



OFFICE WAREHOUSE (FLEX) BUILDING FOR SALE

733 GREEN CREST DR

WESTERVILLE, OH 43081



A MEMBER OF CORFAC INTERNATIONAL

**EXCLUSIVELY
PRESENTED BY**

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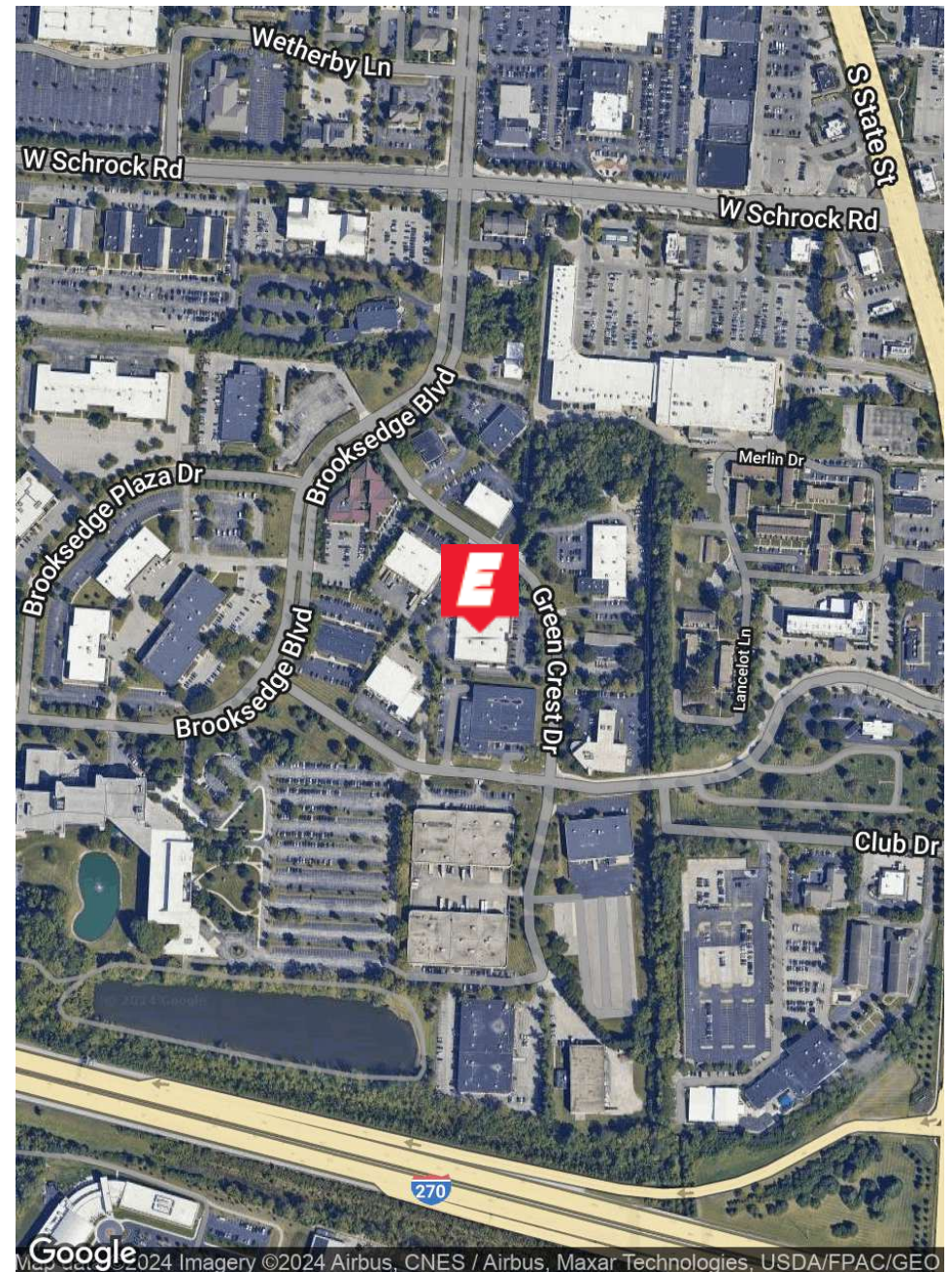
EXECUTIVE SUMMARY

This 25,840 SF office/warehouse building, built in 1980, is located in the Brookside Corporate Center in Westerville, OH. The property sits on 2.55 acres and features wet sprinklers throughout the entire building, dock access for both suites, and a parking ratio of 4.76/1000. Centrally positioned between SR-3 and Cleveland Avenue, the location offers easy access to I-270 and is close to numerous restaurants and retail amenities.

The building offers a unique opportunity for owner-occupants or investors to capitalize on a versatile property in a highly sought after area. The current owner occupies a recently renovated 10,340 SF suite, updated in 2020, with approximately 5,997 sf office space (58%) and 4,320 sf warehouse space (42%) that is available. The suite has a reception, 3 private offices, kitchenette, large training/conference room (24), open area for cubicles (20+), two restrooms with locker rooms and showers, a fitness center, and creative hang out area. The warehouse is fully conditioned with 13-15' clear heights and 1 dock with lift. The entire spaces are fully sprinkled. The owner is open to a short-term lease, making this an ideal option for immediate occupancy. A long-term tenant occupies the remaining 15,500 SF under a stable NNN lease at below-market rates, providing excellent income potential.

This versatile flex building combines a prime location, strong tenant stability, and significant owner-occupant potential, making it an outstanding investment or business opportunity.

NDA required to get lease terms & financials - please contact agents



\$3,750,000 (\$145/SF)

ASKING PRICE

OFFICE/WAREHOUSE (FLEX)

PROPERTY TYPE

25,840

TOTAL SF AVAILABLE

2.555 ACRES

TOTAL ACREAGE

2/0

DOCKS/DRIVE INS

WESTERVILLE

CITY

4.76/1000

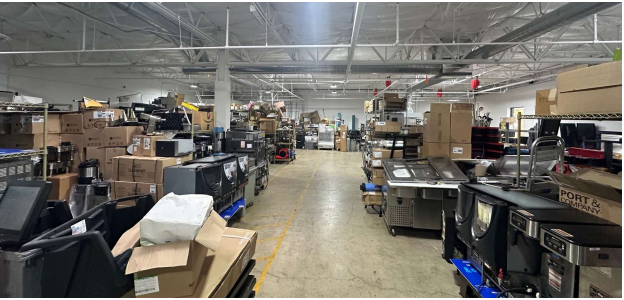
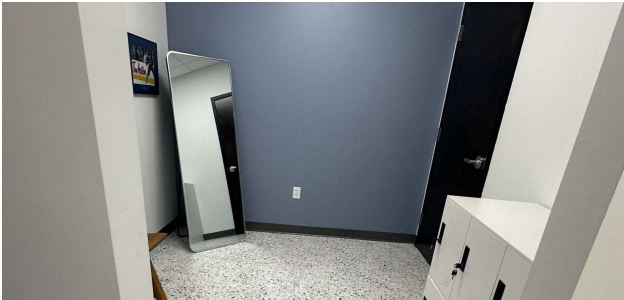
PARKING RATIO



PROPERTY PHOTOS



PROPERTY PHOTOS



MARKET OVERVIEW MAP

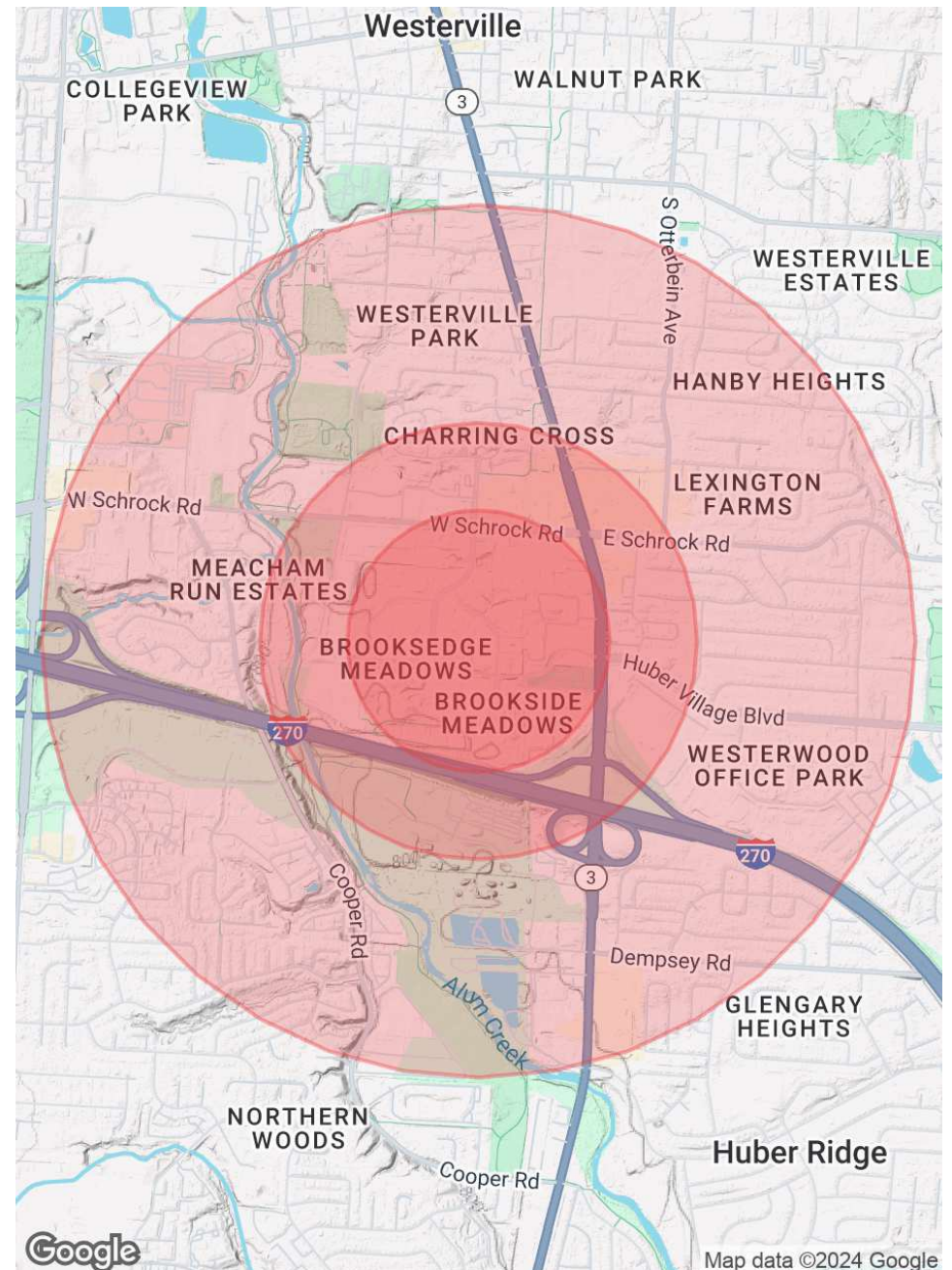


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	183	1,256	8,926
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	525	3,763
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$80,462	\$86,771	\$86,975
Average House Value	\$310,923	\$289,423	\$278,620

Demographics data derived from AlphaMap





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