

For Lease:
\$8.50 MG

30 Klema Drive

Reynoldsburg, OH 43068



Office/Warehouse



[Click Here for Video](#)

- +/- 3,000 Sq. Ft. Clean Office Warehouse Unit.
- Includes +/- 700 Sq. Ft. Office.
- Space has 14' drive in door
- Easy Access to I-270
- Zoned M-1 for light manufacturing




BEST CORPORATE REAL ESTATE
JAMES MANGAS, CCIM
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
OFFICE: 614-559-3350 EXT. 15
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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.

Customer Full		Office-Office	
	List Number:		Status: Incomplete
			Original List Price: \$8.5
			List Price: \$8.5
	Parcel #: 063-140430-00.014		Previous Use: Warehouse
	Use Code:		Tax District: 063
	For Sale: No		For Lease: Yes
	Occupancy Rate: 75		Exchange: No
			Mortgage Balance:
Gross Income:		Assoc/Condo Fee:	
Total Op Expenses:			
Net Op Income:			
Tax Abatement: No		Abatement End Date:	
Taxes (Yrly): 22,461		Tax Year: 2020	
Assessment:		Addl Acceptance Cond: None Known	
		Tax Incentive:	
		Possession:	

General Information

Address: 34 Klema Drive N
Between Street: Cypress St SW & Taylor Road
Complex:
Dist To Intersxn: 5.5

Unit/Suite #:
City: Reynoldsburg
County: Licking
Mult Parcels/Sch Dis: No

Zip Code: 43068
Corp Limit: Pataskala
Township: None
Near Interchange: I-270 & E Broad

Building Information

Total Available Sqft: 3,000
Building Sqft: 12,000
of Floors Above Gr: 1
of Docks: 0
Year Built: 2006
Common Area Factor:

Minimum Sqft Avail: 3,000
Acreage: 2.28
of Elevators: 0
Drive-In Doors: 1
Year Remodeled:
Ceiling Height Ft:

Max Cont Sqft Avail: 3,000
Lot Size:
Parking Ratio:
Total Parking:
Basement:

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

Financials

Lease Rate \$/Sq Ft: 8.5
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 8.5
T Contracts Directly:
Curr Yr Est \$/SF TRL: 8.5
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:
Building Type:
Construction:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Clean +/- 3,000 SF Office Warehouse located off of E Broad Street and Taylor Road. Approximately +/- 700 SF of office and +/- 2,300 SF of warehouse with a 14' drive-in door.

Sold Info

Sold Date: **DOM:** 11 **SP:**
Sold Non-MLS: No
SirCns: **SirAst:**

Sold Non-MLS: No

May 20, 2021

Prepared by: Randy J Best

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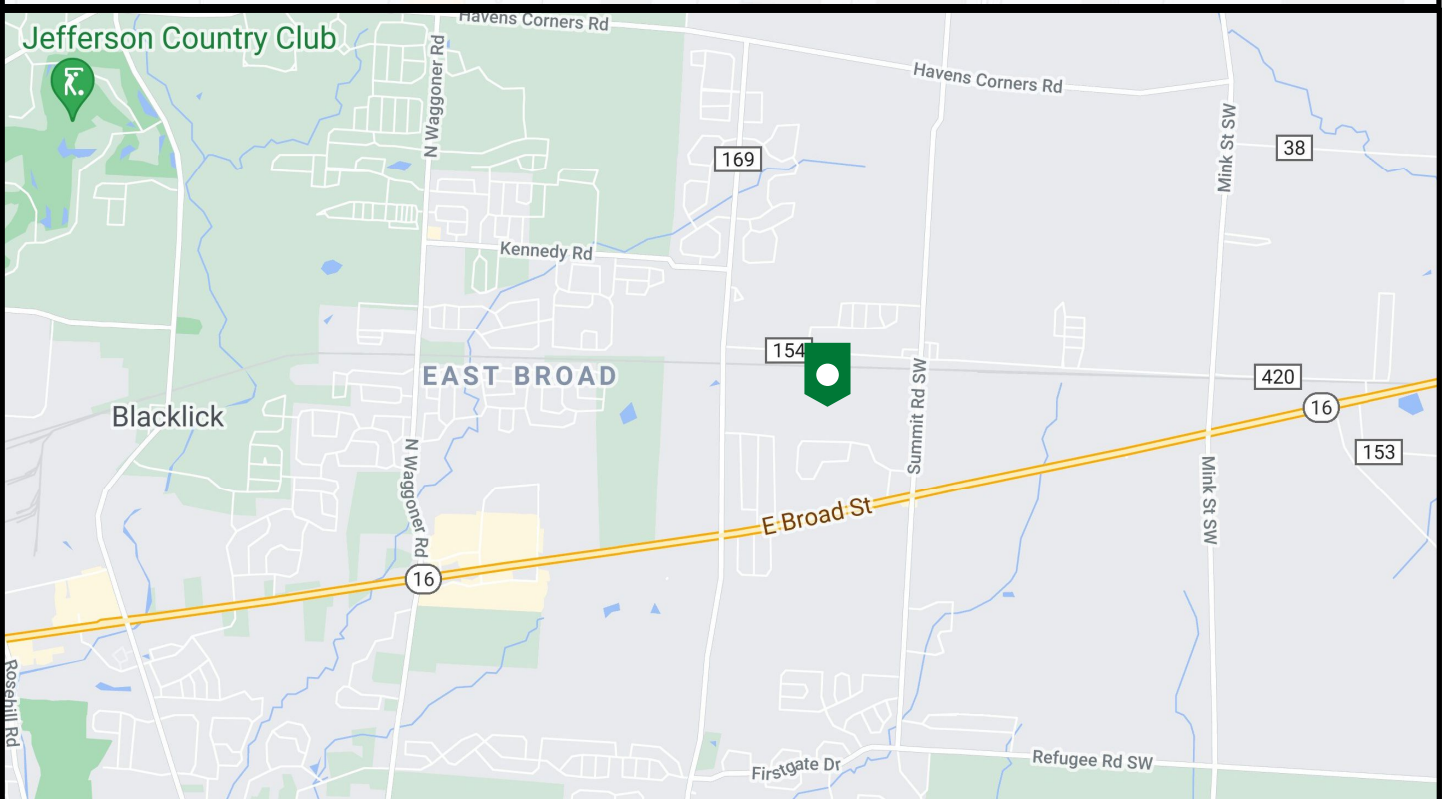
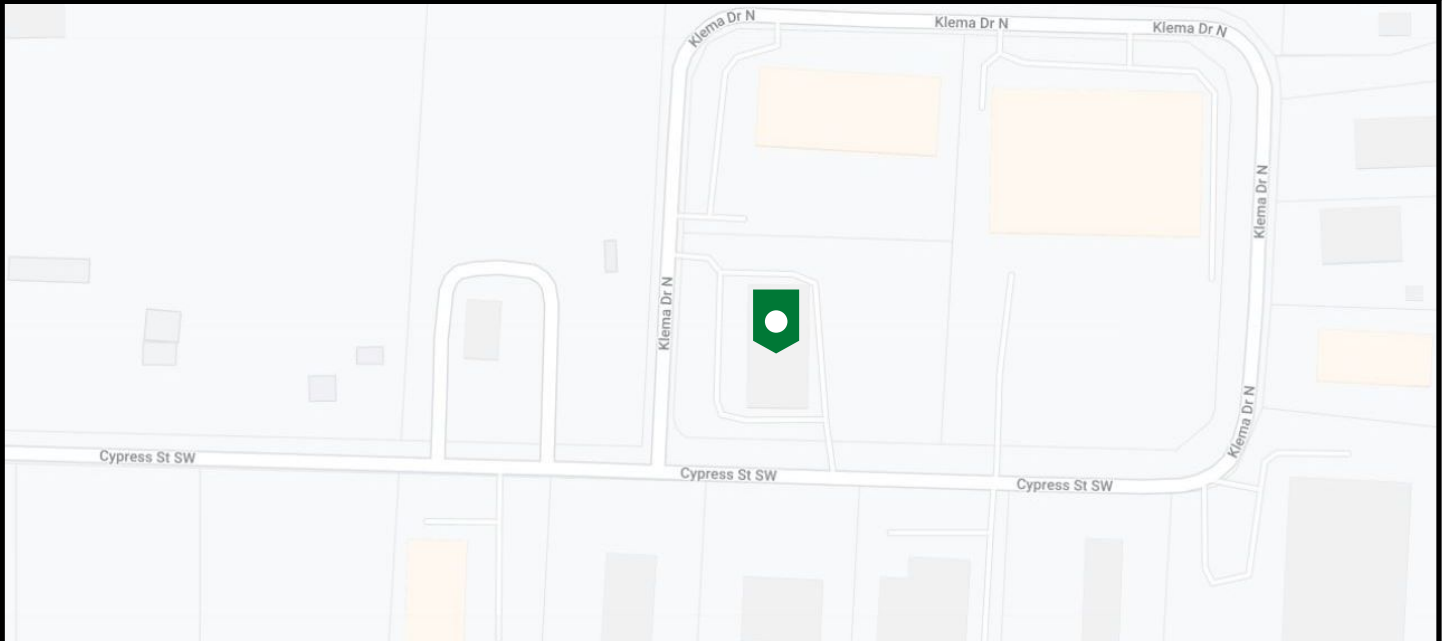
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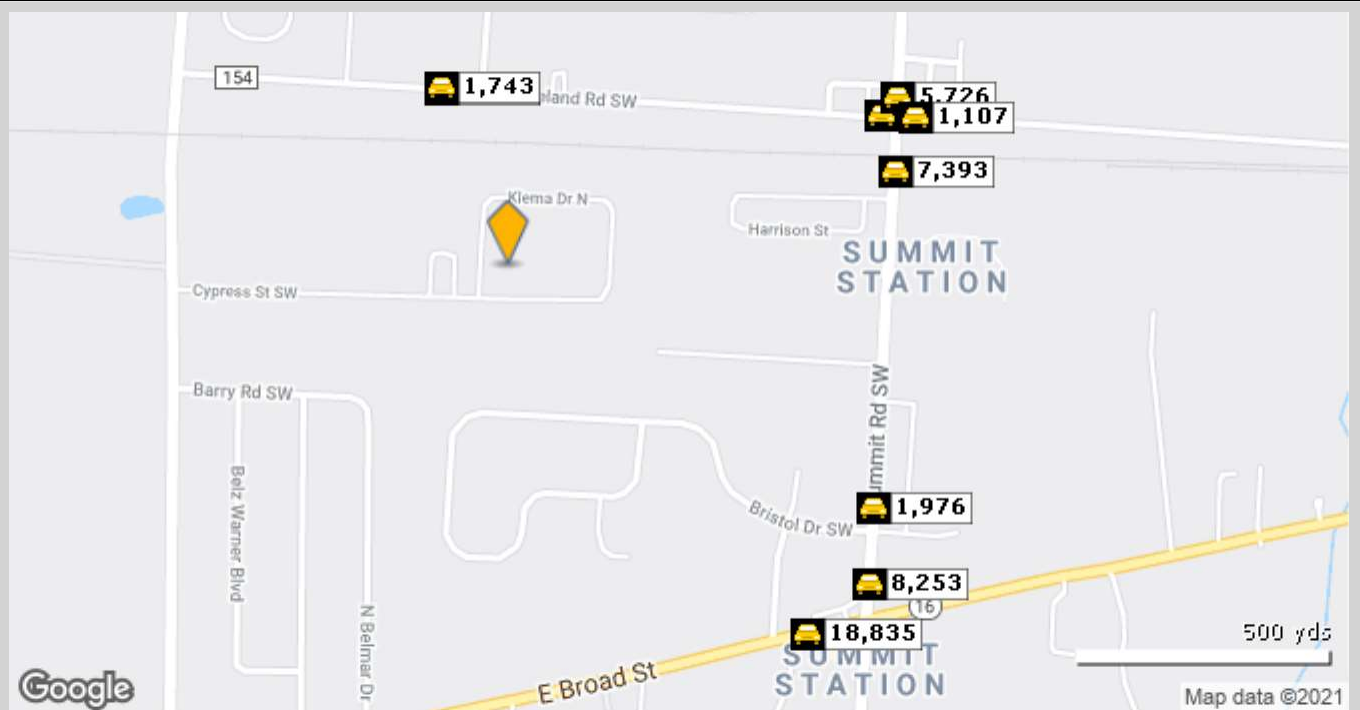
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Traffic Count Report

28-34 Klema Dr W, Reynoldsburg, OH 43068

Building Type: **Industrial**
 RBA: **12,000 SF**
 Land Area: **2.28 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	Cleveland Rd SW	Monarch Dr	0.05 E	2015	1,776	AADT	.22
2	Cleveland Road Southwest	Monarch Dr	0.05 E	2020	1,743	MPSI	.22
3	Summit Road Southwest	Harrison St	0.03 S	2020	7,393	MPSI	.46
4	Cleveland Road Southwest	Summit Rd SW	0.02 E	2020	1,405	MPSI	.46
5	Summit Road Southwest	Cleveland Rd SW	0.02 S	2020	5,726	MPSI	.49
6	Cleveland Road Southwest	Summit Rd SW	0.02 W	2020	1,107	MPSI	.50
7	Summit Rd SW	Bristol Dr SW	0.03 S	2018	1,976	MPSI	.50
8	Broad St SW	Summit Rd SW	0.07 E	2018	17,208	MPSI	.54
9	Broad St SW	Summit Rd SW	0.07 E	2020	18,835	MPSI	.54
10	Summit Rd SW	Broad St SW	0.04 S	2020	8,253	MPSI	.55



Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	4,662	43,838	108,605
2020 Estimate	4,498	41,984	103,444
2010 Census	4,327	38,930	92,807
Growth 2020 - 2025	3.65%	4.42%	4.99%
Growth 2010 - 2020	3.95%	7.84%	11.46%
2020 Population by Hispanic Origin	160	1,620	3,790
2020 Population	4,498	41,984	103,444
White	3,368 74.88%	28,585 68.09%	74,141 71.67%
Black	844 18.76%	10,293 24.52%	22,177 21.44%
Am. Indian & Alaskan	11 0.24%	111 0.26%	278 0.27%
Asian	133 2.96%	1,531 3.65%	3,412 3.30%
Hawaiian & Pacific Island	1 0.02%	16 0.04%	53 0.05%
Other	139 3.09%	1,448 3.45%	3,383 3.27%
U.S. Armed Forces	9	60	139
Households			
2025 Projection	1,677	16,519	42,370
2020 Estimate	1,619	15,834	40,381
2010 Census	1,560	14,785	36,390
Growth 2020 - 2025	3.58%	4.33%	4.93%
Growth 2010 - 2020	3.78%	7.10%	10.97%
Owner Occupied	1,366 84.37%	12,390 78.25%	29,285 72.52%
Renter Occupied	253 15.63%	3,444 21.75%	11,096 27.48%
2020 Households by HH Income	1,620	15,835	40,381
Income: <\$25,000	91 5.62%	1,155 7.29%	4,232 10.48%
Income: \$25,000 - \$50,000	265 16.36%	2,462 15.55%	6,900 17.09%
Income: \$50,000 - \$75,000	283 17.47%	3,176 20.06%	7,556 18.71%
Income: \$75,000 - \$100,000	258 15.93%	2,544 16.07%	6,496 16.09%
Income: \$100,000 - \$125,000	232 14.32%	2,337 14.76%	5,257 13.02%
Income: \$125,000 - \$150,000	134 8.27%	1,822 11.51%	3,975 9.84%
Income: \$150,000 - \$200,000	285 17.59%	1,636 10.33%	3,619 8.96%
Income: \$200,000+	72 4.44%	703 4.44%	2,346 5.81%
2020 Avg Household Income	\$104,093	\$97,913	\$95,589
2020 Med Household Income	\$91,569	\$86,050	\$80,782



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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