



\$5.00/SF NNN

For Lease

84 Fornoff Road

Columbus , Ohio 43207

Office Warehouse

- Former printing press operation
- Approximately +/- 18,292 SF
- Easy access off RT. 104 and I-71.
- High voltage upgraded electric.
- 14ft Overhead drive in door
- 10ft Dock door with dock leveler
- Fully insulated ceilings
- Estimated operating expense +/- \$1.35/SF
- Excellent parking and an outside courtyard break area.



Video Showing



BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
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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.

Agent Full		Industrial-Manufacturing	
	List Number: 220038552		Status: Active
	Listing Agreement Type: Exclusive Right to Sell		List Price: \$5
	Listing Service:		List Price Sqft: VT:
	Original List Price: \$6		
	Parcel #: 010-112286	Previous Use:	
Use Code:	Tax District: 010	Zoning: Light M	
For Sale: No	For Lease: Yes	Exchange: No	
Occupancy Rate:	Mortgage Balance:		
Gross Rental Income:	Assoc/Condo Fee:		
Total Op Expenses:			
NOI:			
Taxes (Yrly): 1,204	Tax Year: 2020	Tax Incentive:	
Assessment:	Addl Acc Cond: None Known	Possession: immediate	

General Information

Address: 84 Fornoff Road
 Between Street: S. High St & 6th St
 Subdiv/Cmplx/Comm:
 Dist to Interchange:
 Building Information

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

Zip Code: 43207
 Corp Limit: Columbus
 Township: None
 Near Interchange: I71

Sq Ft ATFLS:	Minimum Sqft Avail: 18,292	Max Cont Sqft Avail: 18,292
Bldg Sq Ft: 18,292	Acreage: 0.95	Lot Size:
# Floors Above Grnd: 1	# Units:	Parking Ratio/1000:
# of Docks: 1	# Drive-In Doors: 1	Total Parking:
Year Built: 1981	Year Remodeled:	Bay Size: x
Ceiling Height Ft:	Max Ceiling Ht Feet:	Office Sq Ft: 1,000
		Tax Abatement: No
		Abatement End Date:

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

Financials

Lease Rate \$/Sq Ft: 6
 Expenses Paid by L:
 T Reimburses L: Curr Yr Est \$/SF TRL: 1.35
 T Contracts Directly:
 Curr Yr Est \$/SF TRL: 1.35
 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

Office warehouse with easy access off RT 104 freeway near I-71. Total of 18,292 SqFt available. Formerly used as a printing press operation. Ceiling height varies between 12 and 14 feet. High voltage upgraded electric for machinery use. 14ft overhead drive in door. 10ft dock door with dock leveler. Fully insulated ceilings. Excellent employee parking areas. Outside courtyard break area.

Agent to Agent Remarks

Dir Neg w/Sell Perm: No	Contact Name:	Contact Phone:
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Listing Info

Auction/Online Bidding: No	Auction Date:	Sub Agency: No	SA Amount:	BB/TR Amount: 3 Percent	VRC: No
Sub Property Type: Manufacturing			LD: 10/30/2020	XD: 10/01/2021	
Listing Office: 01970		Best Corporate Real Estate	614-559-3350	Ofc Fax: 614-559-3390	
Listing Member: 658002279 Lic #: 311236		Randy J Best	614-397-8380	Agent Other Phone: 614-397-8380	
Agent Email: rbest@bestcorporaterealestate.com		Best Corporate Real Estate		Pref Agt Fax: 614-559-3390	
Brokerage License #: 390701		Showing Phone #: 6145593350		Addl Contact Info:	

Sold Info			
Under Contract Date:	Sold Date:	DOM: 224	SP:
Selling Office: -	Sold Terms:	CDOM: 224	Sold Non-MLS: No
Selling Member: - - Lic#		SrCns:	SrAst:
Selling Brokerage Lic #:			

Sold Non-MLS: No
 June 10, 2021

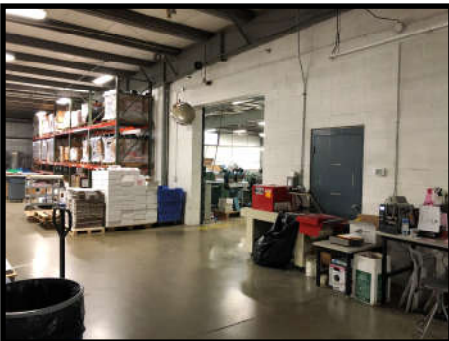
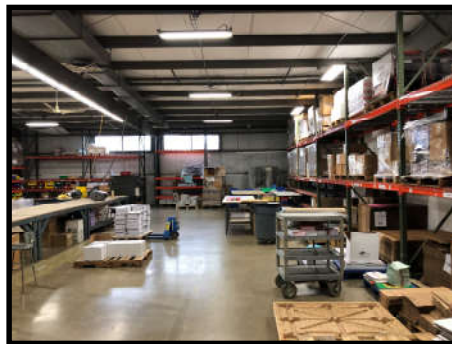
Prepared by: Randy J Best

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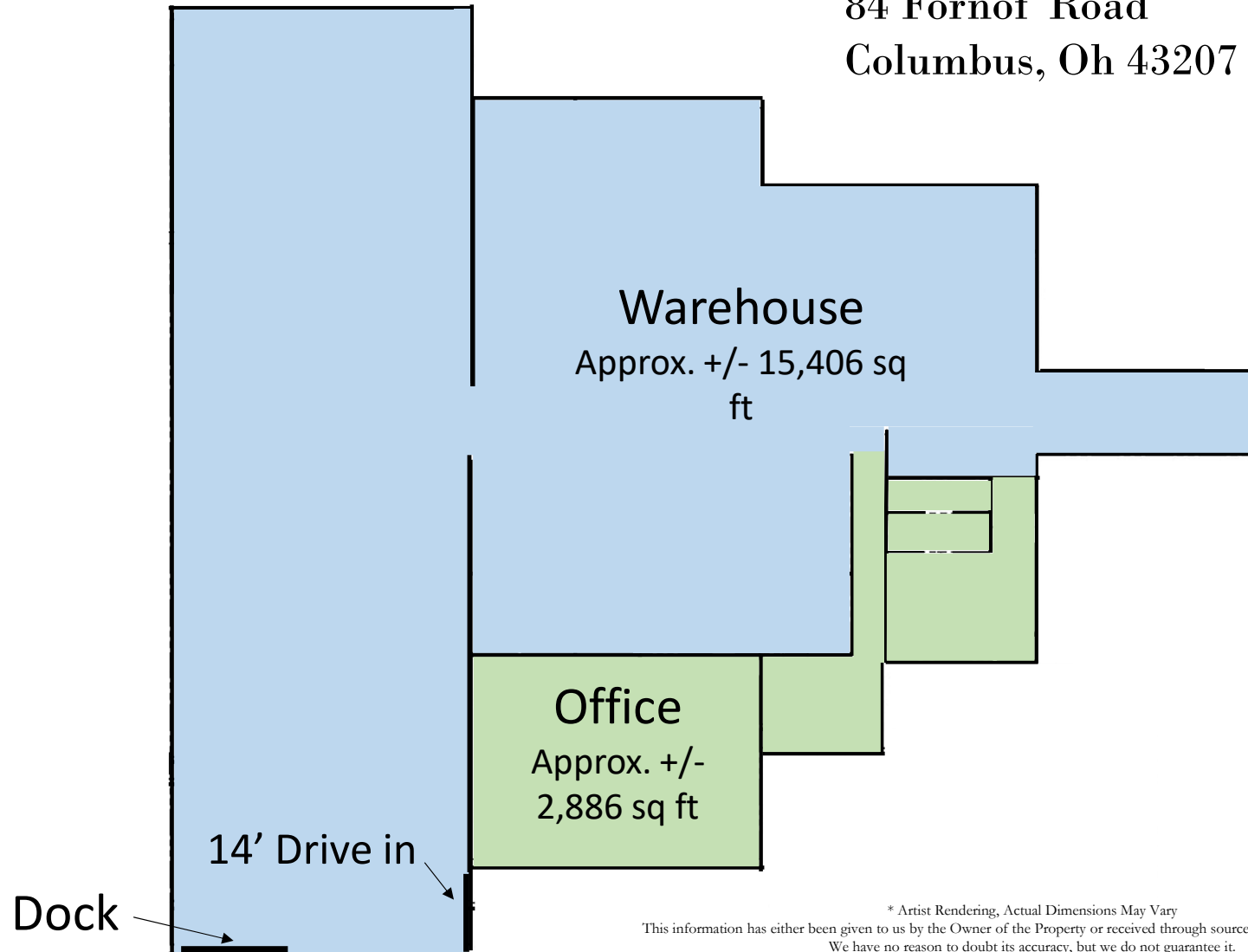
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* Artist Rendering, Actual Dimensions May Vary

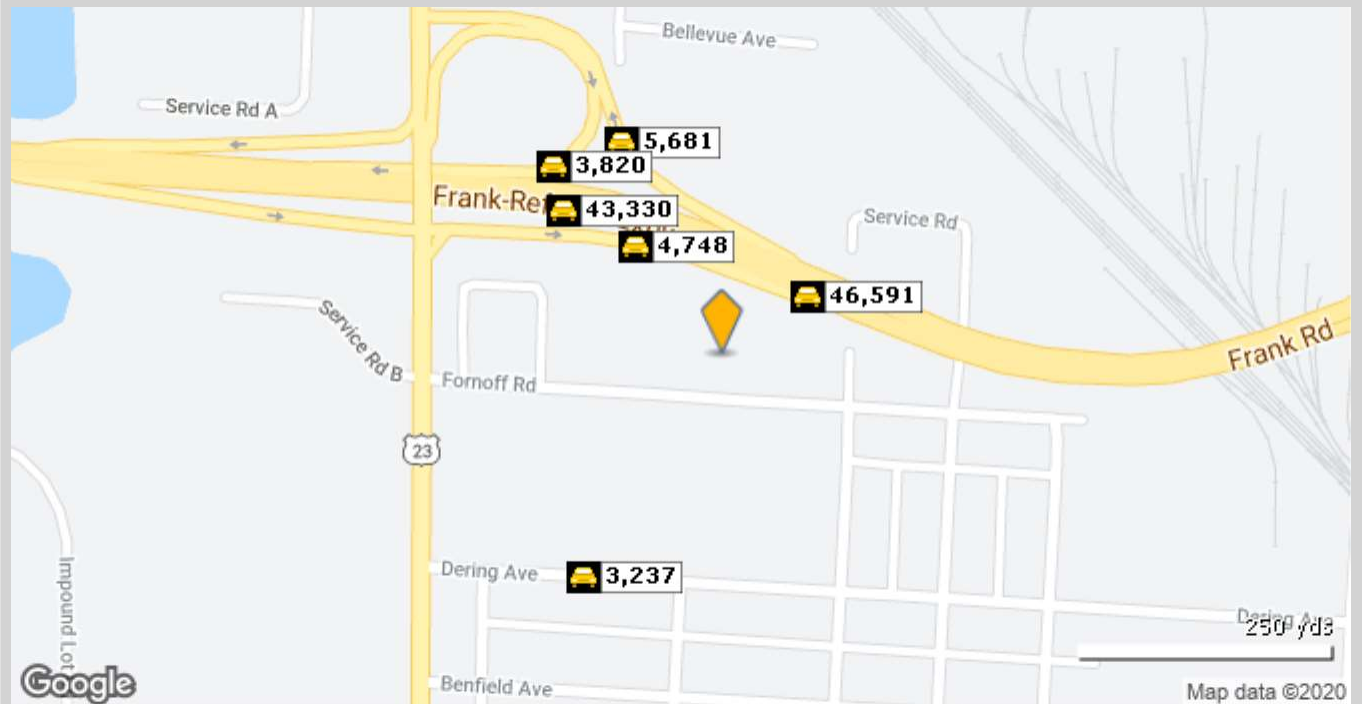
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Traffic Count Report

Old Trail Printing

100 Fornoff Rd, Columbus, OH 43207

Building Type: **Industrial**
 RBA: **29,402 SF**
 Land Area: **1.9 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Frank Rd	S 6th St	0.09 E	2018	46,969	MPSI	.06
2	Frank Rd	Hwy 104 Frank Rd	0.01 NW	2015	38,098	MPSI	.06
3	Frank Rd	S 6th St	0.09 E	2020	46,591	MPSI	.06
4	Frank Rd	S High St	0.13 W	2014	4,748	AADT	.08
5	Frank Rd	S High St	0.08 W	2018	41,530	MPSI	.12
6	Hwy 104 Frank Rd	Frank Rd	0.14 E	2015	41,732	MPSI	.12
7	Frank Rd	S High St	0.08 W	2017	43,330	MPSI	.12
8	Bellevue Ave	S 3rd St	0.08 N	2020	5,681	MPSI	.14
9	Frank Rd	S High St	0.08 W	2014	3,820	AADT	.14
10	Dering Avenue	S 4th St	0.06 E	2020	3,237	MPSI	.15



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10/30/2020

Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	6,735	84,167	257,317
2020 Estimate	6,386	79,606	243,251
2010 Census	5,590	67,993	208,293
Growth 2020 - 2025	5.47%	5.73%	5.78%
Growth 2010 - 2020	14.24%	17.08%	16.78%
2020 Population by Hispanic Origin	188	2,934	9,977
2020 Population	6,386	79,606	243,251
White	5,202 81.46%	45,284 56.89%	145,992 60.02%
Black	885 13.86%	29,547 37.12%	81,663 33.57%
Am. Indian & Alaskan	35 0.55%	333 0.42%	956 0.39%
Asian	57 0.89%	1,571 1.97%	5,625 2.31%
Hawaiian & Pacific Island	0 0.00%	19 0.02%	157 0.06%
Other	206 3.23%	2,851 3.58%	8,859 3.64%
U.S. Armed Forces	0	6	94
Households			
2025 Projection	2,642	33,835	106,470
2020 Estimate	2,510	31,969	100,607
2010 Census	2,229	27,344	86,153
Growth 2020 - 2025	5.26%	5.84%	5.83%
Growth 2010 - 2020	12.61%	16.91%	16.78%
Owner Occupied	1,324 52.75%	16,453 51.47%	48,988 48.69%
Renter Occupied	1,186 47.25%	15,515 48.53%	51,618 51.31%
2020 Households by HH Income	2,508	31,968	100,607
Income: <\$25,000	970 38.68%	8,630 27.00%	25,924 25.77%
Income: \$25,000 - \$50,000	680 27.11%	8,227 25.74%	24,966 24.82%
Income: \$50,000 - \$75,000	512 20.41%	6,467 20.23%	19,225 19.11%
Income: \$75,000 - \$100,000	165 6.58%	3,220 10.07%	11,209 11.14%
Income: \$100,000 - \$125,000	21 0.84%	2,054 6.43%	7,533 7.49%
Income: \$125,000 - \$150,000	59 2.35%	1,274 3.99%	4,348 4.32%
Income: \$150,000 - \$200,000	101 4.03%	932 2.92%	3,337 3.32%
Income: \$200,000+	0 0.00%	1,164 3.64%	4,065 4.04%
2020 Avg Household Income	\$44,965	\$63,593	\$66,818
2020 Med Household Income	\$34,858	\$46,737	\$49,264



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



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