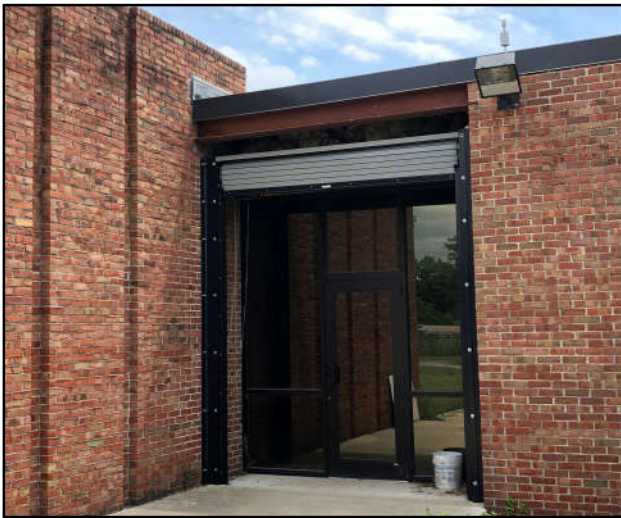


For Lease: \$5.45 NNN
For Sale: \$1,500,000
850 Harmon Avenue
Columbus OH 43223



PROPERTY FEATURES:

- 22,341 SF with Freeway Visibility
- Office/Warehouse for Lease
- Operating Expenses are approx. \$1.00 per SF
- Easy Access off I-71 Green Lawn
- Large space, approximately 22,341 SF Available
- Includes 4,000 SF Office & 18,000 SF Warehouse
- Ceilings are 16' with Two 16' overhead doors
- Includes outside dock located on 5.16 acre parcel with outside storage capabilities
- Equipped with floor drains, radiant heat and I-Beam Cranes in Warehouse
- One 12' interior dock door, multiple over head steel beam cranes (4,000 and 6,000 lbs)
- New LED lights in warehouse, paint booth, sky lights



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM



Customer Full

Industrial-Office/Warehouse



List Number: 218025143 **Status:** Active **List Price:** \$1,500,000
Original List Price: \$5.45 **Showing Start Date:** 07/10/2018
List Price Sqft: \$67.14
VT:

Parcel #: 010-000246 **Previous Use:** Office/Warehouse

Use Code: 352 - WAREHOUSE: 16-25PERC **Tax District:** 010 **Zoning:** Industrial OFFICE

For Sale: Yes **For Lease:** Yes **Exchange:** No
Occupancy Rate: 0 **Mortgage Balance:**

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

Taxes (Yrly): 20,098 **Tax Year:** 2017 **Tax Incentive:** No
Assessment: **Addl Acc Cond:** None Known **Possession:** 90 days

General Information

Address: 850 Harmon Avenue
Between Street: Greenlawn Ave & Griggs Ave
Subdiv/Cmplx/Comm:
Dist to Interchange:

Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:

Zip Code: 43223
Corp Limit: Columbus
Township: None
Near Interchange:

Building Information

Sq Ft ATFLS: 22,341 **Minimum Sqft Avail:** 22,341
Bldg Sq Ft: 22,341 **Acreage:** 5.16
Floors Above Grnd: 1 **# Units:** 1
of Docks: 1 **# Drive-In Doors:** 2
Year Built: 1966 **Year Remodeled:**
Ceiling Height Ft: **Max Ceiling Ht Feet:**

Max Cont Sqft Avail: 22,341
Lot Size:
Parking Ratio/1000:
Total Parking:
Bay Size: x
Office Sq Ft: 4,000
Tax Abatement: No
Abatement End Date:

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

Financials

Lease Rate \$/Sq Ft: 5.45
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 0
T Contracts Directly:
Curr Yr Est \$/SF TRL: 0
Curr Yr Est \$/SF LL:

Term Desired:
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:

Features

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

Property Description

For Sale or Lease. Easy access office/warehouse off I-71 and Green lawn Ave. 22,341 sq. ft. with approx 4,000 office & 18,000 warehouse- 16' ceilings with two 16' overhead doors. Outside dock on 5.16 acres with outside storage capabilities. Includes floor drains, radiant heat and I-beam cranes in warehouse.

Sold Info

Sold Date: **DOM:** 101 **SP:**
Sold Non-MLS: No
SrCns: **SrAst:**

Sold Non-MLS: No
October 18, 2018

Prepared by: Randy J Best

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Randy J Best on Thursday, October 18, 2018 10:40 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Exterior



Interior



Exterior



Exterior



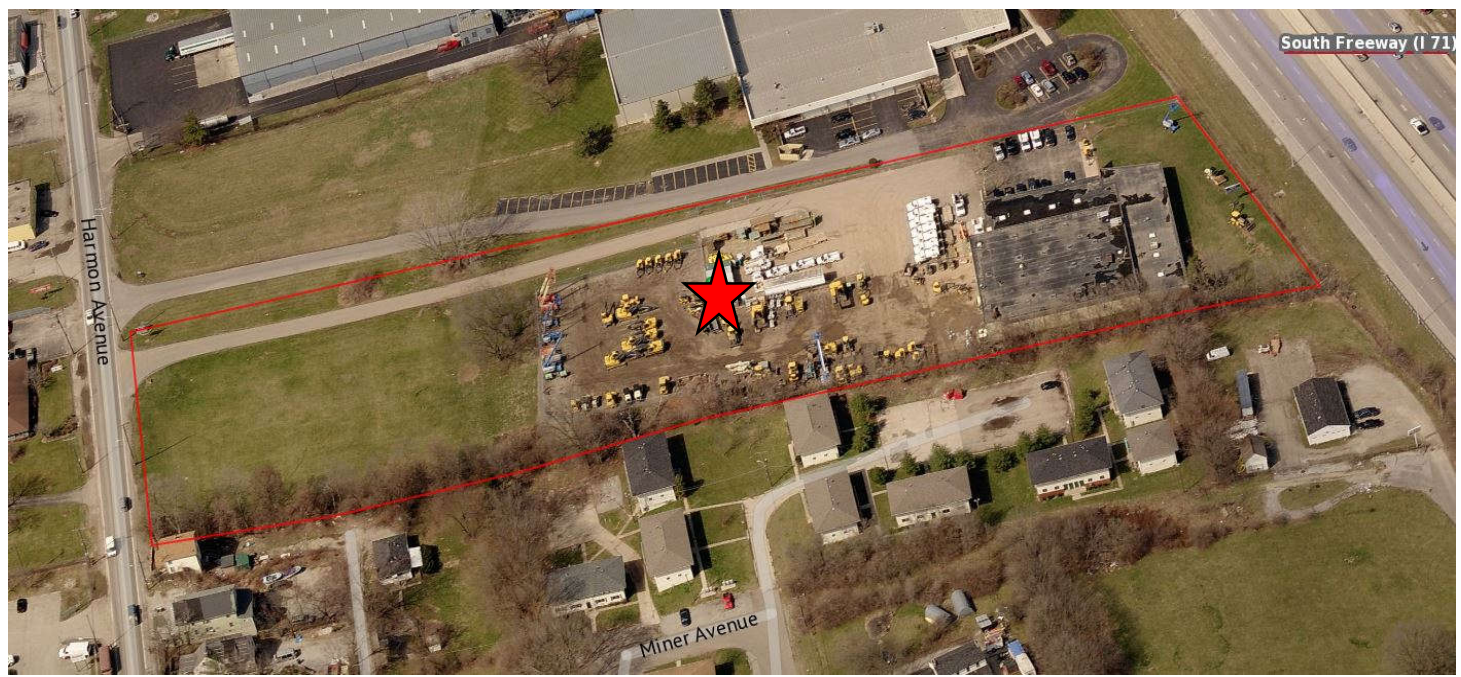
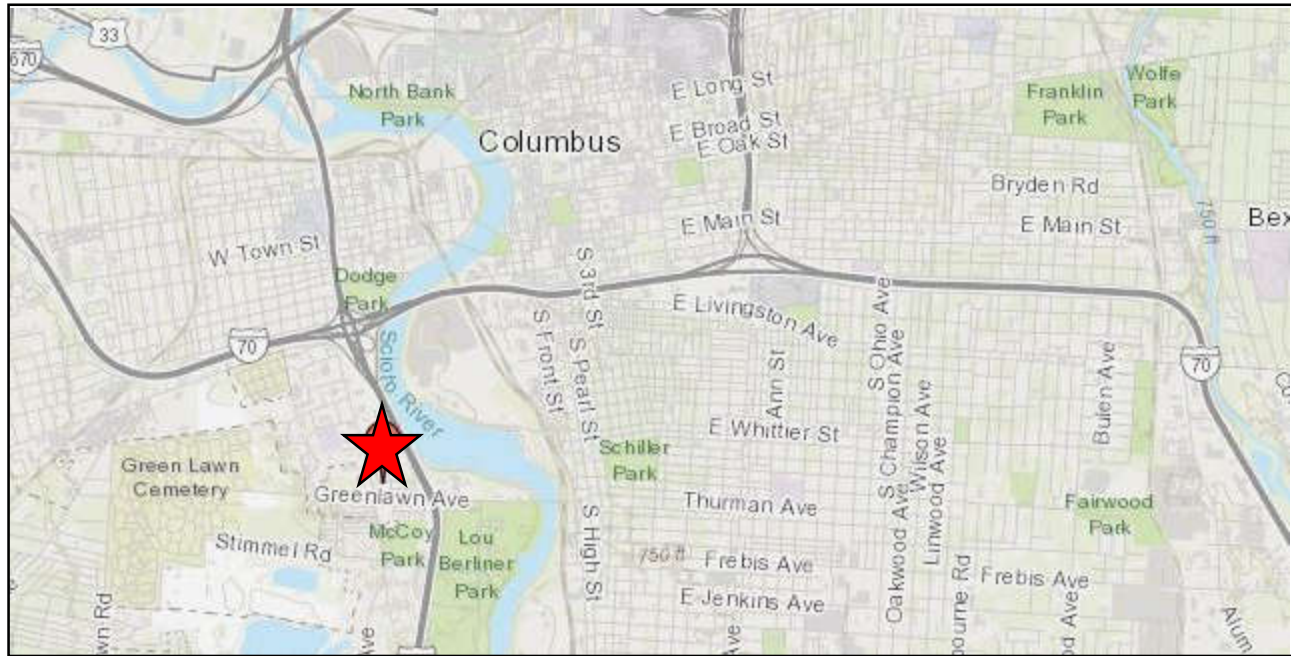
Aerial



Map Harmon



For Lease and For Sale
850 Harmon Avenue
Columbus OH 43223



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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.

Demographic Summary Report

850 Harmon Ave, Columbus, OH 43223

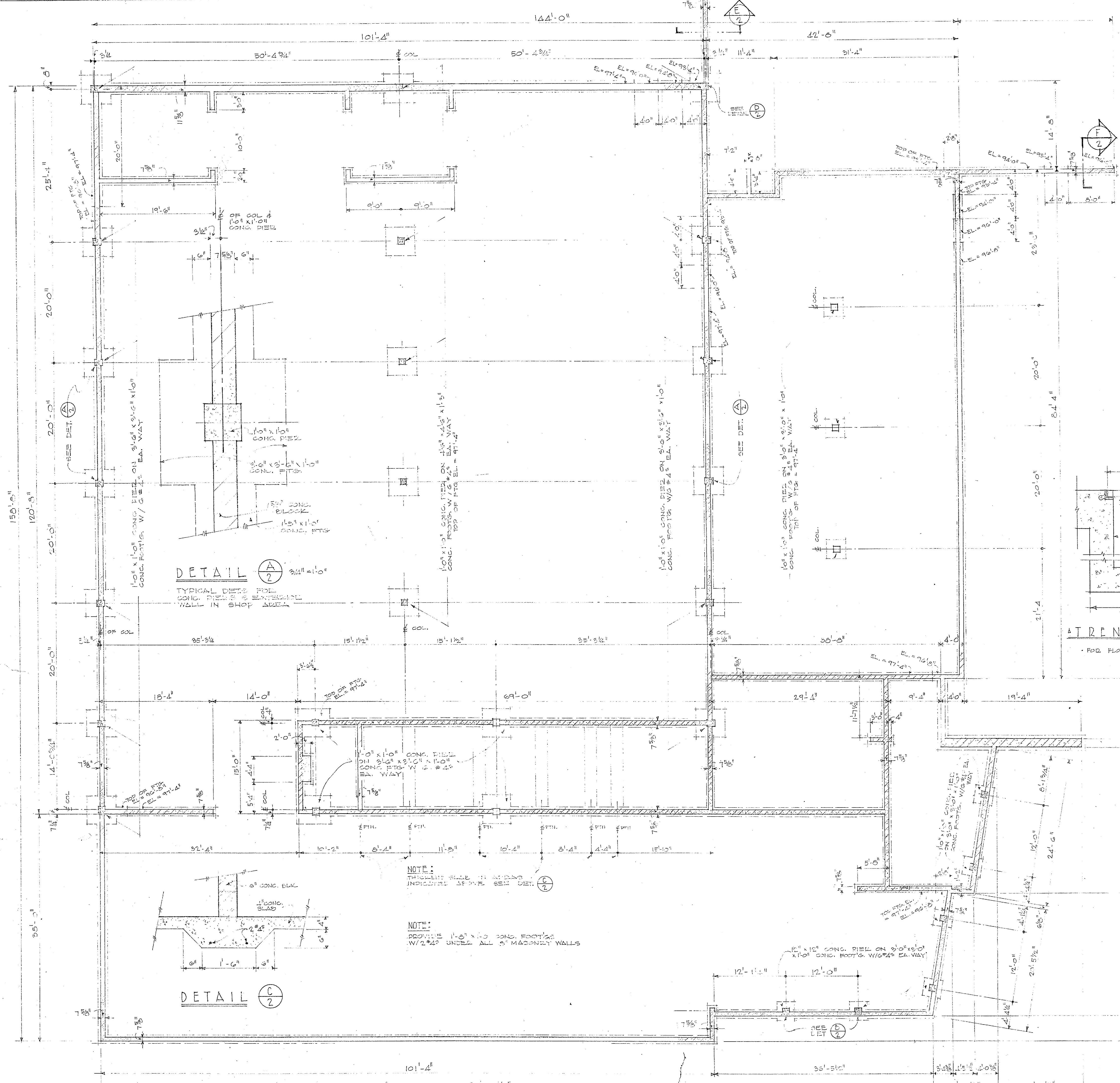
Building Type: **Industrial**
 RBA: **22,341 SF**
 Land Area: **5.16 AC**
 Total Available: **0 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	7,740	121,335	332,381
2018 Estimate	7,277	114,381	314,343
2010 Census	6,405	102,109	284,867
Growth 2018 - 2023	6.36%	6.08%	5.74%
Growth 2010 - 2018	13.61%	12.02%	10.35%
2018 Population by Hispanic Origin	188	4,806	14,243
2018 Population	7,277	114,381	314,343
White	5,041 69.27%	70,914 62.00%	207,658 66.06%
Black	1,816 24.96%	35,878 31.37%	83,860 26.68%
Am. Indian & Alaskan	27 0.37%	530 0.46%	1,311 0.42%
Asian	136 1.87%	2,576 2.25%	11,008 3.50%
Hawaiian & Pacific Island	8 0.11%	88 0.08%	314 0.10%
Other	248 3.41%	4,396 3.84%	10,192 3.24%
U.S. Armed Forces	0	60	133
Households			
2023 Projection	3,542	52,244	135,439
2018 Estimate	3,335	49,209	127,906
2010 Census	2,964	43,868	116,020
Growth 2018 - 2023	6.21%	6.17%	5.89%
Growth 2010 - 2018	12.52%	12.18%	10.24%
Owner Occupied	1,148 34.42%	19,185 38.99%	54,765 42.82%
Renter Occupied	2,187 65.58%	30,024 61.01%	73,140 57.18%
2018 Households by HH Income	3,335	49,209	127,906
Income: <\$25,000	1,361 40.81%	15,733 31.97%	40,255 31.47%
Income: \$25,000 - \$50,000	511 15.32%	11,504 23.38%	31,269 24.45%
Income: \$50,000 - \$75,000	454 13.61%	8,951 18.19%	22,469 17.57%
Income: \$75,000 - \$100,000	231 6.93%	4,721 9.59%	12,303 9.62%
Income: \$100,000 - \$125,000	269 8.07%	3,023 6.14%	7,920 6.19%
Income: \$125,000 - \$150,000	85 2.55%	1,463 2.97%	3,972 3.11%
Income: \$150,000 - \$200,000	157 4.71%	1,816 3.69%	4,186 3.27%
Income: \$200,000+	267 8.01%	1,998 4.06%	5,532 4.33%
2018 Avg Household Income	\$70,632	\$62,155	\$62,525
2018 Med Household Income	\$41,315	\$43,431	\$43,186





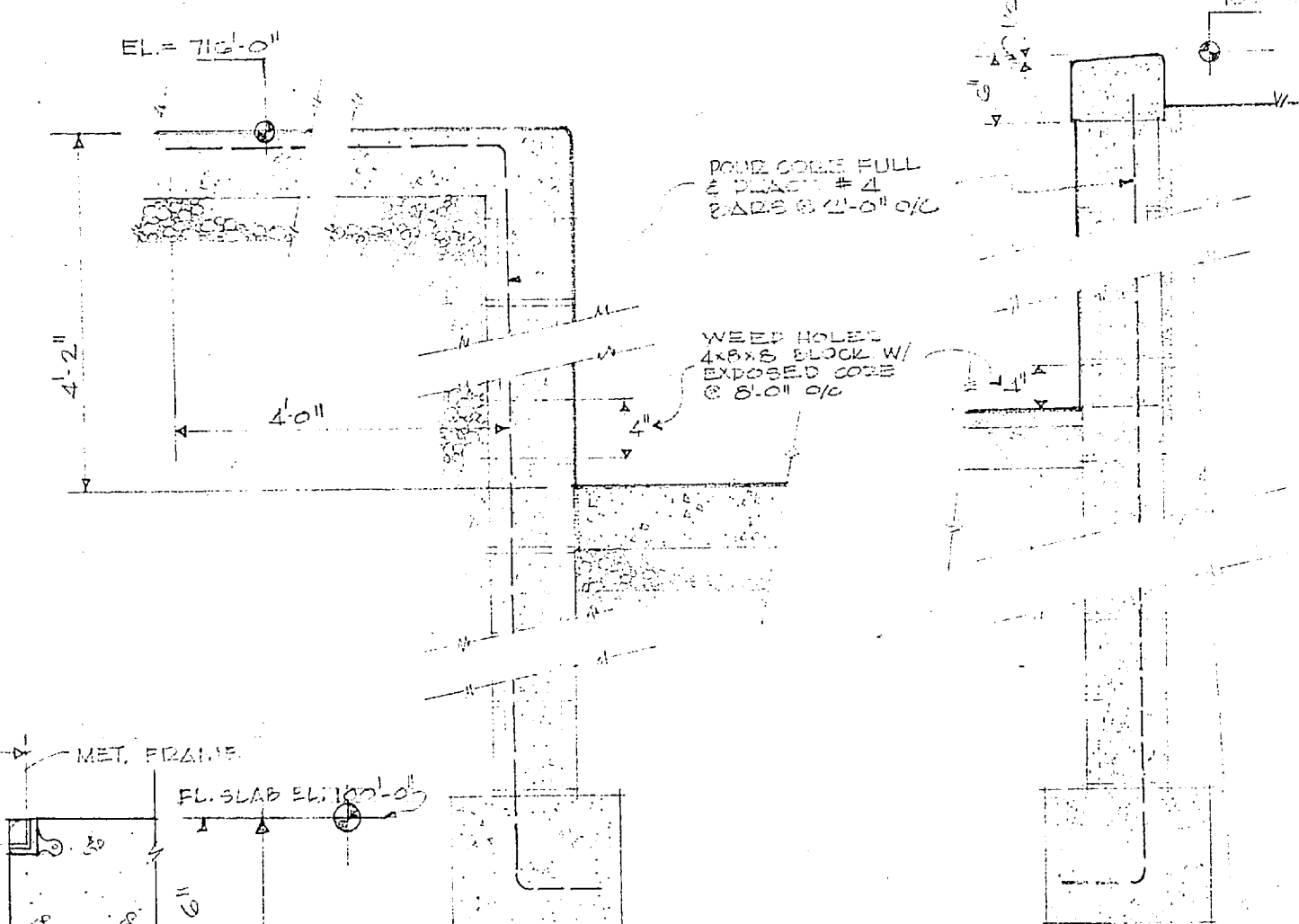
DETAIL A
 TYPICAL DETAIL FOR CONC. PIER & EXTERIOR WALL IN SHOP AREA

DETAIL C

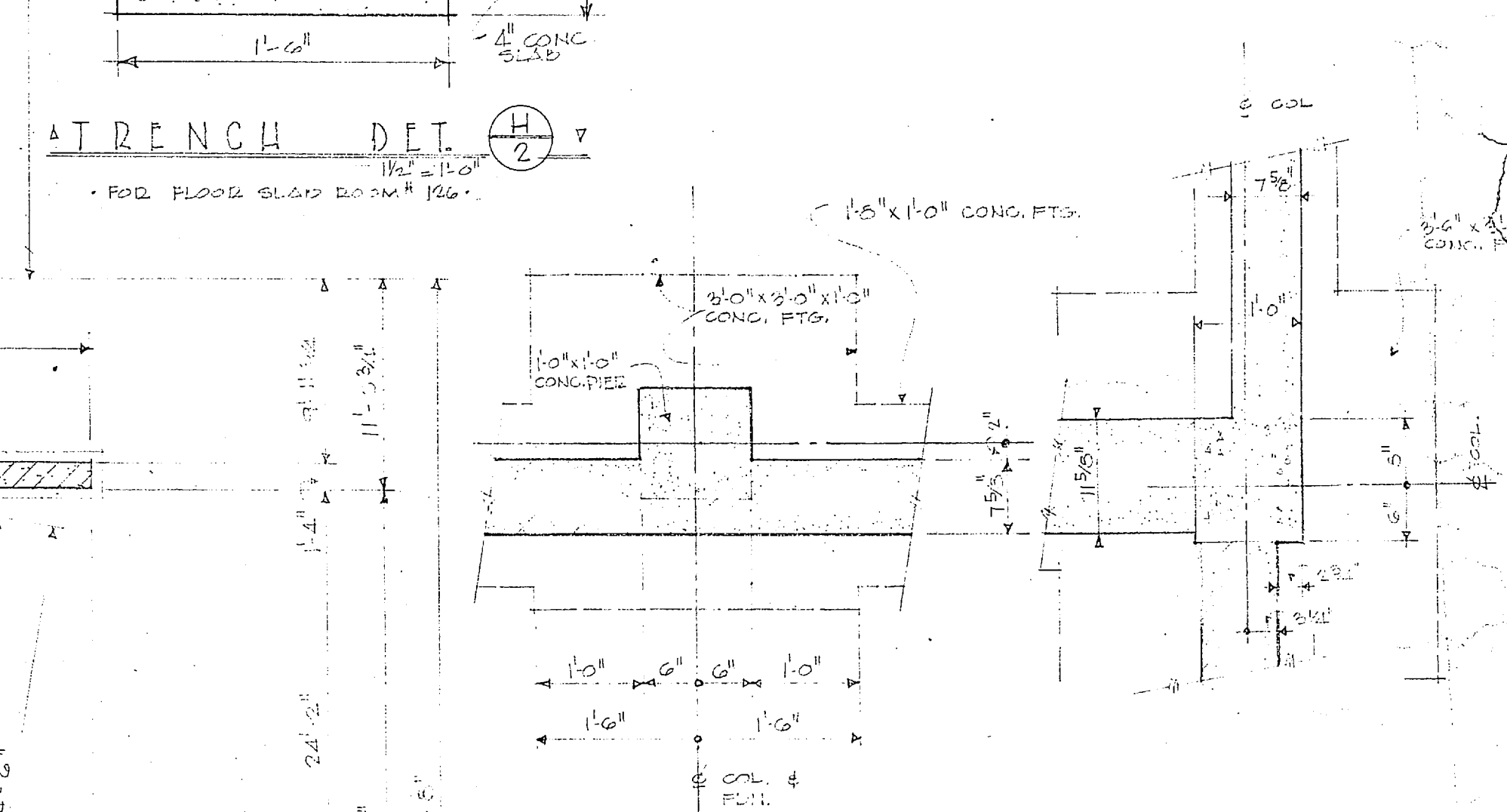
NOTE:
 THROUGH WALL IN SHOP INDICATED BY DIM. SEE DET. B

NOTE:
 PROVIDE 1'-0" x 3'-0" CONC. FOOTING W/ 2 #4'S UNDER ALL 8" MASONRY WALLS

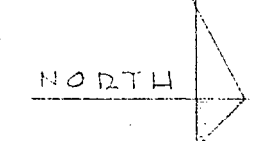
PLAN
SECTION G
 DOCK LEVEL PIT DETAIL



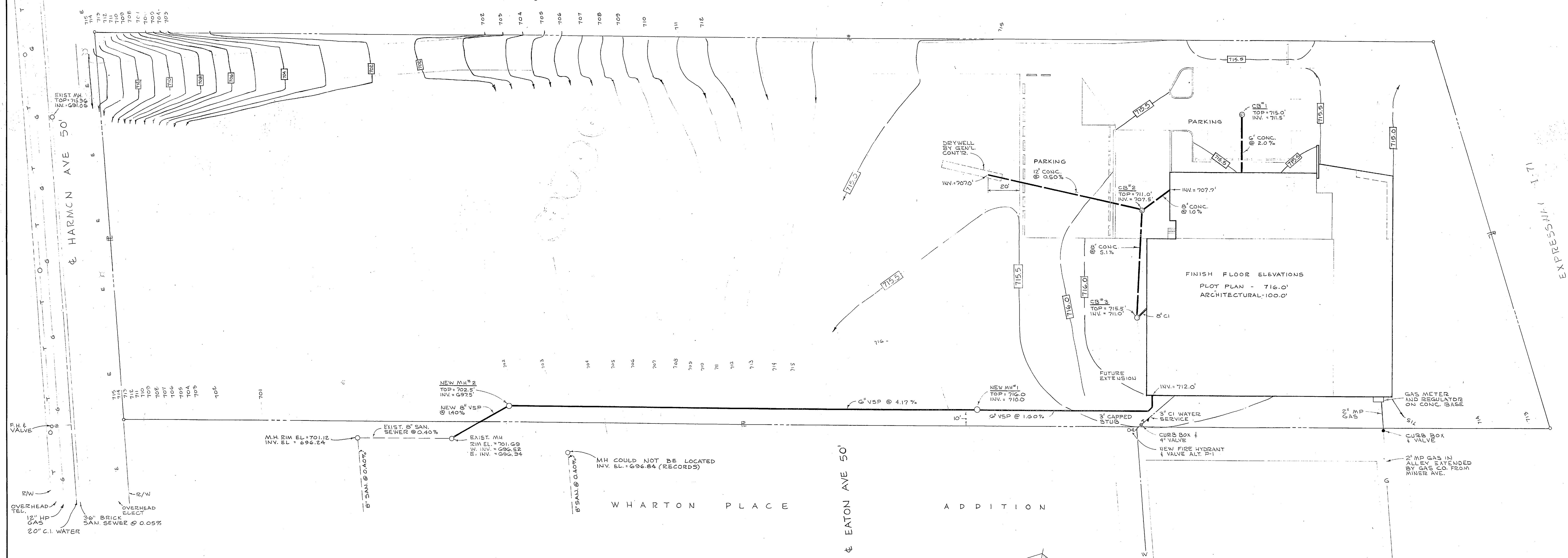
SECTION E
SECTION F
SECTION H
 TRENCH DET.



DETAIL B
DETAIL D
FOUNDATION PLAN



FOUNDATION PLAN	DATE: MAY 1959
OFFICES & SHOP	JOB NO: 6509
EDWARD J. SHERRY CO.	PHASE: W.D.
COLUMBUS, OHIO	DRAWN BY:
McGEE AND ALBERT ARCHITECTS 3280 RIVERSIDE DRIVE COLUMBUS, OHIO 43221	2 SHEET NO.



WHARTON PLACE ADDITION

MECHANICAL SITE PLAN
SCALE 1" = 30'-0"

- NOTES:
1. - CONFIRM ALL ELEVATIONS AND LOCATIONS OF UTILITIES IN FIELD PRIOR TO CONSTRUCTION.
 2. - ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT SPECIFICATIONS TO THE DIVISION OF SEWERAGE CITY OF COLUMBUS, OHIO.
 3. - AT ALL POINTS OF CROSSING WATER, GAS, AND SEWERS, BACKFILL SHALL BE GRANULAR MATERIAL BETWEEN THE DEEPER AND SHALLOWER PIPES AS DIRECTED BY THE CITY OF COLUMBUS, OHIO.
 4. - MANHOLES AND CATCH BASINS SHALL HAVE 300 LBS OR HEAVIER TOPS.
 5. - SEE SHEET 1 FOR CONTOURS AND OTHER DETAILS OF SITE WORK DONE BY OTHERS.
 6. - VERIFY ALL CATCH BASIN AND MANHOLE TOP ELEVATIONS.
 7. - CONSTRUCTION OF MANHOLES, AND CATCH BASINS SHALL CONFORM WITH THE CITY STANDARD DRAWINGS.

CODE & ABBREVIATIONS

ALT	ALTERNATE		SANITARY DRAIN OR SEWEP
AP	ACCESS PANEL	---	STORM DRAIN OR SEWER
BD	BALANCING DAMPER	---	VENT
CB	CATCH BASIN	---	DOMESTIC COLD WATER (DCW)
CFM	CUBIC FEET PER MINUTE	---	DOMESTIC HOT WATER (DHW)
CI	CAST IRON	---	DHW RECIRCULATING (DHR)
CO	CLEANOUT	---	GAS LINE
CONC	CONCRETE	---	AIR
DF	DRINKING FOUNTAIN	---	GATE VALVE
EXIST.	EXISTING	---	CHECK VALVE
FD	FLOOR DRAIN	---	BALANCING VALVE
FFM	FEET PER MINUTE	---	COCK
GC	GENERAL CONTRACTOR	---	THERMOMETER (ALL ELECTRIC)
GPM	GALLONS PER MINUTE	---	UNION
HB	HOSE BIBB	---	PIPE BRANCH OFF TOP
INV	INVERT ELEVATION	---	PIPE BRANCH OFF BOTTOM
LAV	LAVATORY	---	HEATING WATER SUPPLY
MH	MANHOLE	---	HEATING WATER RETURN
MHR	1000 BTU'S PER HOUR	---	THERMOSTAT
OA	OUTSIDE AIR	---	TURNING VANES
RA	RETURN AIR	---	DEFLECTING VANES
REG	REGISTER	---	EXPANSION JOINT (EJ) inches
RWC	RAIN WATER CONDUCTOR	---	PIPE GUIDE
SA	SHOCK ABSORBER	---	PIPE ANCHOR
SS	SERVICE SINK	---	CHANGE IN LINE SIZE
TL	TOP OF LID OR COVER	---	AIR VENT (WITH COCK)
UR	URINAL	---	BALANCING DAMPER
VSP	VITRIFIED SEWER PIPE	---	
WC	WATER CLOSET	---	
WH	WALL HYDRANT	---	

MECHANICAL PLOT
OFFICES & SHOP
EDWARD J. SHERDY CO.
COLUMBUS, OHIO

DATE: MAY 25, 1960
JOB NO. 2509
PHASE: P-1
DRAWN BY:

McGEE AND ALBERT
ARCHITECTS
3280 RIVERSIDE DRIVE - COLUMBUS, OHIO 43221

M1
SHEET NO.

COLUMBUS OHIO REGIONAL OVERVIEW



Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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