



## 3650 PARKWAY LANE, HILLIARD OH

**FOR SALE: \$990,000 OR LEASE \$4.10 NNN**



### Property Features:

- Office/Warehouse
- 27,000 Total Sq Ft
- Office Space 3,000 Sq Ft
- High visibility and access from I-270!
- Includes 22 foot monopole!
- Ample parking
- 2.6 Acre
- Excellent Office Space
- Two Docks
- Two 12 foot drive doors
- Beautiful pond view on site

BEST CORPORATE REAL ESTATE  
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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#: 213020373

Status: **Active**  
List Agr Type: ERSLP: \$ 990,000  
Photos: 15  
VT:Parcel #: 050-002881-00  
Use Code:Previous Use:  
Zoning:For Sale: Yes      For Lease: Yes  
Occupancy Rate:For Exchange: No  
Mortg Balance:Gross Inc: \$0  
Total Op Exp: \$0  
NOI: \$0Condo Fee:  
Addl Acc Cond : NONEKNOWNTaxes (Yr): \$35,054 / 2011  
Assessment:Tax Incentive:  
Possesion:**General Information**Address: 3650 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: 27,000  
Tot Bldg SqFt: 27,000  
# Flrs Abv Gnd: 1  
# of Docks: 2  
Year Built: 1973  
Min Ceiling Ht: 18'Min SqFt Avail: 27,000  
Acreage: 2.612  
# of Units:  
# of Drive-In Doors: 2  
Year Remodeled: 1983  
Max Ceiling Height:Max Cntg SF Avail: 27,000  
Lot Size:  
Parking: 2/1000  
Bay Size:  
Bldg Depth:  
Office SqFt: 3,000

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

**Financials**

Lease Rate \$/SqFt: \$4

Exp Paid By:

L

T Reimburse L

T Contracts Directly

Terms Desired: NNN

ALL

RE Taxes:

y

Bldg Insurance:

y

Utilities:

y

Maint/Repairs:

y

Janitorial:

y

CAM:

y

Cu Yr Est \$/SF

\$ 2 per above checked items

Will Landlord Remodel:

Finish Allowance/SqFt:

Pass-Thru of Exp ovr Base Yr:

Exp Stop:

**Features**

Primary Photo Source: Realtor Provided(Time limited)

**Property Description**

Addition built in 2004, with 18' ceiling height, clear span. Excellent visibility from I-270 & includes 22' monopole sign. 1.5" water line and floor drains. Two docks, one 14' door and one 12' overhead dock door. New addition is fully insulated. Beautiful pond view on site. Plenty of parking and turn around on site.

**Sold Information**

Sold Date:

SP:

## Photo Gallery



**Industrial**

**MLS#:** 213020373

**Status:** Active

**LP:** \$990,000

**Zip:** 43026

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

**Address:** 3650 Parkway Ln

**Unit/Suite #:**

**Lease \$/SqFt:** \$37.00

**Complex:**

**Property Type:** OFFICE/WHSE

**Tot Bldg SqFt:** 27,000

**Lot Size:**

**Acres:** 2.612

**Avail SqFt:** 27,000

**Min Av SqFt:** 27,000

**Max Cntg SF:** 27,000

**Between Street:** Leap & Britton

**Map Bottom/Side:**

**For Sale:** Yes

**For Lease:** Yes

**For Exchange:** No

### Remarks

Addition built in 2004, with 18' ceiling height, clear span. Excellent visibility from I-270 & includes 22' monopole sign. 1.5" water line and floor drains. Two docks, one 14' door and one 12' overhead dock door. New addition is fully insulated. Beautiful pond view on site. Plenty of parking and turn around on site.

### 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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## MAP(GIS)

### Parcel Info

Parcel ID: **050-002881-00**      Map Routing Number: **050-0063A -007-00**      Owner: **[CAMBRAND LTD.](#)**      Location: **3650 PARKWAY DR**  
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



Current Map: 644 x 474

Click to view map using:

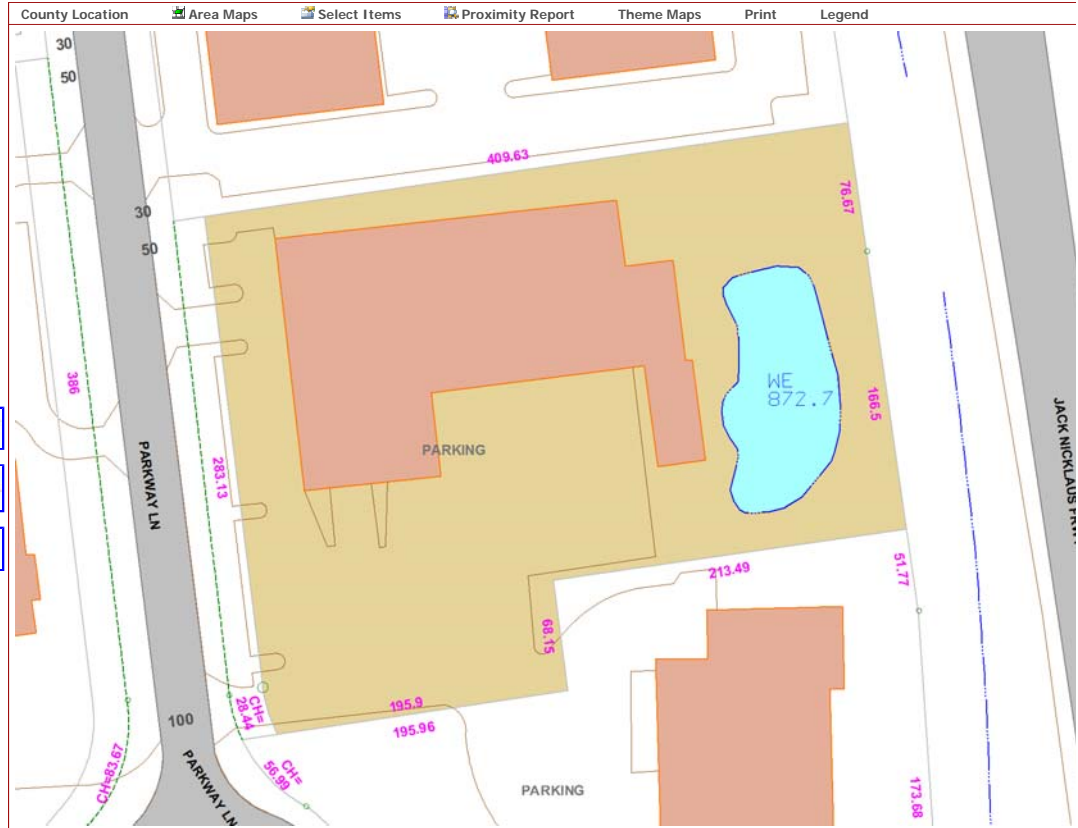


Image Date: Thu Jun 06 14:25:41 EDT 2013

Ortho Photographs taken in 2013

The closest fire station from the center of this map is 3172 feet away.  
 Measurements are over straight-line distances.

Closest Fire Departments	
Columbus Station 30	3172 feet
Norwich Township - 83	1.6 miles
Norwich Township - 81	1.8 miles

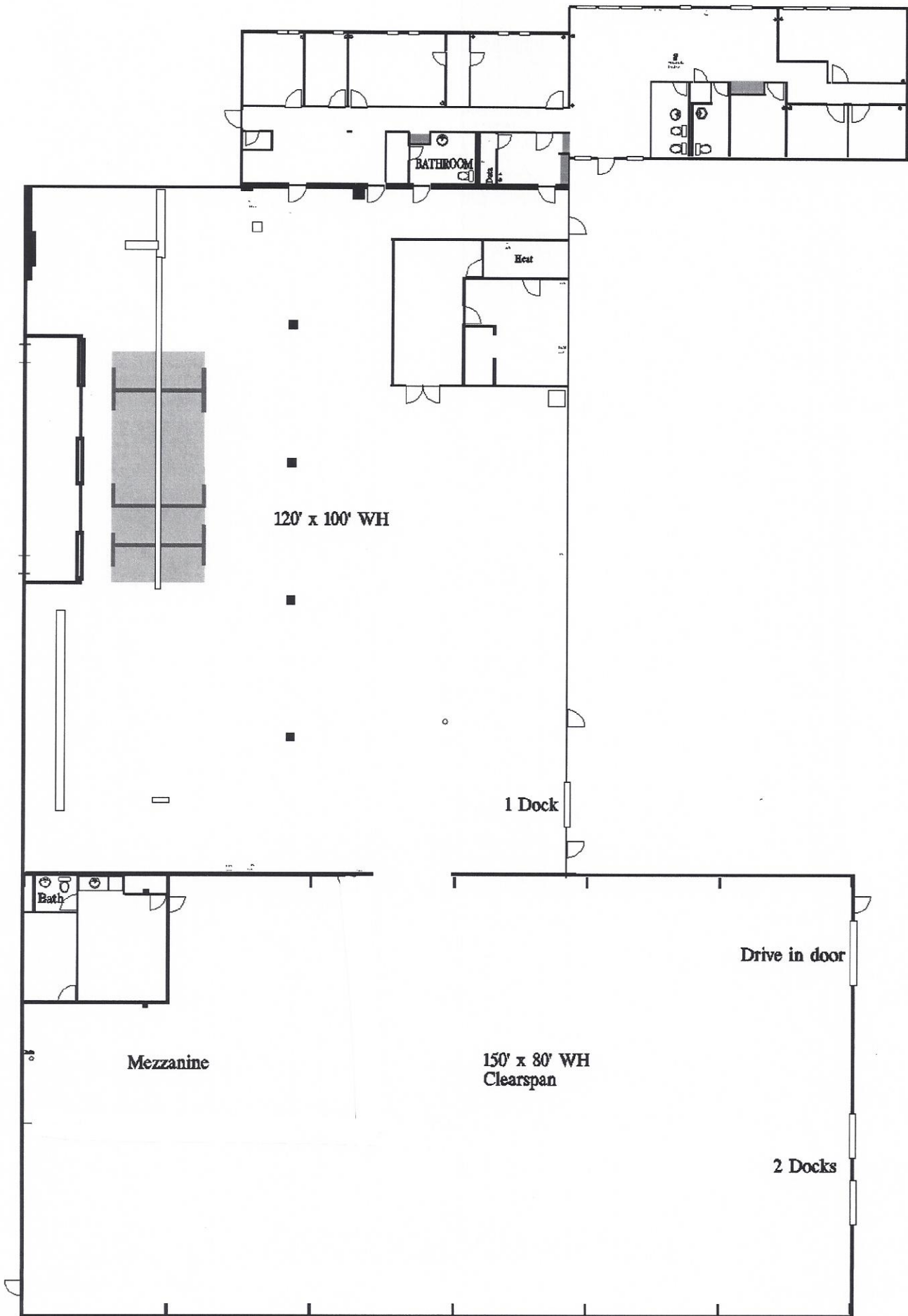
County Recorder Documents

City of Hilliard GIS

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	Parcel ID: 050-002895-00 Owner: 3670 PARKWAY LANE LLC Location: 3670 PARKWAY LN Sale Amt: \$0
	Parcel ID: 050-002881-00 Owner: CAMBRAND LTD Location: 3650 PARKWAY DR Sale Amt: \$0
	Parcel ID: 050-002267-00 Owner: CAMBRAND LTD Location: 3600 PARKWAY LN Sale Amt: \$750,000



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