



## 575 INDUSTRIAL PARKWAY, HEATH OH 43056

**FOR SALE: \$299,999 OR LEASE \$12 SQ FT**

### Property Features:

- 25 Room office building
- Close to freeways: 161 & SR 79
- Total sq ft 9982
- Fire Proof Storage
- Currently occupied with tenants
- One acre property



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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.

**Buyer Full Report****Office****MLS#:** 212040365**Status:** Active**LP:** \$299,999**Photos:** 11**VT:****Property Type:** OFFICE**Parcel #:** 030-088938-00.000  
**Use Code:****Previous Use:**  
**Zoning:****For Sale:** Y **For Lease:** Y  
**Occupancy Rate:****For Exchange:** N  
**Mortg Balance:****Gross Inc:** \$0  
**Total Op Exp:** \$0  
**NOI:** \$0**Condo Fee:****Taxes (Yr):** \$11,642  
**Assessment:****Tax Incentive:**  
**Possession:**  
**Addl Acc Cond :** NONEKNOWN**General Information****Address:** 575 Industrial Pkwy  
**Between Street:** Windsor Lane & Hebron Rd  
**Complex:**  
**Distance to Interchange:****Unit/Suite:**  
**City:** Heath  
**County:** Licking  
**Multi Parc:****Zip:** 43056  
**Corp Limit:** Heath  
**Township:** None  
**Near Interchange:** 161 and SR 79**Building Information****Tot Avail SqFt:**  
**Tot Bldg SqFt:** 6,769  
**# Flrs Abv Gnd:** 1  
**# of Docks:** 0  
**Year Built:**  
**Common Area Factor:****Min SqFt Avail:** 6,769  
**Acreage:** 1.020  
**# Elevators:** 0  
**# of Drive-In Doors:** 0  
**Year Remodeled:**  
**Ceiling Height:****Max Cntg SF Avail:** 9,982  
**Lot Size:** 149.16 X 298.81  
**Parking Ratio:**  
**Total Parking:**  
**Basement:** Y

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

**Financials****Lease Rate \$/SqFt:** \$12.00 **Terms Desired:** 3-5 years  
**Exp Paid By:** L T Reimburse L T Contracts Directly  
**ALL**  
**RE Taxes:** y  
**Bldg Insurance:** y  
**Utilities:** y  
**Maint/Repairs:** y  
**Janitorial:** y  
**CAM:** y  
**Cu Yr Est \$/SF** 14 per above checked items**Will Landlord Remodel:**  
**Finish Allowance/SqFt:**  
**Pass-Thru of Exp ovr Base Yr:**  
**Exp Stop:****Features****Property Description**

Nice brick 25 room office building. It is complete with separate conference rooms, kitchen, reception area and fire proof storage room. It's occupied by Accountants, Attorneys and Catholic Social Services. There is a large parking lot in back. The property sits on one acre and is close to freeways: 161 & SR 79. Behind the building are national tenants: Chipotle, Donatos etc. Building is also for lease at \$12/sq ft; total bldg 9982, 1st fl 6769, lower level 3212.

**Sold Information****Sold Date:****SP:****Wednesday, October 2, 2013 11:58 AM***Information deemed reliable but not guaranteed***Prepared by:** Randy Best*Copyright: 2001 - 2013 by Columbus and Central Ohio Regional MLS**All photographs are copyrighted and only those displaying the CBR-MLS logo may be re-used without the photographer's proper authorization.*

212040365

575 Industrial Pkwy

\$ 299999



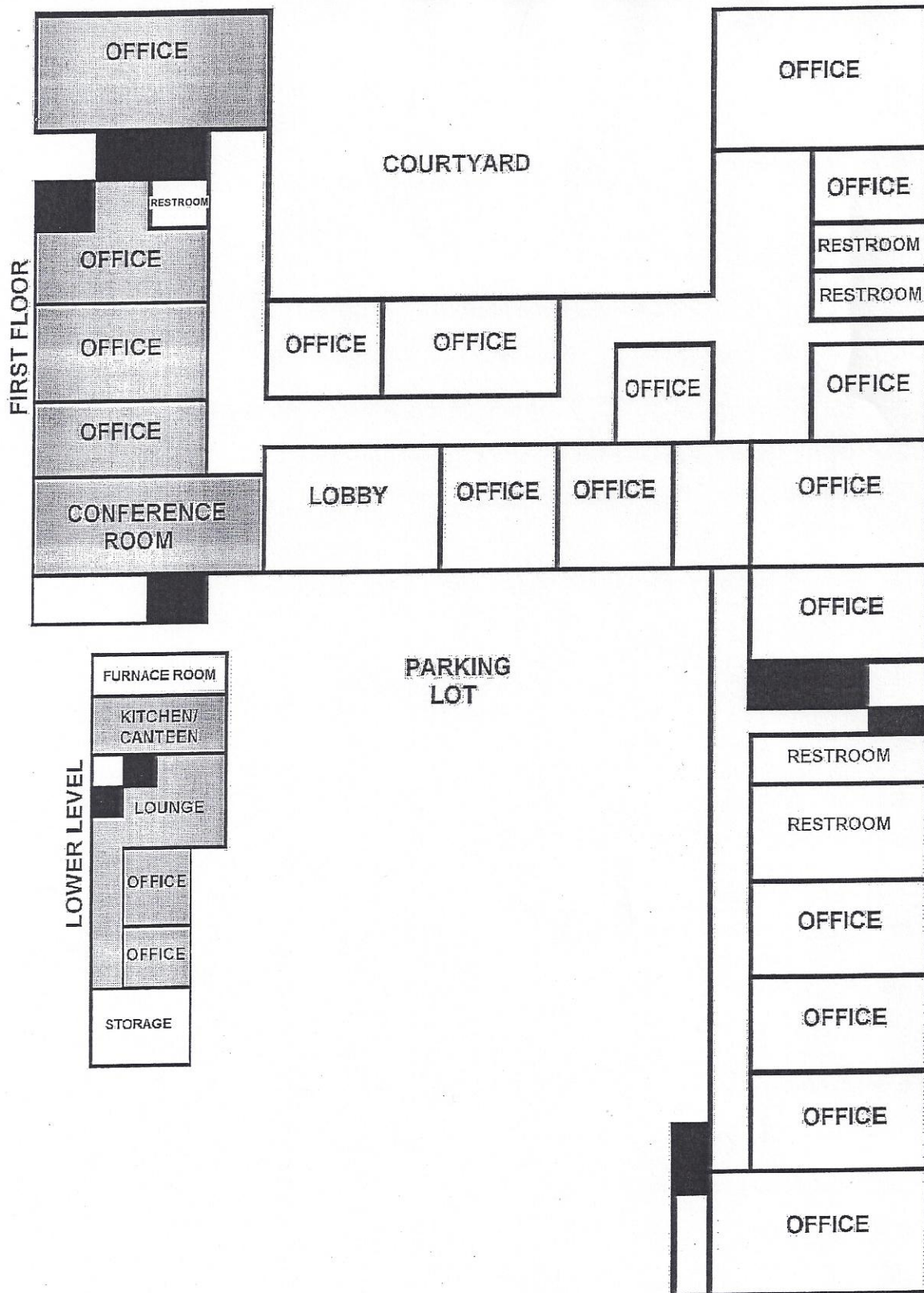


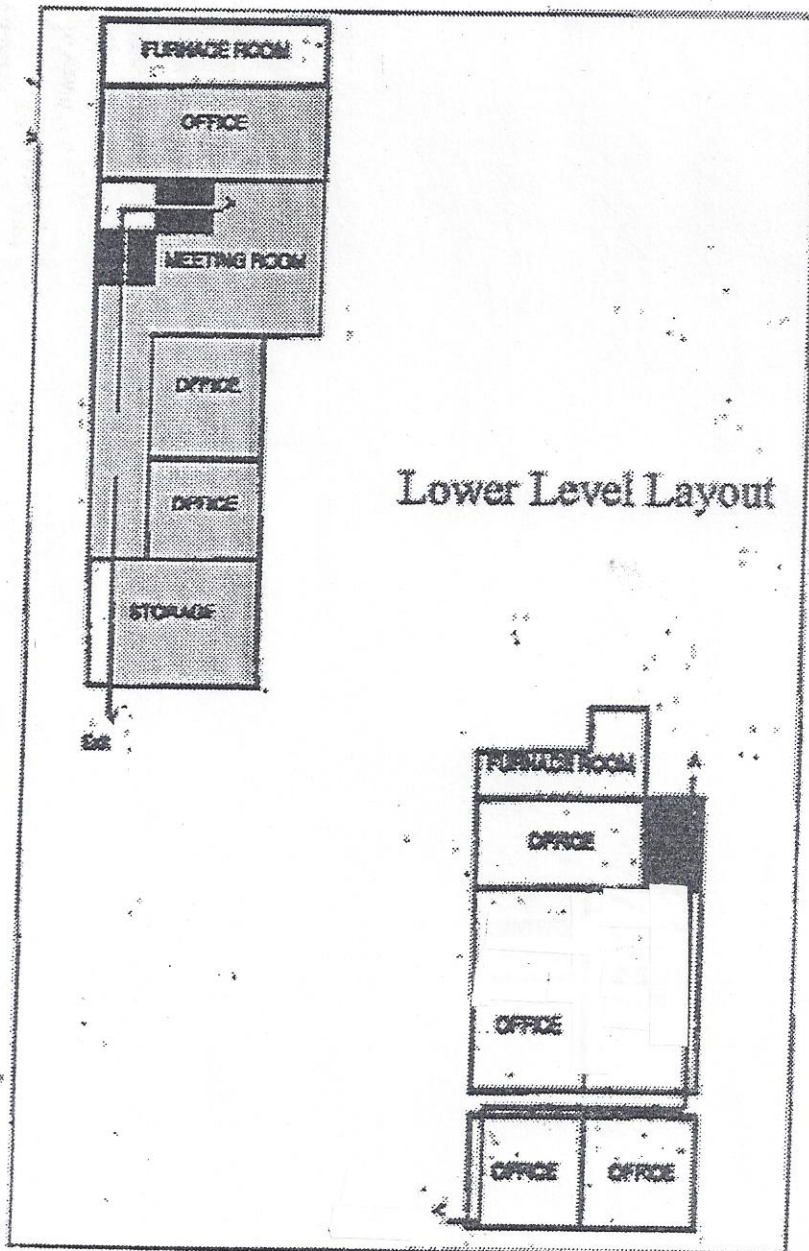












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