

FOR LEASE



\$12.00/SF NNN

3080 Scioto Darby Executive Court, Hilliard, Ohio 43026

- Office Warehouse/Flex.
- Unit 3080 available with total 2,850 +/- SF
- Unit includes 1,150 +/- SF office space
- Well maintained and recently remodeled.
- Located near Roberts Road and I-270.
- Operating expenses of \$4.06/SF.
- 12'x 12' drive-in door with opener.



Click Here for Video

BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
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Customer Full

Industrial-Office



List Number: 223029842 **Status:** Active **List Price:** \$12
Original List Price: \$12 **List Price Sqft:** VT:

Parcel #: 243132 **Previous Use:** Office Warehouse
Use Code: **Tax District:** 560 **Zoning:** M-2

For Sale: No **For Lease:** Yes **Exchange:** No
Occupancy Rate: **Mortgage Balance:**

0 Gross Rental Income: **Assoc/Condo Fee:**
Total Op Expenses: 0
NOI: 0

Taxes (Yrly): **Tax Year:** **Tax Incentive:** No
Assessment: **Addl Acc Cond:** None Known **Possession:** 1/1/2024

General Information

Address: 3080 Scioto Darby Executive Court **Unit/Suite #:** **Zip Code:** 43026
Between Street: Scioto Darby Creek & Cemetary Road **City:** Hilliard **Corp Limit:** Hilliard
Subdiv/Cmplx/Comm: **County:** Franklin **Township:** None
Dist to Interchange: **Mult Parcels/Sch Dis:** No **Near Interchange:**

Building Information

Sq Ft ATFLS:	Minimum Sqft Avail: 2,850	Max Cont Sqft Avail: 2,850
Bldg Sq Ft: 12,250	Acreage: 1	Lot Size:
# Floors Above Grnd: 1	# Units: 8	Parking Ratio/1000:
# of Docks: 0	# Drive-In Doors: 1	Total Parking: 23
Year Built: 1998	Year Remodeled:	Bay Size: x
Ceiling Height Ft:	Max Ceiling Ht Feet:	Office Sq Ft: 1,150
		Tax Abatement: No
		Abatement End Date:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 12	Term Desired:
Expenses Paid by L:	Will LL Remodel:
T Reimburses L: Curr Yr Est \$/SF TRL: 0	Finish Allow/SQFT \$:
T Contracts Directly:	Pass Exp Over BaseYr:
Curr Yr Est \$/SF TRL: 0	Exp Stop \$:
Curr Yr Est \$/SF LL:	

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Construction:
Sprinkler:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Newly renovated 2,850 Sf office/ warehouse suite located in Hilliard, OH. This suite offers 1,150 Sf of office with a kitchenette and five private offices. There is approximately 1,700 SF of warehouse with a 12' x 12' drive in door and 10' clear height. Owner is an Ohio licensed real estate agent.

Sold Info

Sold Date:	DOM: 1	SP:
		Sold Non-MLS: No
	SrCns:	SrAst:
	Concession Comments:	

Sold Non-MLS: No
September 12, 2023

Prepared by: Randy J Best

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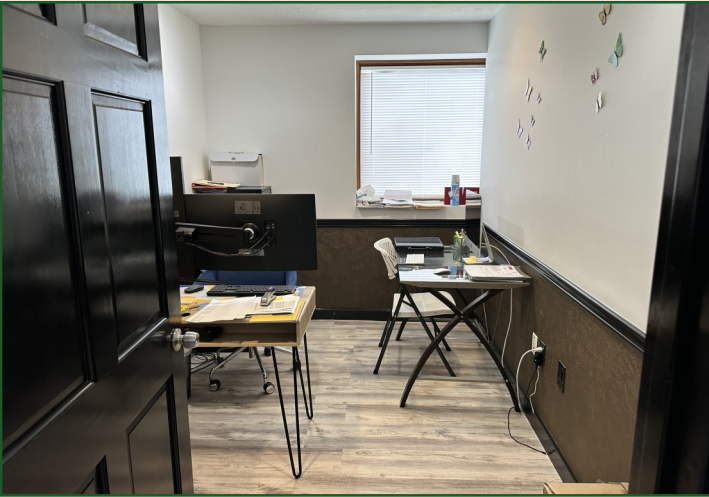


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Aerial



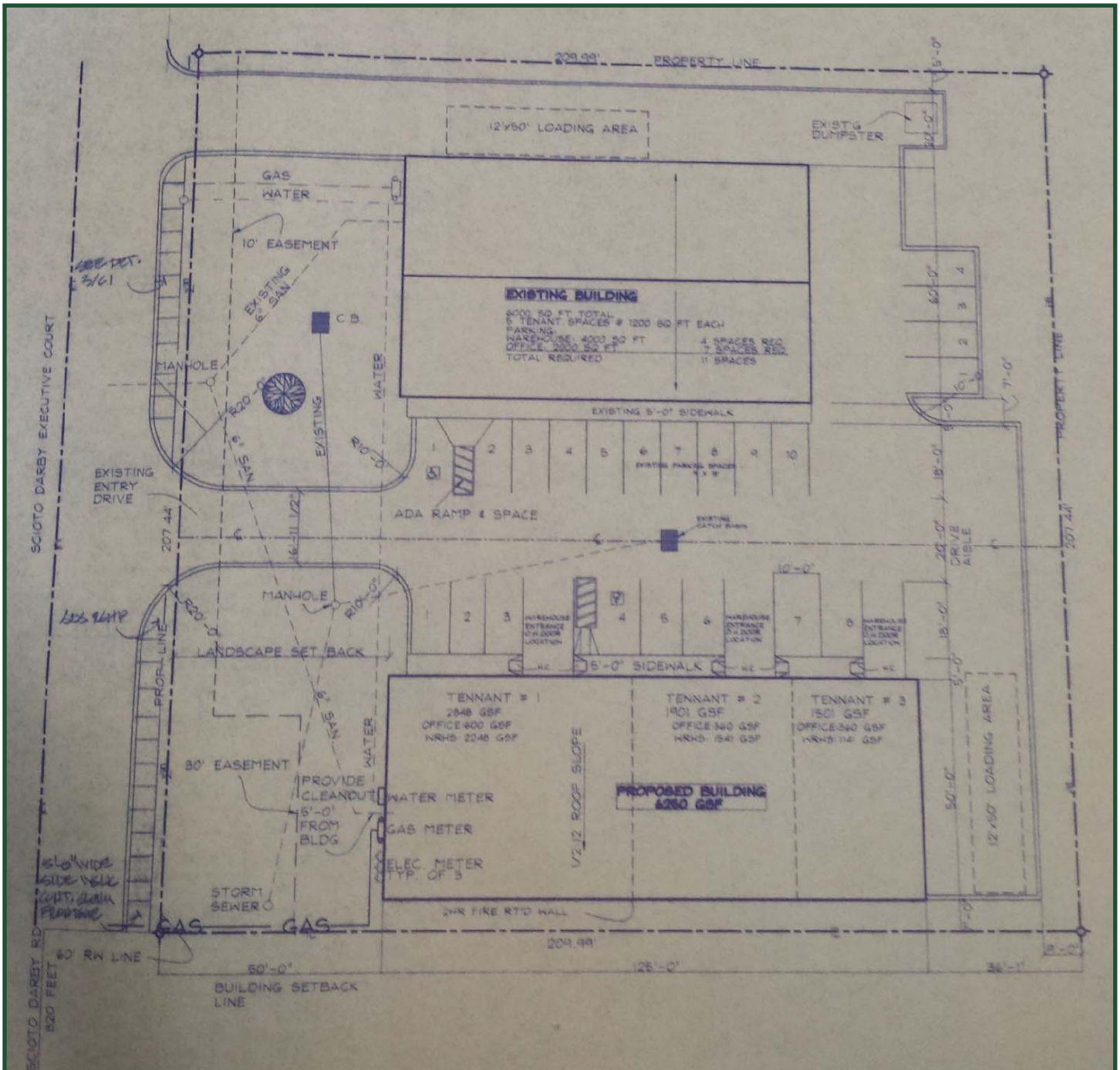
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Layout



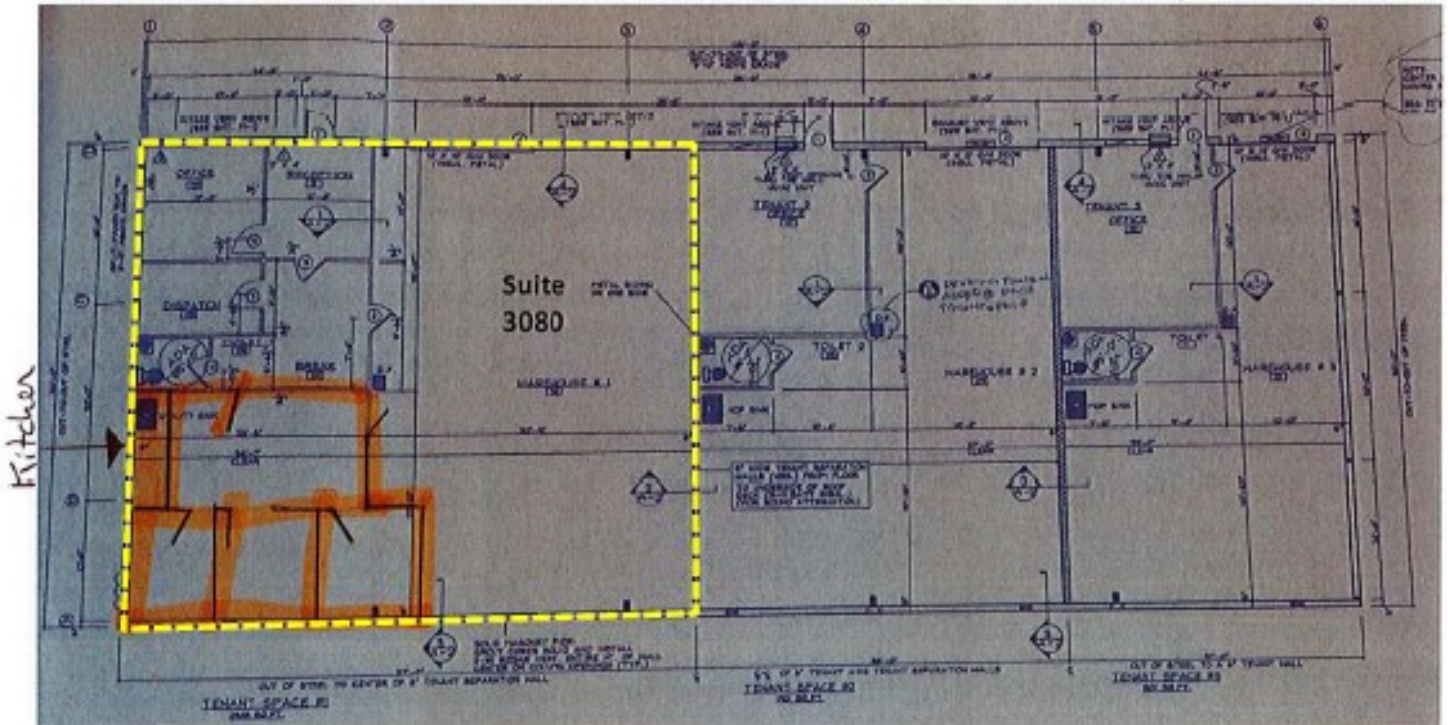
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Layout



Please note that the office has been expanded since original construction and this is to be used for suite identification only

2,850± SF total
1,150 SF of office
1,700 SF of warehouse
12' x 12' drive-in door with opener
16'± clear height

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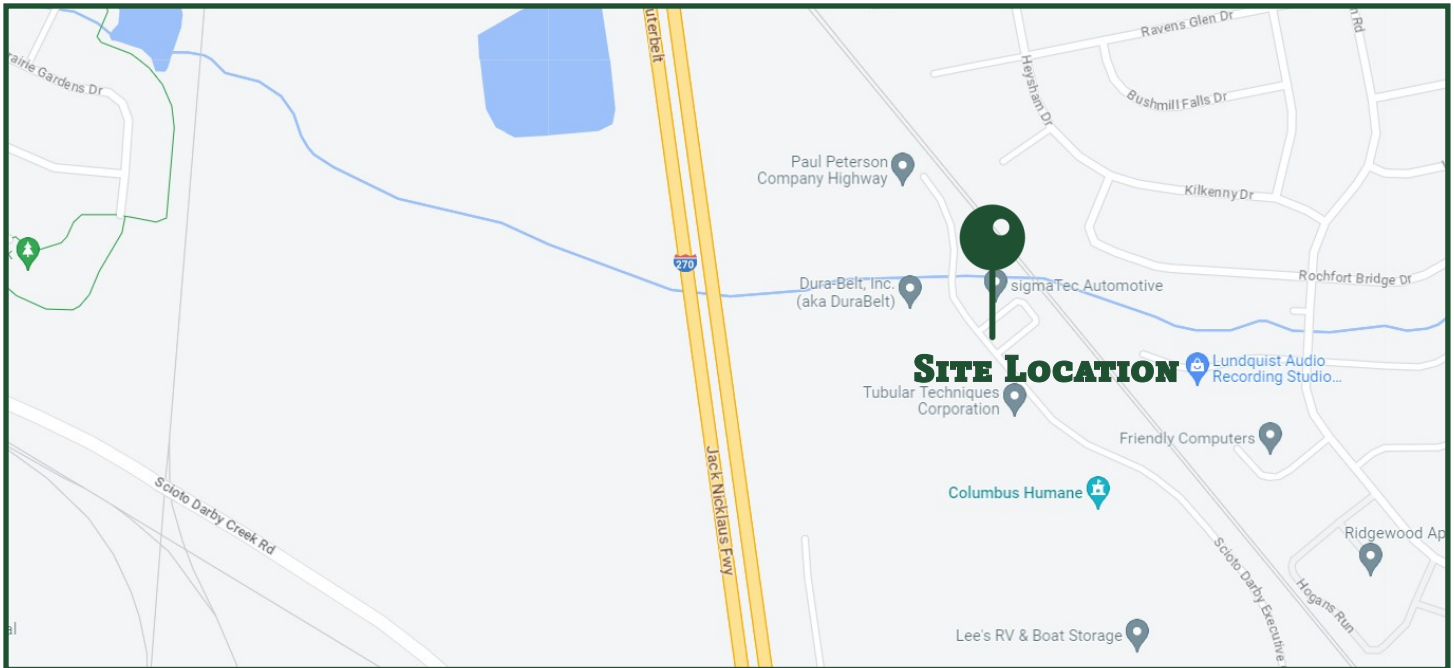
Amenities



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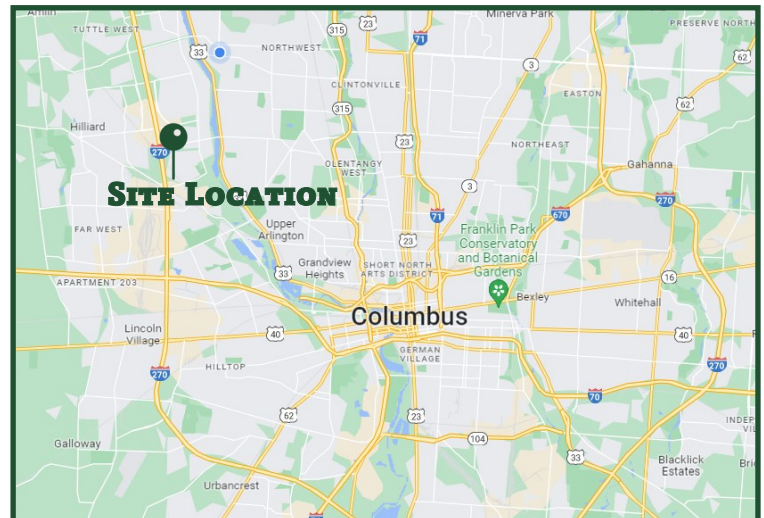


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TRAFFIC COUNT

Street	Avg Daily Volume
SCIOTO DARBY CREEK RD - SCIOTO DARBY EXECUTIVE CT	9,678
DUBLIN RD SCIOTO - DARBY CREEK RD	15,982
SCIOTO DARBY CREEK RD - DUBLIN RD	10,978



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020) 	3,926	45,331	141,576
Households (2020) 	5,743	25,480	75,917
Avg Household Income (2020) 	\$84,459	\$88,834	\$85,400

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON INDUSTRIES**

 **FedEx**

 **Nationwide**

 **XPO Logistics**

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN ELECTRIC POWER**

 **Huntington**

 **Whirlpool CORPORATION**

 **DSW DESIGNER SHOE WAREHOUSE**

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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