



**3341 CENTERPOINT DRIVE, URBANCREST, OHIO 43123**

**FOR LEASE: \$9.00 PER SQ FT NNN**



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**Property Features:**

- Industrial Condo
  - Big Run Business Park
  - 4,000 sq ft
  - Dock
  - Drive in Door at 12'ft
  - Small office in front
  - 20' Ceilings
  - Freeway visibility
  - Easy Access
  - Very nice space
  - \$1.25 per sq ft NNN charges
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**BEST CORPORATE REAL ESTATE  
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

# 3341 Centerpoint Dr

Urbancrest, OH 43123-1487 | Franklin County | Greater Franklin County Market | Southwest Submarket  
48,000 SF Industrial - Flex/R&D Bldg with 4,000 SF Available at \$9.00 NNN



Located in the Big Run Business Park with a dock and drive in door, freeway visibility, and easy access. Very nice space with 20' ceilings.

**Property Flex/R&D**

Type  
Bldg **48,000 SF**  
Size

Status **Existing**

Year **2005**  
Built

Clear **19.00 - 21.00 FT**  
Height

Dock **12**

Doors

Drive- **12**

Ins

Office **2,040 (4.25%)**  
SF

Sprinkler **None**

Power **200 Amps/208 Volts/3 Phase**

HVAC --

Rail **No**

Parcel # **161-001152-90; 161-001142; 161-001143; 161-001144; 161-001145;  
161-001146; 161-001147; 161-001148; 161-001149; 161-001150;  
161-001151; 161-001153**

Land Area **4.18 Ac.**

Zoning --

Sublease **No**

% Occupied **91.67%**

Available SF **4,000 SF**

Max Contig **4,000 SF**

Min Divisible **4,000 SF**

Rental Rate **\$9.00 NNN**

Sale Price **Not for Sale**

Price/SF **Not for Sale**

Operating Exp/SF **\$1.25 /SF**

Taxes/SF --

Unit	SF Avail	Max Contig	Min Div	Lease Rate	Vacant	Occupancy	Office SF	Docks	Drive-Ins	Clear Height
--	4,000	4,000	4,000	\$9.00 NNN	Yes		150	1	1	20.00

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**





Centerpoint Dr

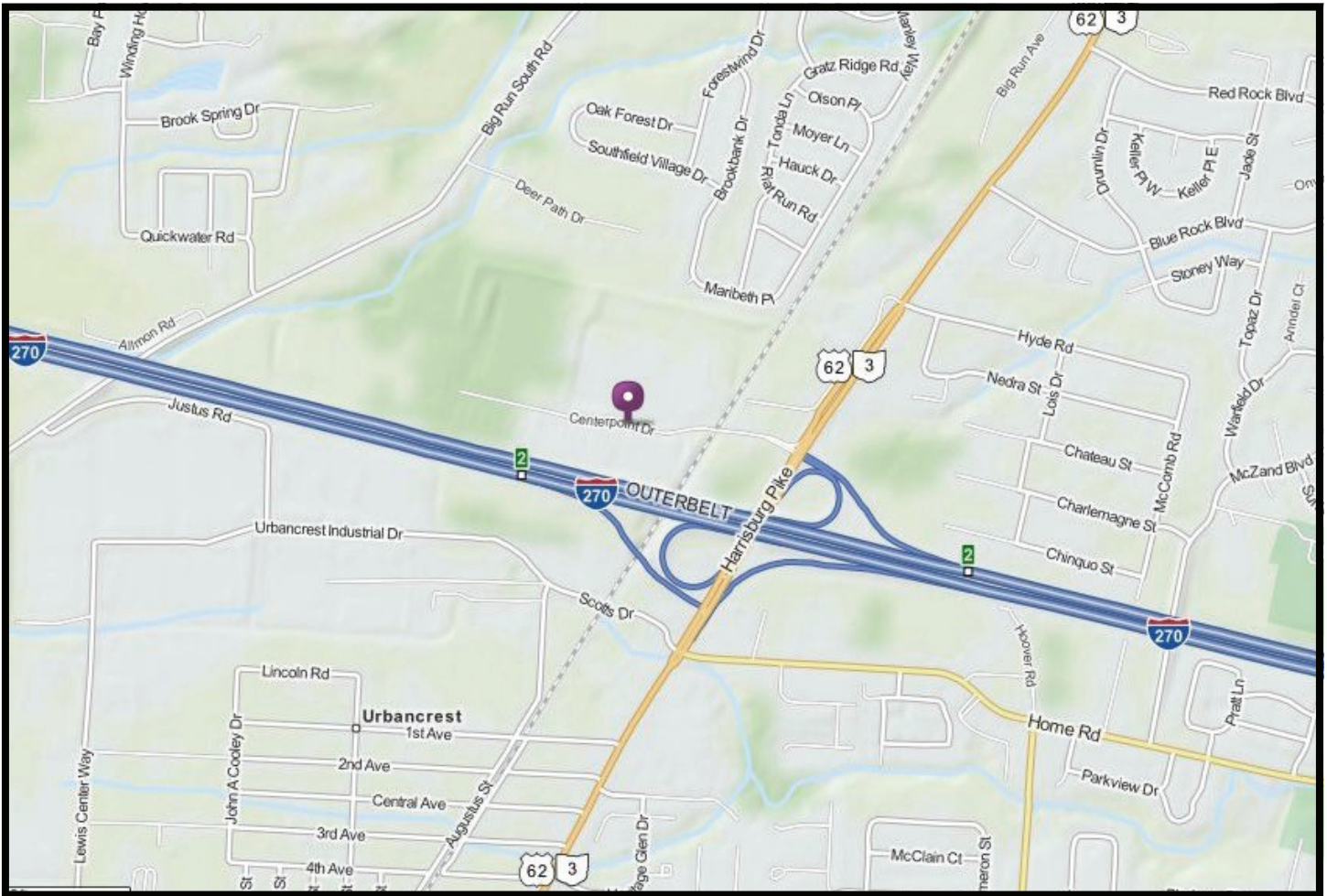


Capital Park South

Jack Nicklaus Fwy

SITE

Urban



3341 Centerpointe Drive  
Columbus, Ohio 43123

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