



## 3600 PARKWAY LANE, HILLIARD OH

**FOR SALE: \$650,000 OR LEASE \$3.50 NNN**

### Property Features:

- Office/warehouse
- 14,500 Total Sq Ft
- Office Space 3,500 SQ FT
- High visibility and access from I-270!
- Ample parking
- 1.5 Acre
- Excellent Office Space
- Conference Room
- Dock with 12 Foot drive-in door
- Ceiling height 14 feet in Warehouse
- Seamless steel roof over warehouse



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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



**Industrial**

**MLS#:** 213020370

**Status:** Active  
**List Agr Type:** ERS

**LP:** \$ 650,000  
**Photos:** 15  
**VT:**

**Parcel #:** 050-002267-00  
**Use Code:** 399 - OTHER INDUSTRIAL STRUCT  
**Previous Use:** warehouse  
**Zoning:** IND

**For Sale:** Yes  
**Occupancy Rate:**  
**For Lease:** Yes  
**For Exchange:** No  
**Mortg Balance:**

**Gross Inc:** \$0  
**Total Op Exp:** \$0  
**NOI:** \$0  
**Condo Fee:**  
**Addl Acc Cond :** NONEKNOWN

**Taxes (Yr):** \$25,775 / 2011  
**Assessment:**  
**Tax Incentive:**  
**Possesion:**

## General Information

**Address:** 3600 Parkway Ln  
**Between Street:** Leap & Britton  
**Complex:**  
**Distance to Interchange:**

**Unit/Suite:**  
**City:** Hilliard  
**County:** Franklin  
**Multi Parc:**  
**Zip:** 43026  
**Corp Limit:** Hilliard  
**Township:** None  
**Near Interchange:**

## Building Information

**Tot Avail SqFt:** 14,500  
**Tot Bldg SqFt:** 14,500  
**# Flrs Abv Gnd:** 1  
**# of Docks:** 1  
**Year Built:** 1977  
**Min Ceiling Ht:** 14'  
**Min SqFt Avail:** 14,500  
**Acreage:** 1.500  
**# of Units:**  
**# of Drive-In Doors:** 1  
**Year Remodeled:**  
**Max Ceiling Height:**  
**Max Cntg SF Avail:** 14,500  
**Lot Size:**  
**Parking:** 1/1000  
**Bay Size:**  
**Bldg Depth:**  
**Office SqFt:** 3,500

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

## Financials

**Lease Rate \$/SqFt:** \$4  
**Exp Paid By:** L  
**ALL**  
**RE Taxes:** y  
**Bldg Insurance:** y  
**Utilities:** y  
**Maint/Repairs:** y  
**Janitorial:** y  
**CAM:** y  
**Cu Yr Est \$/SF** \$ 3 per above checked items  
**T Reimburse L**  
**T Contracts Directly**

**Terms Desired:**  
**Will Landlord Remodel:** N  
**Finish Allowance/SqFt:**  
**Pass-Thru of Exp ovr Base Yr:**  
**Exp Stop:**

## Features

**Primary Photo Source:** Realtor Provided(Time limited)

## Property Description

Building has seamless steel roof over warehouse & rubber membrane roof over office. R-25 insulation in walls & plumbed for air lines. Has great visibility and access from I-270. Nice office space with conference room, one dock with 12' door and 14' ceilings in warehouse, 12' drive-in door on side. Plenty of parking.

## Sold Information

**Sold Date:** **SP:**

## Photo Gallery



**Industrial**

**MLS#:** 213020370

**Status:** Active

**LP:** \$650,000

**Zip:** 43026

**Photos:** 15 **VT:**

**Address:** 3600 Parkway Ln

**Unit/Suite #:**

**Lease \$/SqFt:** \$45.00

**Complex:**

**Property Type:** OFFICE/WHSE

**Tot Bldg SqFt:** 14,500

**Lot Size:**

**Acres:** 1.500

**Avail SqFt:** 14,500

**Min Av SqFt:** 14,500

**Max Cntg SF:** 14,500

**Between Street:** Leap & Britton

**For Lease:** Yes

**Map Bottom/Side:**

**For Sale:** Yes

**For Exchange:** No

### Remarks

Building has seamless steel roof over warehouse & rubber membrane roof over office. R-25 insulation in walls & plumbed for air lines. Has great visibility and access from I-270. Nice office space with conference room, one dock with 12' door and 14' ceilings in warehouse, 12' drive-in door on side. Plenty of parking.

### Sold Information

**Sold Date:**

**DOM:** 2

**SP:**



Friday, June 07, 2013 12:00 PM

Information deemed reliable but not guaranteed

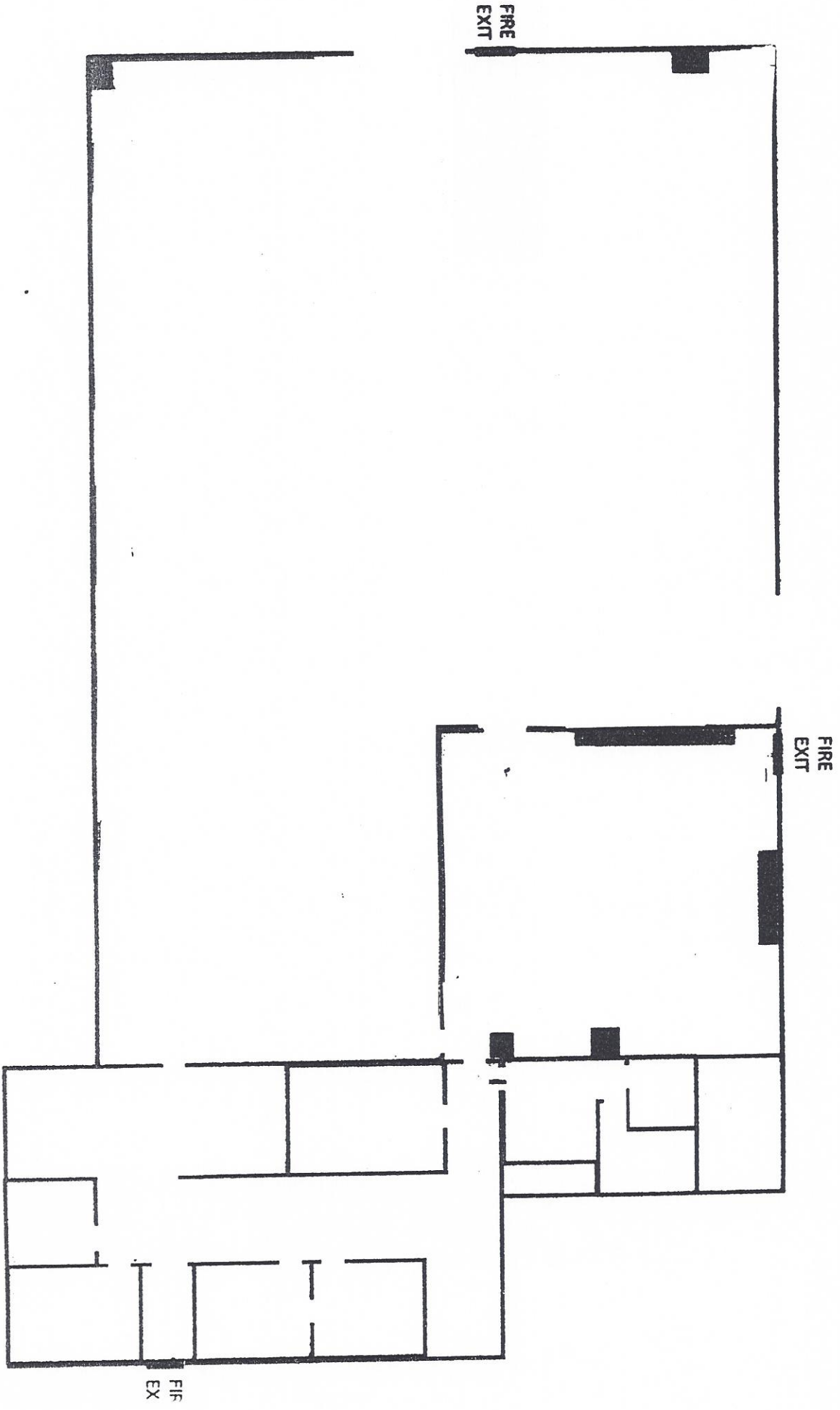
Prepared by: Randy Best

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3600 Parkway Ln, Hilliard, OH 43026, USA



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## MAP(GIS)

### Parcel Info

Parcel ID: **050-002267-00**      Map Routing Number: **050-0063A -009-00**      Owner: **[CAMBRAND LTD.](#)**      Location: **3600 PARKWAY LN**  
Click owner name for additional records

**Summary**

- Property Profile
- Land
- Building
- Improvements
- Interactive Map
- MAP(GIS)**
- Sketch
- Photo
- Transfer History
- BOR Status
- CAUV Status
- Area Sales Activity
- Area Rentals
- Tax/Payment Info
- Current Levy Info
- Assessment Payoff
- Tax Distribution
- Rental Contact
- Tax Estimator
- Property Reports
- Recorder's Office Document Search
- Area Sex Offender Inquiry
- Pay Real Estate Taxes Here

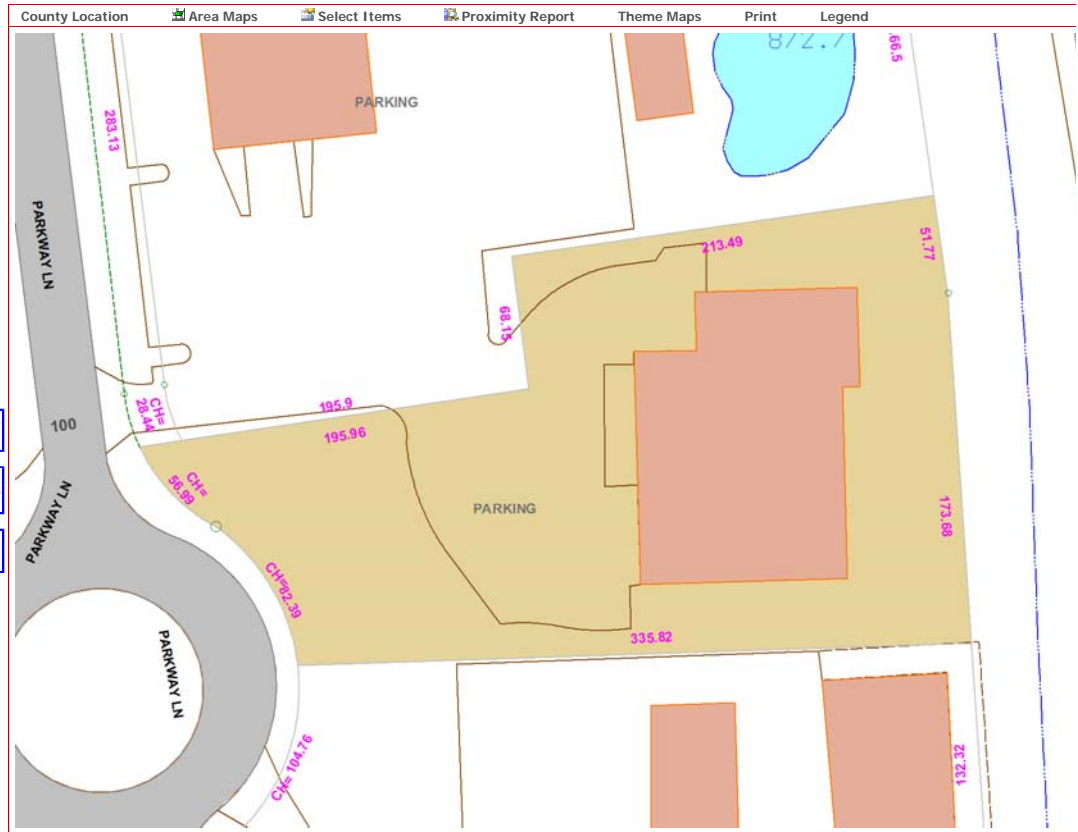


Image Date: Thu Jun 06 14:13:44 EDT 2013

Ortho Photographs taken in 20

The closest fire station from the center of this map is 3055 feet away.  
 Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 30	3055 feet
Norwich Township - 83	1.7 miles
Norwich Township - 81	1.8 miles

County Recorder Documents

City of Hilliard GIS

**Disclaimer**

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	Parcel ID: 050-002267-00 Owner: CAMBRAND LTD Location: 3600 PARKWAY LN Sale Amt: \$750,000
	Parcel ID: 050-002884-00 Owner: MOUNTAIN REAL ESTATE LLC Location: 3550 PARKWAY LN Sale Amt: \$630,000
	Parcel ID: 050-002881-00 Owner: CAMBRAND LTD Location: 3650 PARKWAY DR

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