



65 KLEMA DRIVE, REYNOLDSBURG, OHIO 43068

FOR SALE: \$379,000

Property Features:

- Industrial Warehouse
- Insulated with 4-150 BTU furnaces
- Three 10 x 12 drive in doors
- 2,100 sq ft of office
- Small outside storage building
- Room on lot for expansion
- 20 foot ceiling height
- \$9074 yearly taxes



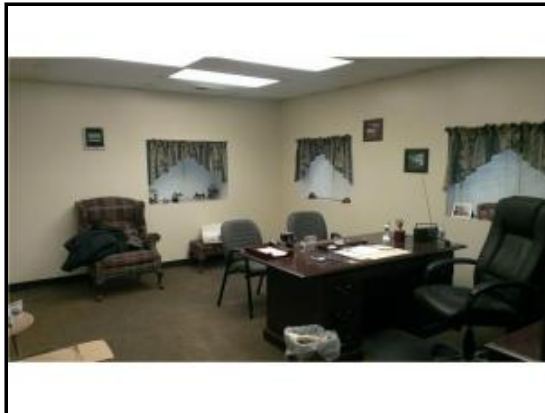
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

Full Photo Tour

65 Klema Drive ., Reynoldsburg, OH 43068

This listing is Active Listed for \$379,000 MLS # 213014121

Primary Photo**Additional Photo****Additional Photo****Additional Photo****Additional Photo****Additional Photo**

65 Klema Dr - 65 Klema Dr

1

Reynoldsburg, OH 43068-9690 | Licking County | Greater Franklin County Market | East Submarket

8,100 SF Industrial - Light Industrial Bldg with 8,100 SF

For Sale at \$379,000 (\$46.79 PSF)



Warehouse is completely insulated with 4-150 BTU furnaces. Three 10 x 12 roll-up drive-in door to a 20ft clear height. The 2,160 sq ft of office is built out with two restrooms, 6 offices, and 1 large conference room. Sky lights in warehouse, small outside storage building and room on lot for expansion.

Property Type **Light Industrial**

Bldg Size **8,100 SF**

Status **Existing**

Year Built **2007**

Land Area **0.83 Ac.**

Zoning **- -**

Sublease **No**

% Occupied **0%**

Clear Height **20.00 FT**

Dock Doors **0**

Drive-Ins **3**

Office SF **2,160 (26.66%)**

Sprinkler **Unknown Type**

Power **- - / - - / - -**

Available SF **8,100 SF**

Max Contig **- -**

Min Divisible **- -**

Rental Rate **- - - -**

Sale Price **\$379,000**

Price/SF **\$46.79 /SF**

HVAC **- -**

Rail **No**

Parcel # **6314043000019**

Operating Exp/SF **\$0.50 /SF**

Taxes/SF **\$1.15 /SF**

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**



Figure 1: Schematic diagram of the experimental setup for the study of the effect of the initial concentration of the polymer solution on the morphology of the polymer blend. The diagram shows a cross-section of a polymer blend with a central layer of polymer solution and two outer layers of polymer. The central layer is labeled "Polymer solution" and the outer layers are labeled "Polymer". The diagram also shows the initial concentration of the polymer solution, C_0 , and the initial concentration of the polymer, C_1 . The diagram is labeled "Figure 1" and "Schematic diagram of the experimental setup for the study of the effect of the initial concentration of the polymer solution on the morphology of the polymer blend."



2

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