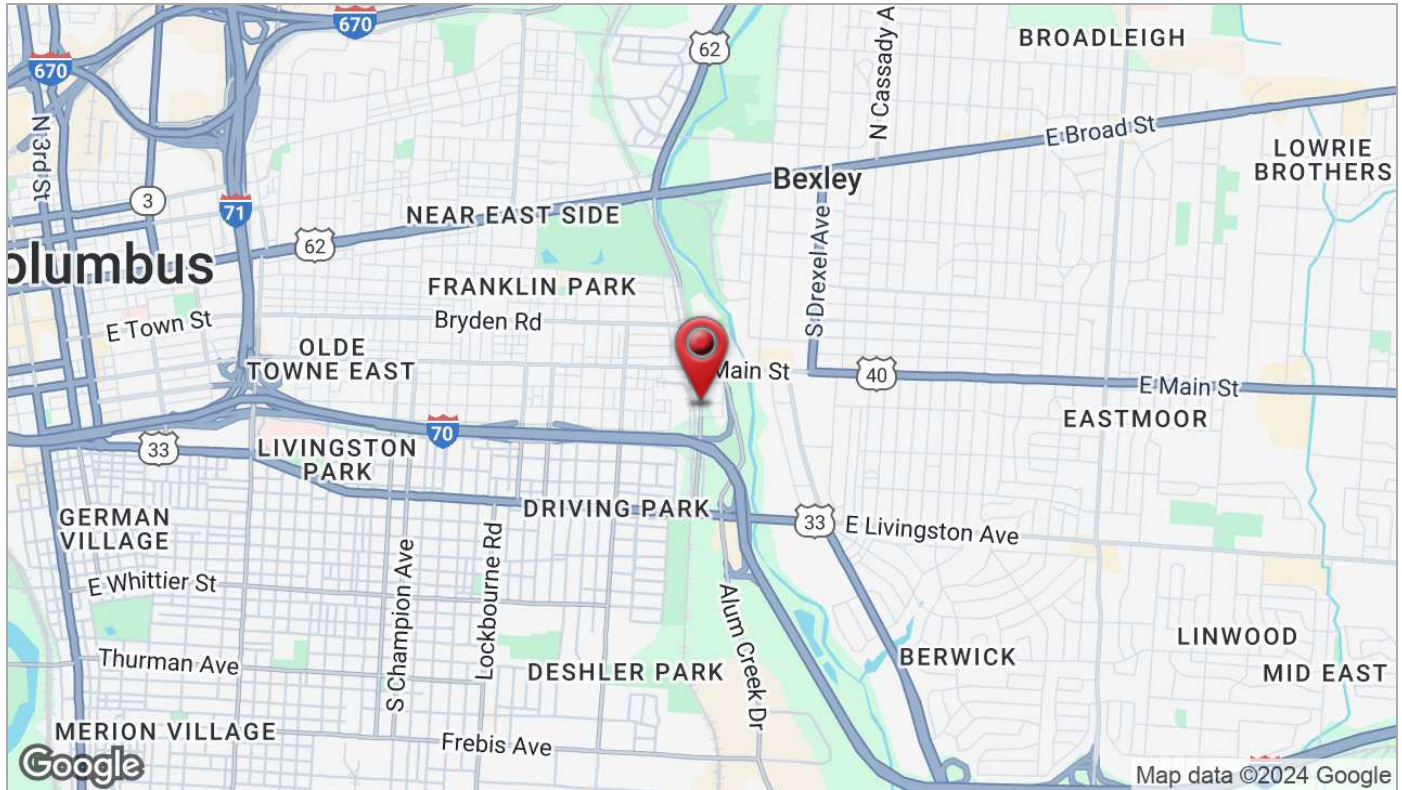
SPACE	LEASE RATE	LEASE TYPE	TOTAL SIZE	OFFICE SIZE	DRIVE-IN DOORS	CLEAR HEIGHT
Building A	\$10.00 SF/YR	NNN	3,200 SF	150 SF	2 (10' X 10')	12'
Building B	\$10.00 SF/YR	NNN	3,200 SF	100 SF	2 (10' X 10')	12'
Building C	\$10.00 SF/YR	NNN	3,200 SF	100 SF	2 (12' X 10')	13'
Building D	\$10.00 SF/YR	NNN	3,200 SF	125 SF	2 (12' X 10)	13'
Building E	\$10.00 SF/YR	NNN	6,640 SF	1,000 SF	1 (10' X 16')	14'
Building F	\$10.00 SF/YR	NNN	5,400 SF	650 SF	2 (12' X 10')	12'
Building G	\$10.00 SF/YR	NNN	3,600 SF	100 SF	2 (12' X 10')	12'
Building H	\$10.00 SF/YR	NNN	6,000 SF	350 SF	2 (10' X 10')	12'
Building I/J	\$10.00 SF/YR	NNN	6,400 SF	100 SF	7 (FIVE 12' X 14' & TWO 10' X 12')	16'
Building K	\$10.00 SF/YR	NNN	3,200 SF	100 SF	2 (10' X 12')	13'

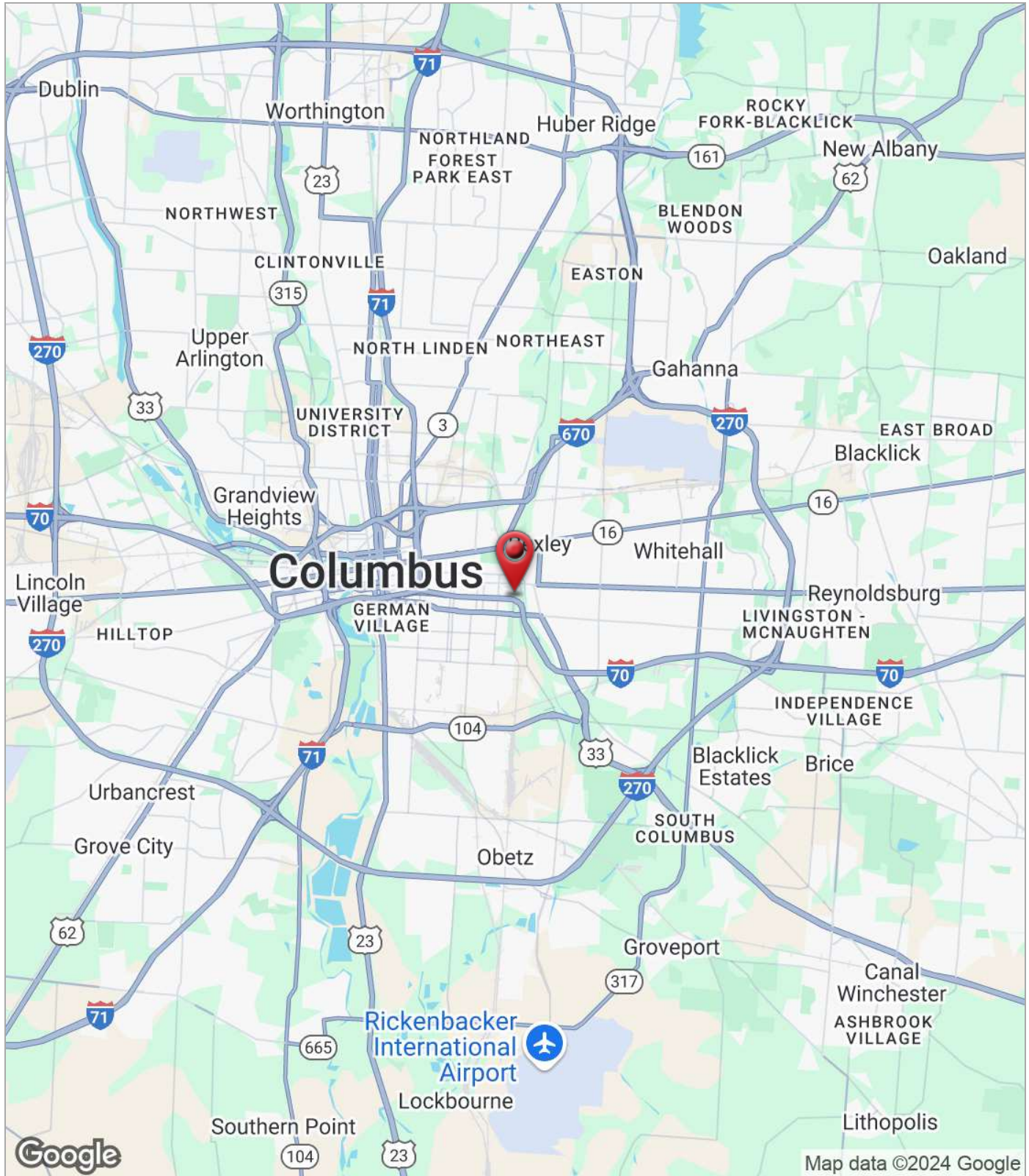


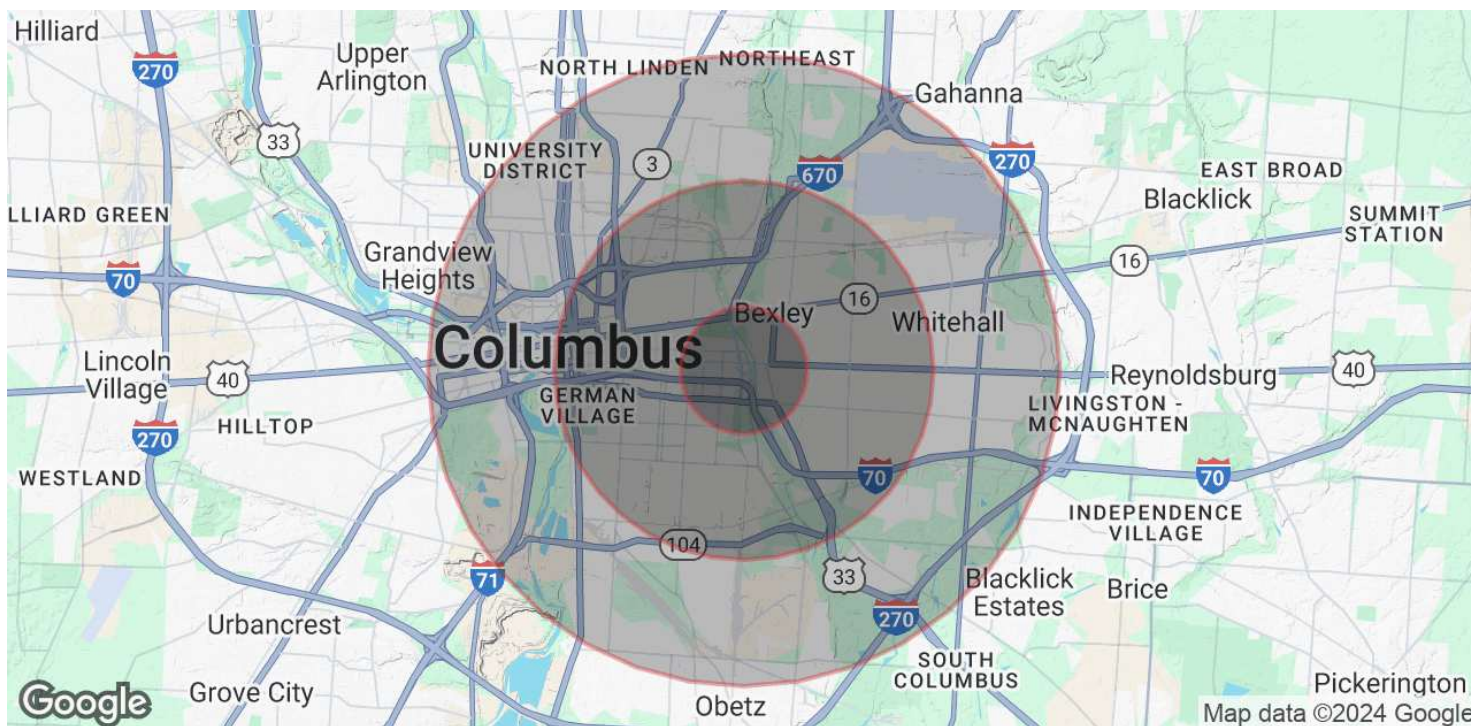
SPACE	LEASE RATE	LEASE TYPE	TOTAL SIZE	OFFICE SIZE	DRIVE-IN DOORS	CLEAR HEIGHT
BUILDING M	\$10.00 SF/YR	NNN	4,000 SF	500 SF	2 (12' x 14')	16'
BUILDING N	\$10.00 SF/YR	NNN	4,000 SF	200 SF	2 (12' x 14')	16'
BUILDING Q	\$10.00 SF/YR	NNN	3,600 SF	360 SF	2 (12' x 14')	16'











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