

# FOR LEASE



## \$ 9.50 NNN

**3090-3116 Scioto Darby Executive Ct, Hilliard, OH 43026**

- Office warehouse for lease
- 1,900 square feet available, unit 3086
- Each unit has one office, one restroom, and remaining warehouse space
- Located near Roberts Road and I-270
- Operating expenses of \$4.06/SF
- Each unit has separate utilities, office, restroom, and 12'x12' drive-in door with opener
- Available July 1, 2022



BEST CORPORATE REAL ESTATE  
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We have no reason to doubt its accuracy, but we do not guarantee it.

## Customer Full

## Industrial-Flex



List Number: 222016818

Status: Active  
Original List Price: \$9.5List Price: \$9.5  
List Price Sqft:  
VT:

Parcel #: 560-243132

Previous Use:

Use Code:

Tax District: 560

Zoning:

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): 20,944  
Assessment:Tax Year: 2021  
Addl Acc Cond: None KnownTax Incentive:  
Possession:

## General Information

Address: 3090-3116 Scioto Darby Executive Court  
Between Street: Scioto Darby Creek & Cemetery Road  
Subdiv/Cmplx/Comm:  
Dist to Interchange:Unit/Suite #:  
City: Hilliard  
County: Franklin  
Mult Parcels/Sch Dis:Zip Code: 43026  
Corp Limit: Columbus  
Township: None  
Near Interchange:

## Building Information

Sq Ft ATFLS:  
Bldg Sq Ft:  
# Floors Above Grnd: 1  
# of Docks: 0  
Year Built: 1991  
Ceiling Height Ft:Minimum Sqft Avail: 1,900  
Acreage: 1  
# Units:  
# Drive-In Doors: 1  
Year Remodeled:  
Max Ceiling Ht Feet:Max Cont Sqft Avail: 1,900  
Lot Size:  
Parking Ratio/1000:  
Total Parking:  
Bay Size: x  
Office Sq Ft: 400  
Tax Abatement: No  
Abatement End Date:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1: 3086	1,900	07/01/2022	3:		
2:			4:		

## Financials

Lease Rate \$/Sq Ft: 9.5  
Expenses Paid by L: Building Insurance; Cam; RE Taxes  
T Reimburses L: Curr Yr Est \$/SF TRL: 0  
T Contracts Directly: Janitorial; Utilities  
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: Electric; Gas  
Heat Type: Forced Air  
Electric: Single Phase  
Services Available: Electric; Gas; Sanitary Sewer; Storm Sewer; Water  
Construction: Block; Metal  
Sprinkler: None  
Miscellaneous: Building Plans  
Alternate Uses: Commercial; Office  
New Financing: Conventional  
MLS Primary PhotoSrc: Realtor Provided

## Property Description

Office warehouse for lease. 1,900 square feet available, unit 3086. Each unit has one office, one restroom, and remaining warehouse space. Located near Roberts Road and I-270. Operating expenses of \$4.06/SF. Owner is a licensed agent in the state of Ohio.

## Sold Info

Sold Date:

DOM: 3

SP:

Sold Non-MLS: No

SirCns:

SirAst:

Concession Comments:

Sold Non-MLS: No

May 19, 2022

Prepared by: Randy J Best

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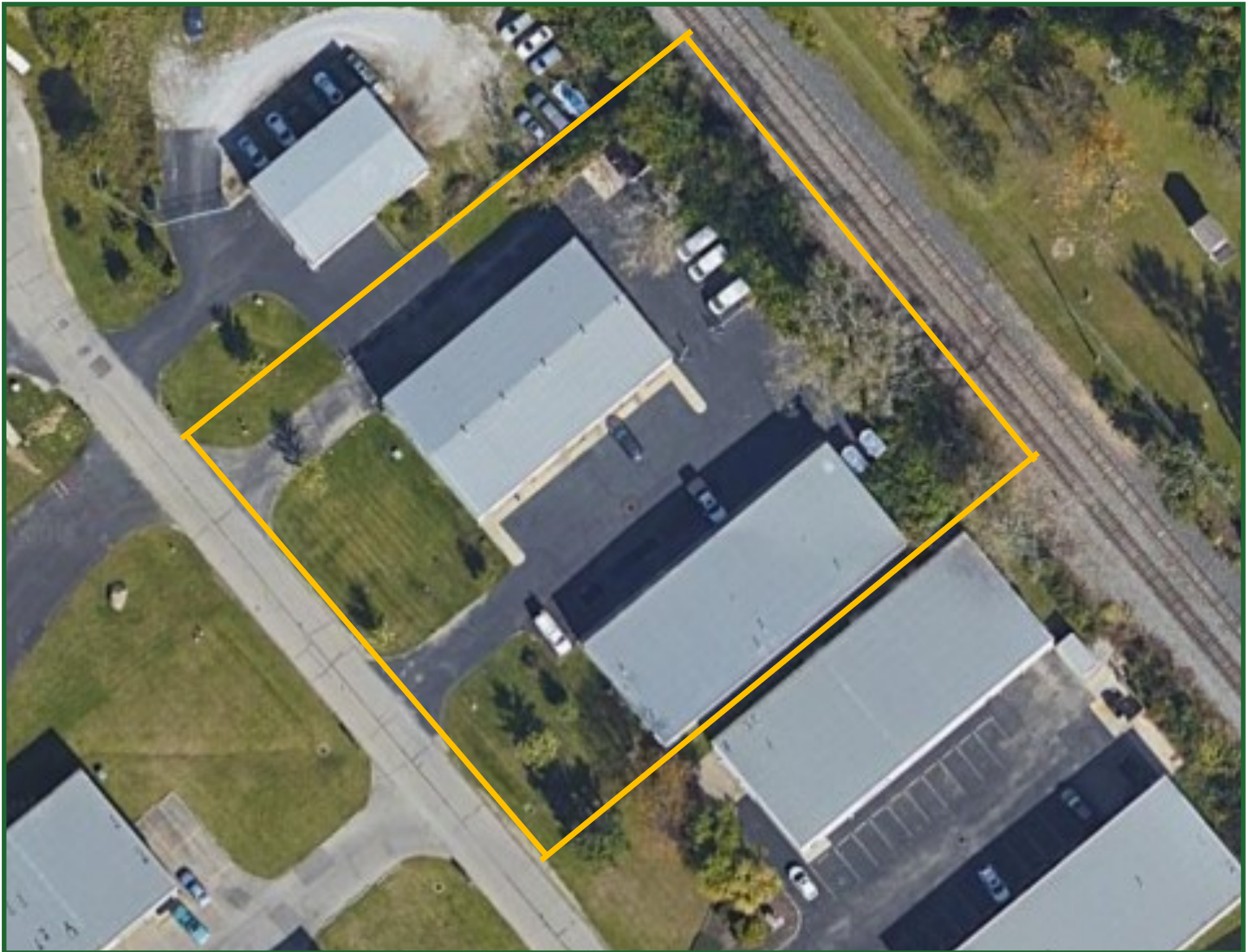


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## **Aerial View**



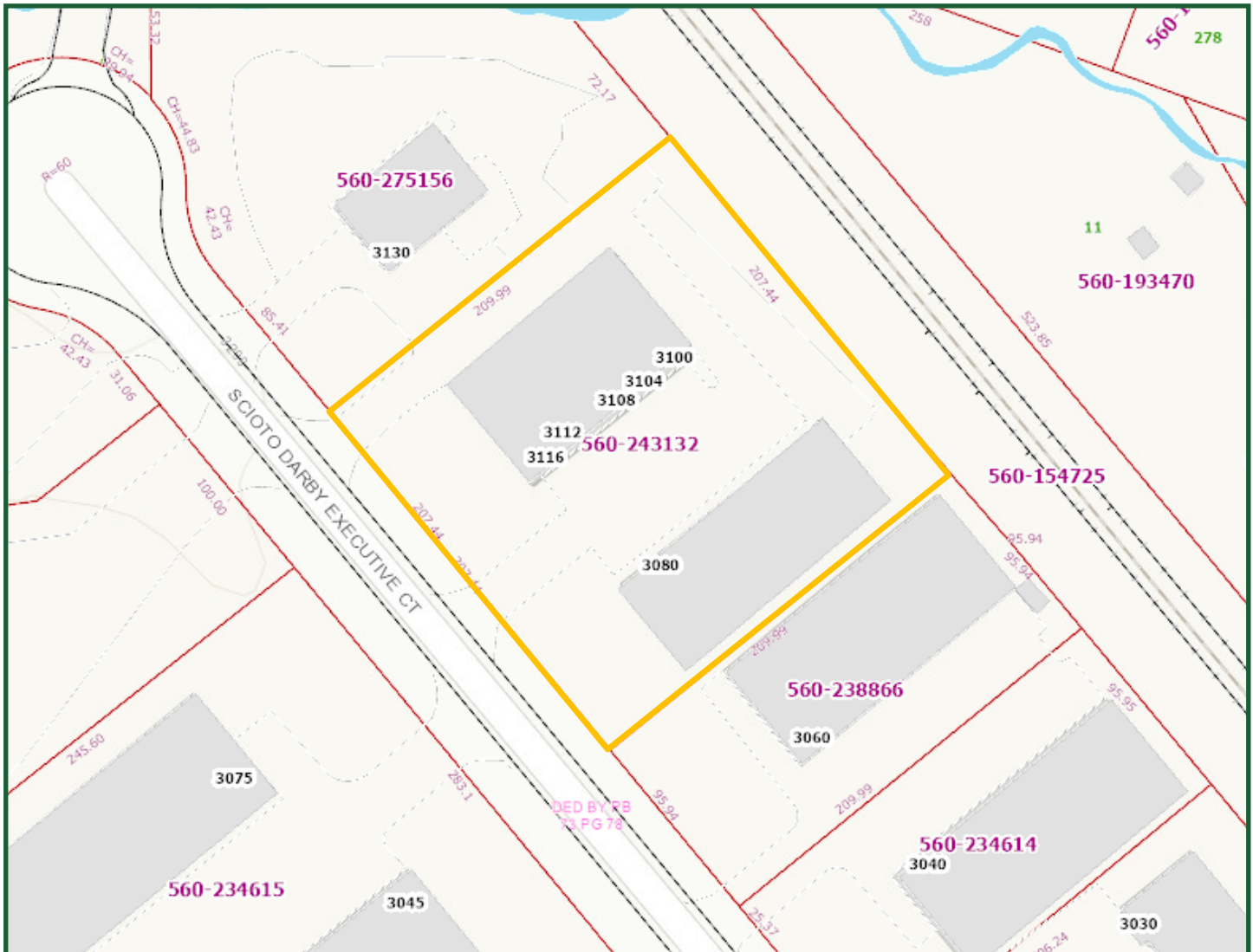
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## Parcel

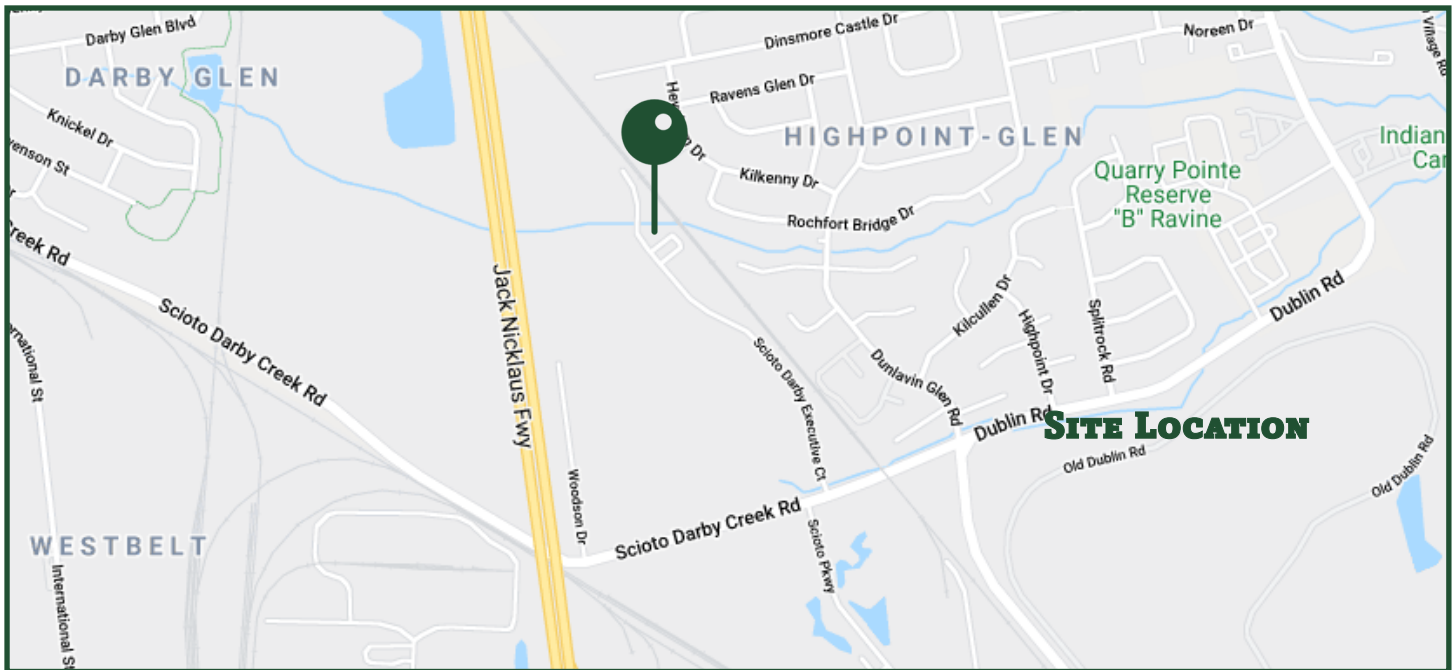


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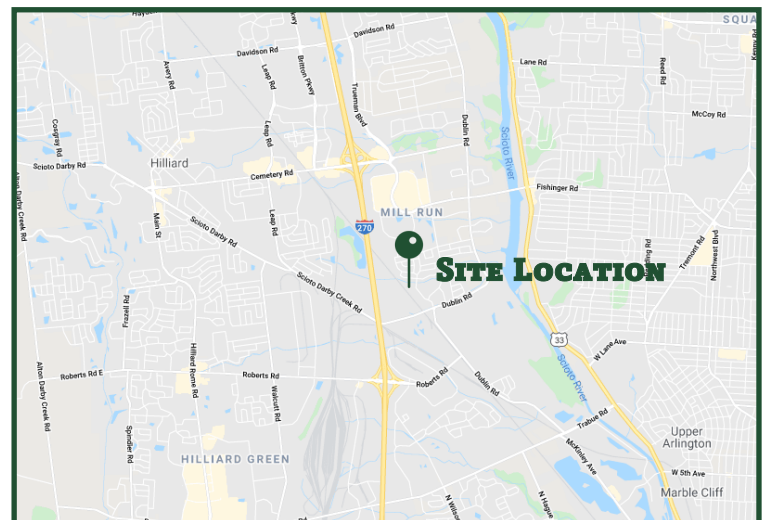
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## TRAFFIC COUNT

Street	Avg Daily Volume
SCIOTO DARBY CREEK RD	10,241
DUNLAVIN GLEN RD	4,526
I-270	107,425



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2021)		5,540	86,074	243,069
Households (2021)		2,472	34,718	104,319
Avg Household Income (2021)		\$91,227	\$116,251	\$102,312

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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





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