

**FOR SALE**



**\$1,800,000**

**6351-6361 Nicholas Dr, Columbus, Ohio 43235**

- Very clean office warehouse condos fully leased and available for sale
- Suites offer both 14' drive in doors and dock doors.
- 20'-22' clear height, three phase power
- 16,532 total SF in three condos
- Buildings plans, clean phase 1 and recent survey available
- Confidentiality agreement required to review financials
- Asking \$1,800,000 (\$108.88/SF)



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



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

**Customer Full**

**Industrial-Flex**



**List Number:** 222027470    **Status:** Active    **List Price:** \$1,800,000  
**Original List Price:** \$1,800,000    **List Price Sqft:** \$710.62 VT:  
**Parcel #:** 610-287410    **Previous Use:**  
**Use Code:**    **Tax District:** 610    **Zoning:**  
**For Sale:** Yes    **For Lease:** Yes    **Exchange:** No  
**Occupancy Rate:** 77    **Mortgage Balance:**  
**0 Gross Rental Income:**    **Assoc/Condo Fee:**  
**Total Op Expenses:** 0  
**NOI:** 0  
**Taxes (Yrly):** 7,369    **Tax Year:** 2021    **Tax Incentive:** No  
**Assessment:**    **Addl Acc Cond:** None Known    **Possession:**

**General Information**

**Address:** 6351 Nicholas Drive    **Unit/Suite #:**    **Zip Code:** 43235  
**Between Street:** W Dublin Grandville & Fresta Dr    **City:** Columbus    **Corp Limit:** Columbus  
**Subdiv/Cmplx/Comm:**    **County:** Franklin    **Township:** None  
**Dist to Interchange:**    **Mult Parcels/Sch Dis:**    **Near Interchange:**

**Building Information**

**Sq Ft ATFLS:** 2,533    **Minimum Sqft Avail:** 0    **Max Cont Sqft Avail:** 2,533  
**Bldg Sq Ft:** 16,532    **Acreage:** 0.06    **Lot Size:**  
**# Floors Above Grnd:** 0    **# Units:**    **Parking Ratio/1000:**  
**# of Docks:** 1    **# Drive-In Doors:** 3    **Total Parking:**  
**Year Built:** 2004    **Year Remodeled:** 2021    **Bay Size:** x  
**Ceiling Height Ft:**    **Max Ceiling Ht Feet:**    **Office Sq Ft:** 8,120  
**Abatement:** No  
**Abatement End Date:**

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

**Financials**

**Lease Rate \$/Sq Ft:** 0    **Term Desired:**  
**Expenses Paid by L:**    **Will LL Remodel:**  
**T Reimburses L: Curr Yr Est \$/SF TRL:** 0    **Finish Allow/SQFT \$:**  
**T Contracts Directly:**    **Pass Exp Over BaseYr:**  
**Curr Yr Est \$/SF TRL:** 0    **Exp Stop \$:**  
**Curr Yr Est \$/SF LL:**

**Features**

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

**Property Description**

Very clean office warehouse, condos in central location. Three-14' drive in doors and one shared dock door. Three NNN leases in place. Operating expenses estimated at \$3.75/SF. Offered at a 6.46% cap rate.

**Sold Info**

**Sold Date:**    **DOM:** 7    **SP:**  
**Sold Non-MLS:** No  
**SrCns:**    **SrAst:**  
**Concession Comments:**

**Sold Non-MLS:** No

**July 28, 2022**

**Prepared by: Randy J Best**

*Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Randy J Best on Thursday, July 28, 2022 10:46 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.*

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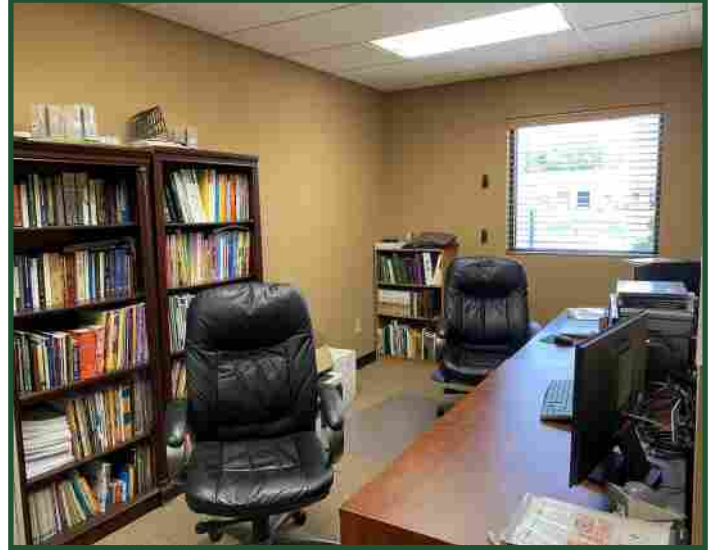


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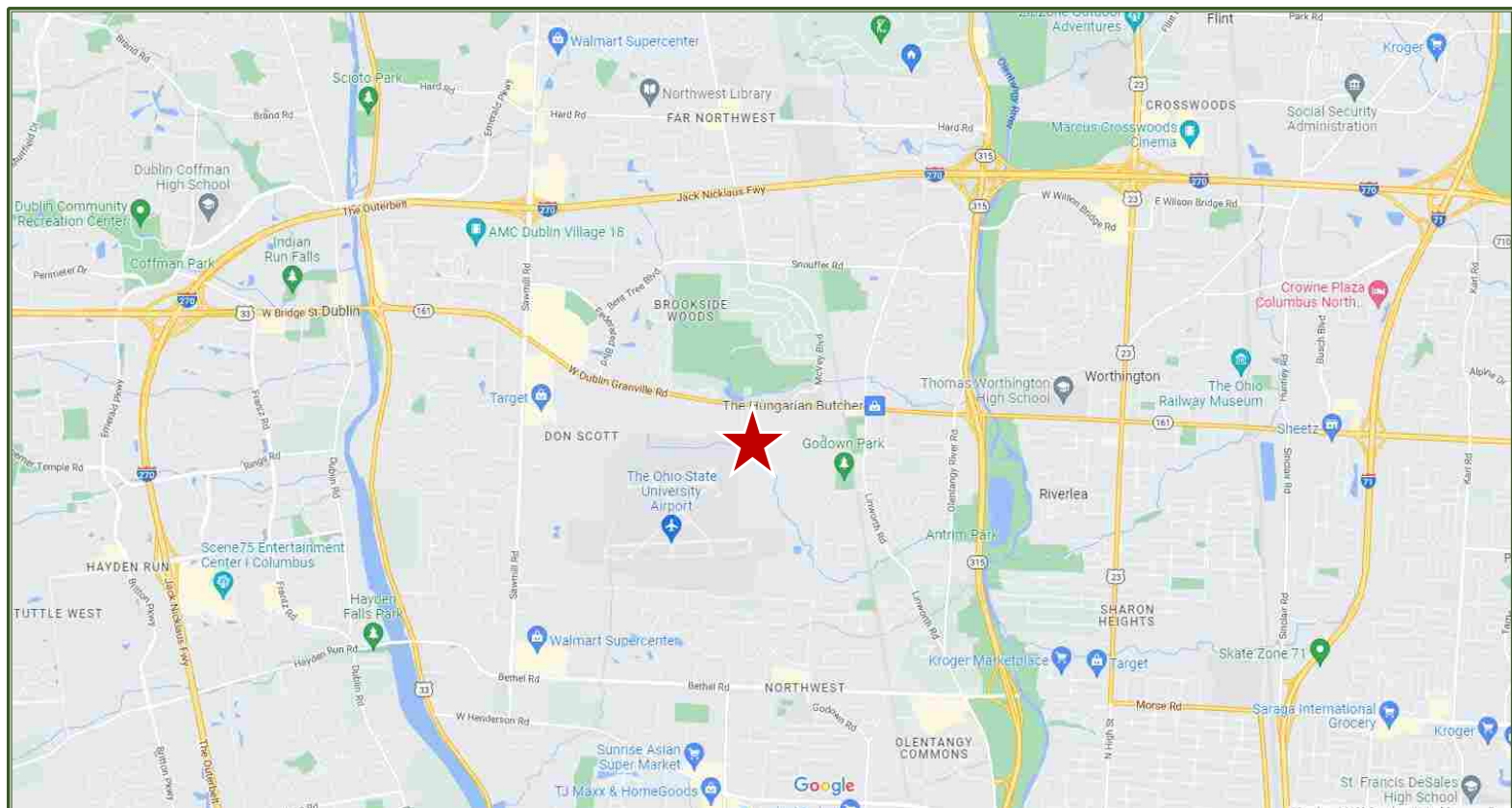
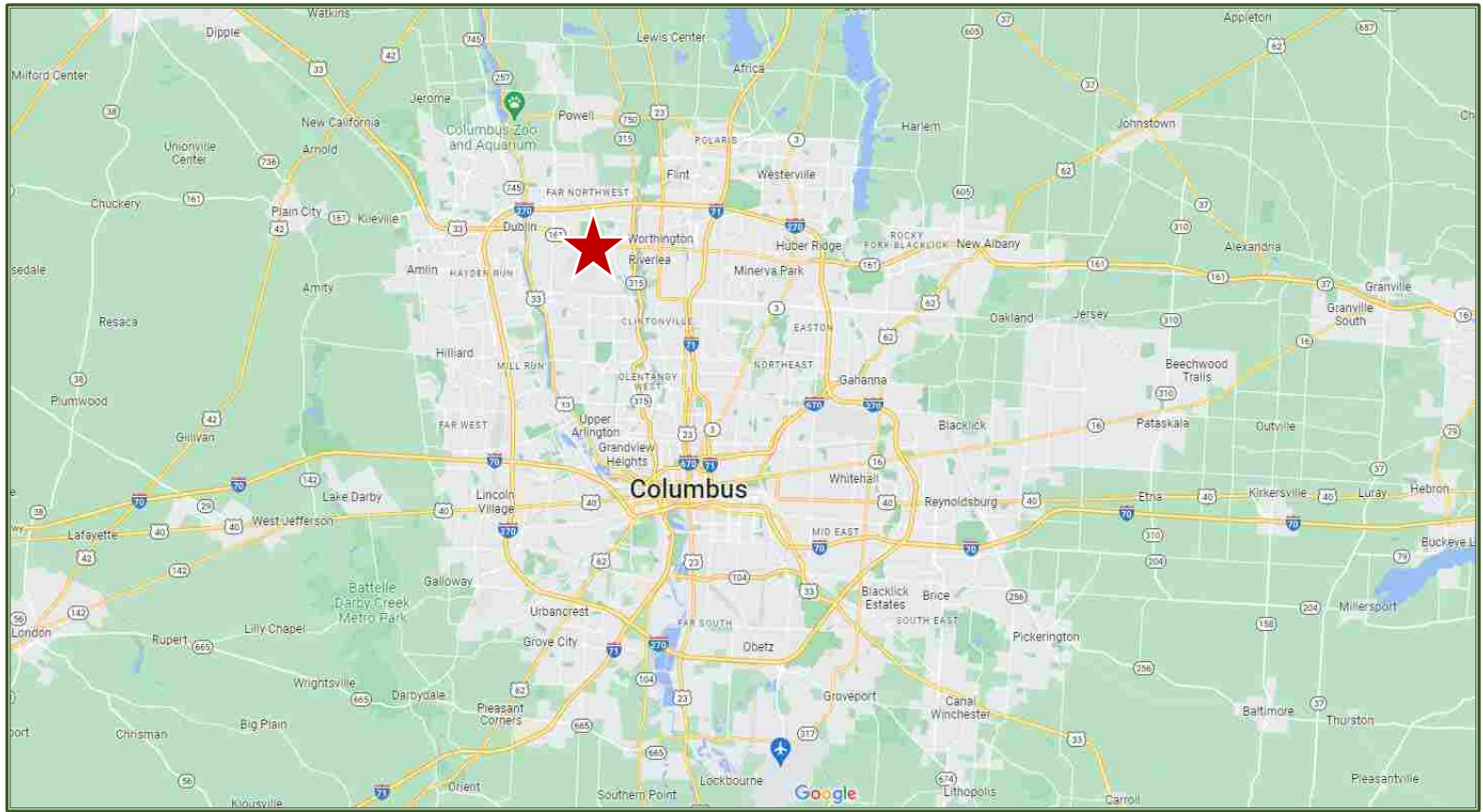


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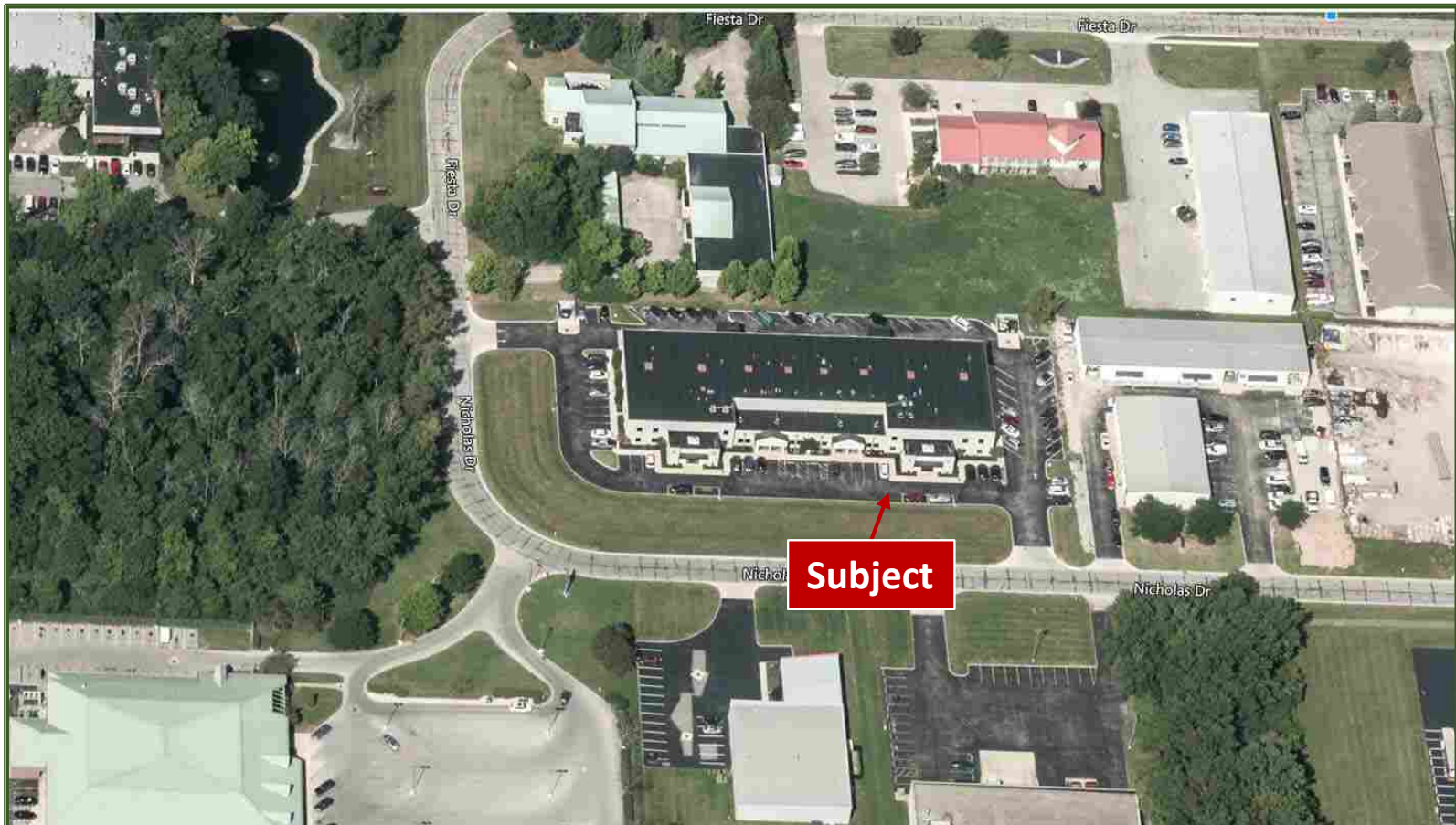


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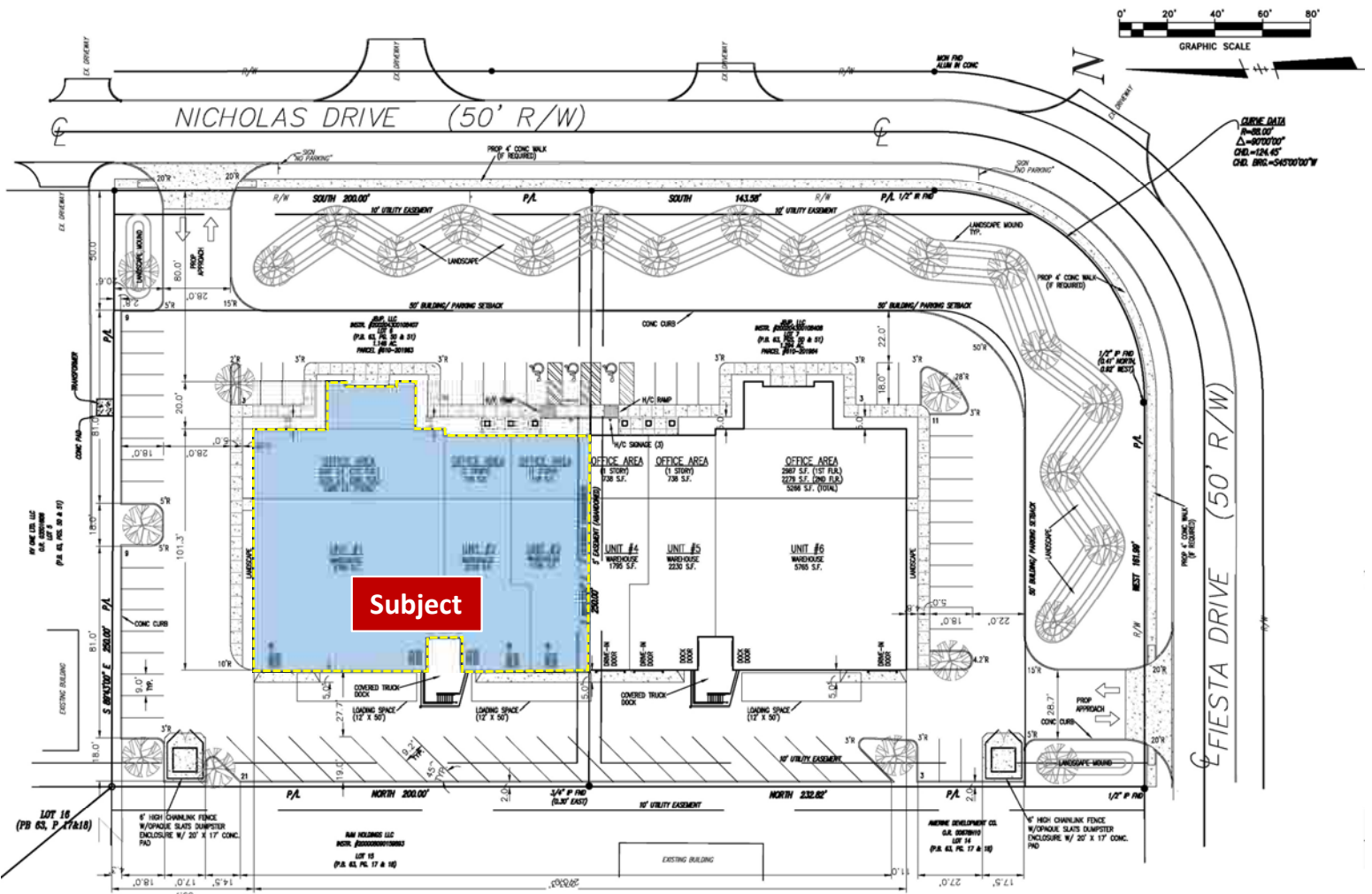




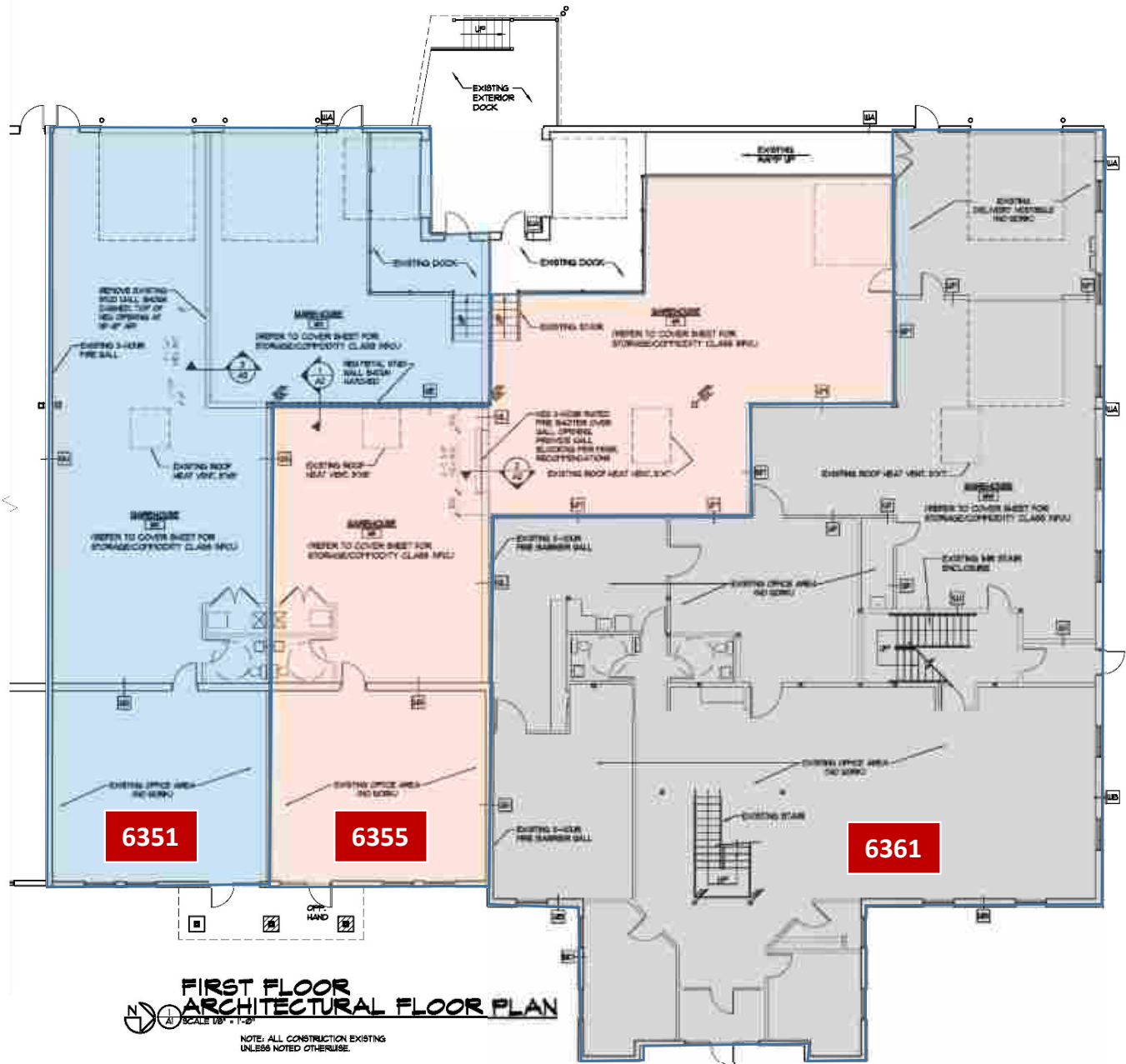
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# Regional Overview

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



Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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