

- 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)





flexmls Web 7/22/22, 10:28 AM

Agent Full

Industrial-Flex

List Number: Status: Active 222027470

ListingAgreementType: Exclusive Right to

Listing Service:

Original List Price: \$1,800,000

Previous Use: Tax District: 610 Zoning:

Zip Code: 43235

Township: None

Near Interchange:

Corp Limit: Columbus

List Price: \$1.800.000

VRC: No

List Price Saft:

\$710.62

Exchange: No For Sale: Yes For Lease: Yes Occupancy Rate: 77 Mortgage Balance:

Gross Rental Income: Assoc/Condo Fee:

Total Op Expenses: 0

Parcel #: 610-287410

NOI: 0

Use Code:

Taxes (Yrly): 7,369 Tax Year: 2021 Tax Incentive: No Assessment: Addl Acc Cond: None Known Possession:

General Information

Address: 6351 Nicholas Drive Between Street: W Dublin Grandville & Fresta Dr

Subdiv/Cmplx/Comm:

Dist to Interchange: **Building Information**

Sa Ft ATFLS: 2.533 Bldg Sq Ft: 16,532 # Floors Above Grnd: 0

of Docks: 1 Year Built: 2004 **Ceiling Height Ft:** Minimum Saft Avail: 0

Units:

Drive-In Doors: 3 Year Remodeled: 2021 Max Ceiling Ht Feet:

Acreage: 0.06 Lot Size: Parking Ratio/1000: Total Parking:

Unit/Suite #:

City: Columbus

County: Franklin

Mult Parcels/Sch Dis:

Bay Size: x Office Sa Ft: 8.120 Tax Abatement: No Abatement End Date:

Max Cont Soft Avail: 2.533

Suite Number SaFt **Date Avail** Suite # Saft Date Avail

1: 3: 2: 4:

Financials

Lease Rate \$/Sq Ft: 0 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

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.

Agent to Agent Remarks

Dir Neg w/Sell Perm: No Contact Name: **Contact Phone:**

Listing Info

Auction/Online Bidding Y/N: No **Auction Date:** BB/TR Amount: 3 Percent Sub Agency: No SA Amount:

LD: 07/22/2022 Sub Property Type: Flex XD: 07/13/2023 Listing Office:01970 Best Corporate Real Estate 614-559-3350 Ofc Fax:614-559-3390

Listing Member: 658010311 Lic #:2002005957 614-570-9488 Agent Other Phone: James M Mangas Agent EMail: jmangas@bestcorporaterealestate.com James Mangas Pref Agt Fax:614-559-3390 Addl Contact Info:

Brokerage License #: 390701 Showing Phone #: 614-570-9488

Sold Info

Under Contract Date: Sold Date: DOM: 1 SP:

CDOM: 1 Selling Office: -**Sold Terms:** Sold Non-MLS: No

SIrCns: Selling Member: - - Lic# SIrAst:

Selling Brokerage Lic #: **Concession Comments:**

Sold Non-MLS: No

July 22, 2022 Prepared by: Randy J Best





























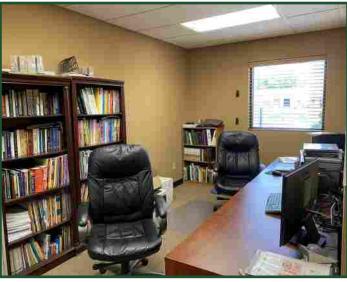










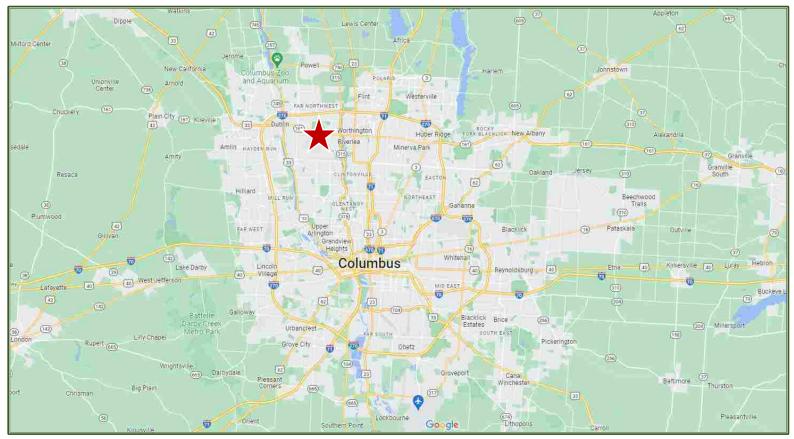


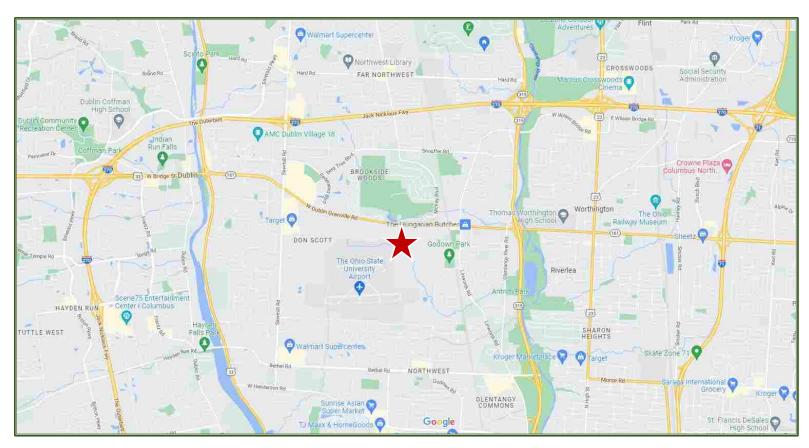




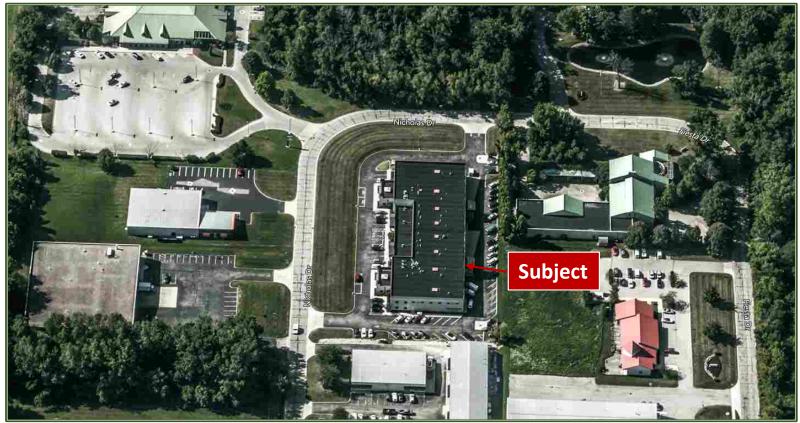








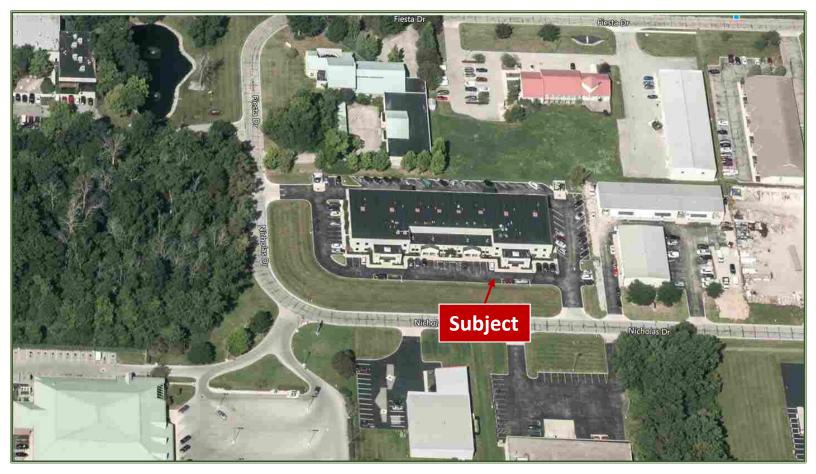




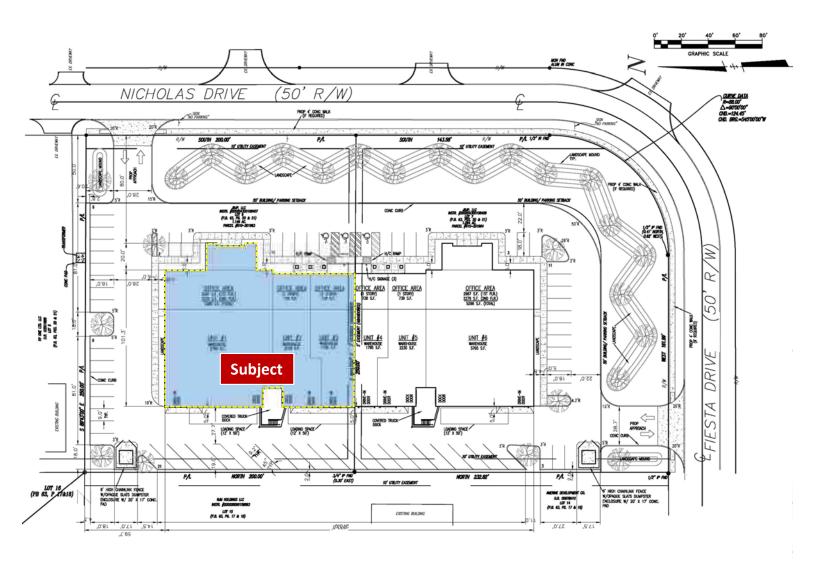




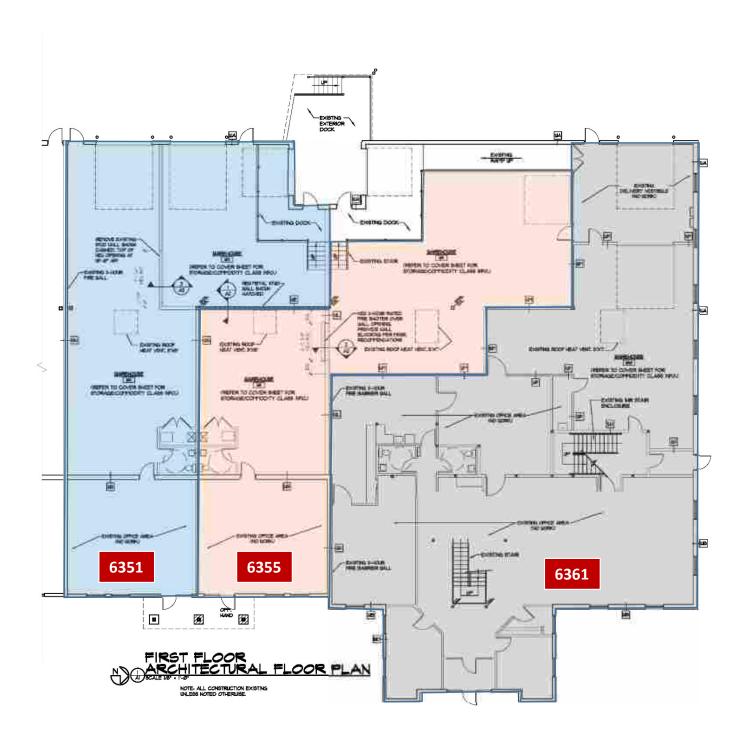














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Regional Overview

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.









230,960 826,729 residents households

826,729 \$63,498 households median household income







Opportunity City

City to Start a Business

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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