



660 N HAGUE AVENUE, COLUMBUS, OHIO 43204

**FOR LEASE: \$4.95 NNN SF
UNIT C 7544 SF, MAX CONTIG 14,426
UNIT D 6882 SF, MAX CONTIG 14,426**



Property Features:

- Excellent warehouse facility with many upgrades and divisible
- 6,882-14,426 sq. ft. available
- Middle building is offers heavy power, docks, and drive-in doors
- 3.39 Acres completely fenced in lot
- Multiple dock doors and drive ins
- High voltage throughout
- Buildings divisible for smaller users
- Excellent freeway access
- Outside storage available

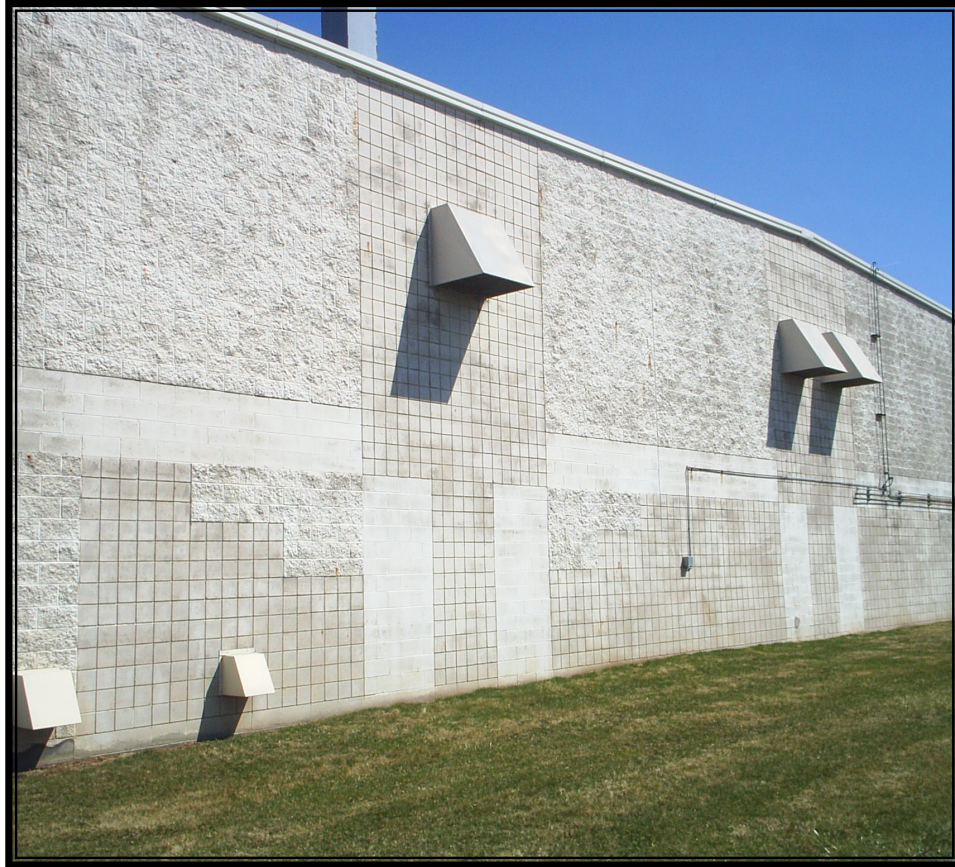
BEST CORPORATE REAL ESTATE
RANDY BEST
2121 RIVERSIDE DRIVE
UPPER ARLINGTON, OH 43221
WWW.BESTCORPORATEREALESTATE.COM
OFFICE: 614-559-3350 EXT. 12
FAX: 614-559-3390
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM

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.



660 N HAGUE AVENUE, COLUMBUS, OHIO 43204

**FOR LEASE: \$4.95 NNN SF
UNIT C 7544 SF, MAX CONTIG 14,426 SQ. FT.
UNIT D 6882 SF, MAX CONTIG 14,426 SQ. FT.**



LIGHT MANUFACTURING FACILITY, GATED AND FENCED, 3.34 ACRES WITH LARGE PARKING LOT AND OUTSIDE STORAGE AREAS. 6,882-14,426 SF AVAILABLE. MIDDLE BUILDING OFFERS HEAVY POWER (480 VOLT, 3 PHASE ELECTRIC), DOCKS AND DIVE-IN DOORS. BACK BUILDING OFFERS DRIVE-IN DOORS AND FULLY HEATED WITH PLUMBING.

**BLDG SIZE: 65,622
SPRINKLEY: FULLY-WET
ZONING: M-2
OCCUPANCY: 30 DAYS
MAX CONTIG: 14,426**

**YEAR BUILT: 1964
PARCEL #: 570-184657
OFFICE SF: 15.23%
MIN DIVISIBLE: 6882 SF**

Full Photo Tour

666 N Hague Avenue, Columbus, OH 43204

This listing is Active Listed for \$5 MLS # 214017748

S3010046



S3010033



S3010039



S3010041



S3010048



S3010053



S3010057



Lowell Dr

Ponderosa Dr

Rudon Ln

70

670

666 N Hague Ave, Columbus, OH 43204, USA

Kyle Ct

Harrison Rd

Valleyview

Valleyview Dr

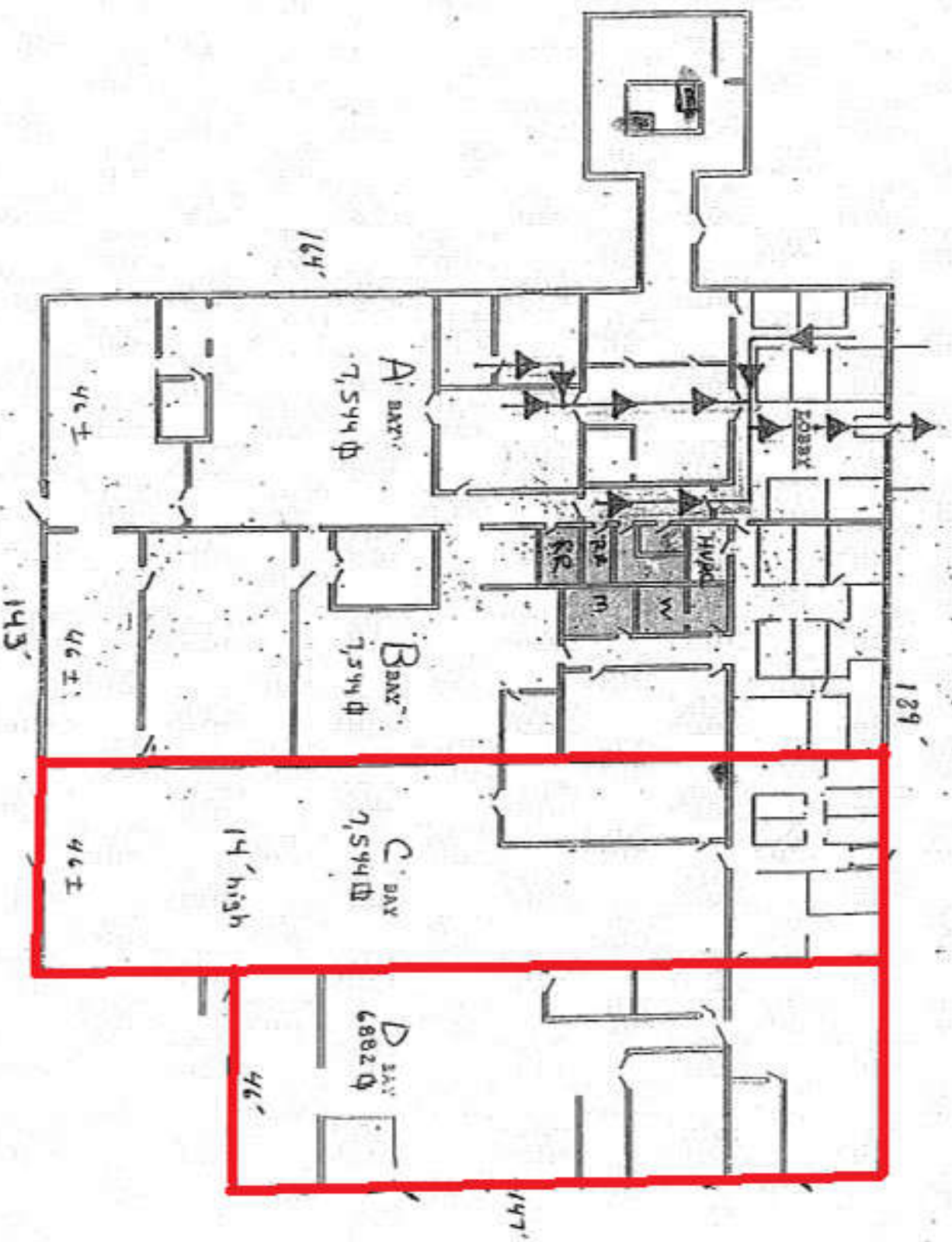
N Hague Ave

Ridge Ave

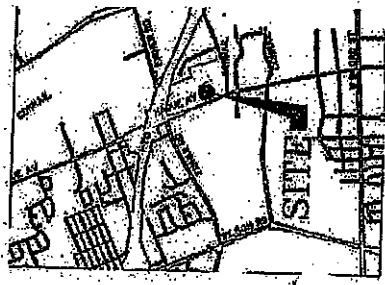
N Wilson Rd

Prospect St

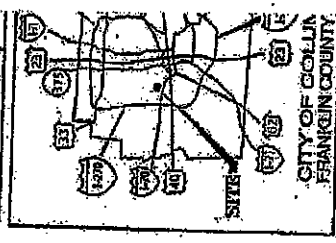




ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO

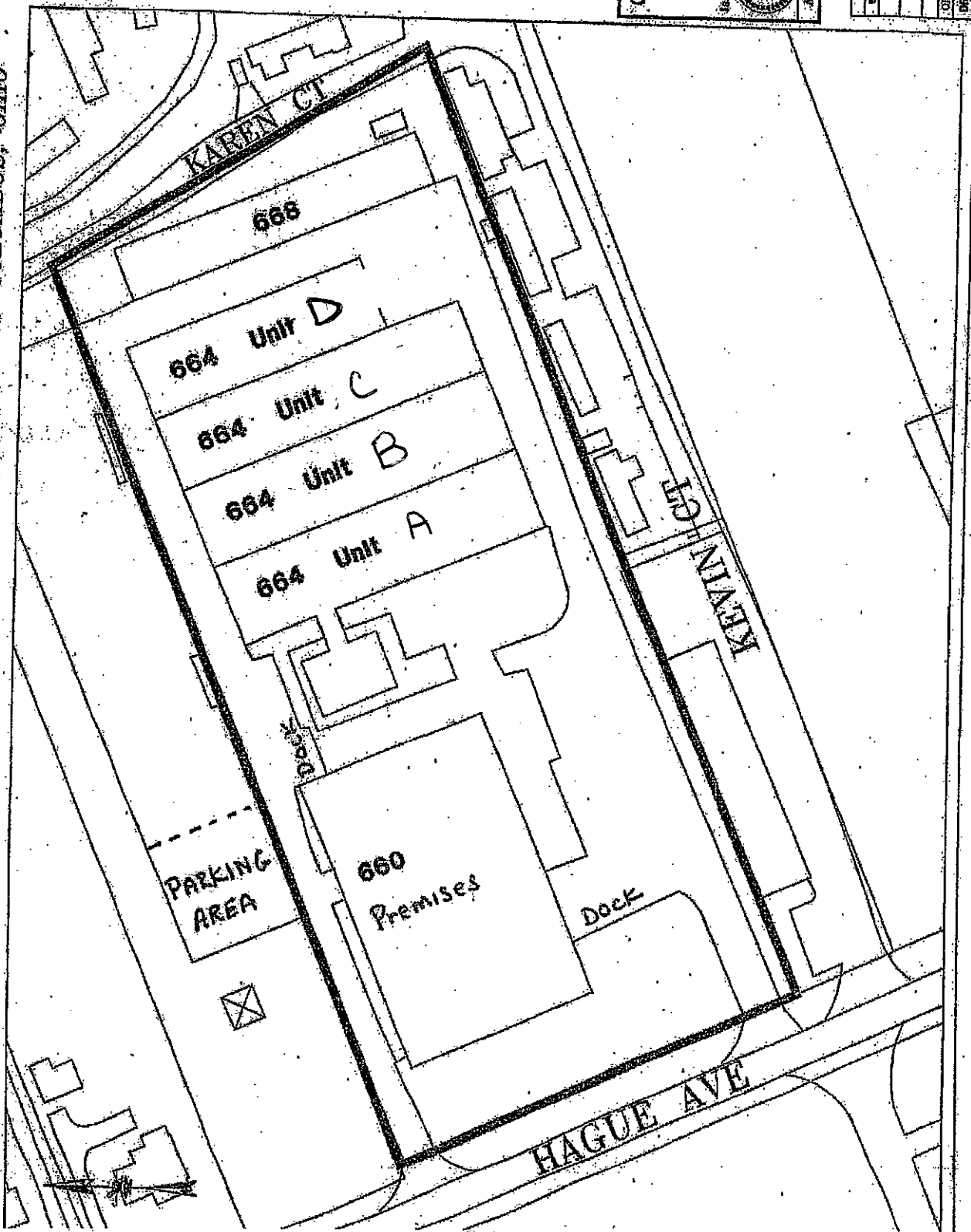


OTHER MAP NO.
CITY LAND-USE MAP
BIS FACET NUMBER



GERMANY 30051
HOUSE NUMBER SHOWN
PLATE AND GRATING TO
OF BUILDING & UTILITY
HARRIS & AUSTIN
PLANNING OF PLANNING
100 N. FRONT ST.
COLUMBUS, OH. 43216
ADDRESS FILE NUMBER - 02

DEVELOPED BY:
ENGINEER CONSULTANT:
DONALD W. DICK
RETAIL SHOPS &
ORIGINAL PARCEL NUMBER: 100 N. FRONT ST.
DRAWN BY: JRE
CHECK



PARCEL TWO:
BEGINNING AT A POINT IN THE CENTRELINE OF LAUREL ROAD, AT THE SOUTHEAST CORNER OF
A 2.78 ACRES PARCELS RECORDED IN DEEDS BOOK 60, PAGE 19; THENCE NORTH 89° 00' 00" EAST,
DISTANCE 13.00 FEET TO AN IRON PEG AND NAIL; THENCE SOUTH 89° 00' 00" WEST, DISTANCE
SEPTERMBER 13 AND 16, 1955, AND RECORDED AT PAGES 481 AND 480 OF DEEDS BOOK 60;
DEED BOOK 1956 IN THE OFFICE OF THE COUNTY RECORDER, FRANKLIN COUNTY, OHIO;
THENCE NORTH 72° 22' EAST, A DISTANCE OF 591.52 FEET TO A POINT;
THENCE NORTH 27° 09' WEST, A DISTANCE OF 101.40 FEET TO A POINT;
THENCE SOUTH 27° 22' WEST, A DISTANCE OF 576.30 FEET TO A POINT IN THE CENTRELINE
OF HAGUE AVENUE;
THENCE SOUTH 18° 31' EAST WITH THE CENTRELINE OF HAGUE AVENUE, A DISTANCE OF 100'
FEET TO THE PLACE OF BEGINNING, CONTAINING 1.34 ACRES OF LAND, MORE OR LESS.
SUBJECT TO A 40 FOOT EXCEPTION TO CITY OF COLUMBUS OF RECORD IN DEED BOOK
3791, PAGE 33.

- IPS IRON PIN SET
- IPF 3/4" IRON PIN FOUND IN CONCRETE
- BOLLARD
- CATCH BASIN
- ▢ ELECTRIC TRANSFORMER
- OHE- OVERHEAD ELECTRIC LINE
- *- CHAIN LINK FENCE



1. ELECTRIC POWER LINES AND TOWER LIE ON AND OVER SUBJECT TRACT. EASEMENT TO COLUMBUS AND SOUTHERN OHIO ELECTRIC POWER, NOT LISTED IN TITLE POLICY NOR PROVIDED TO UNDERSIGNED.

2. SHEDS ON SOUTH PROPERTY LINE ENCRATCH OVER PROPERTY LINE.

1. THIS SURVEY DOES NOT REPRESENT ALL EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 23°41'30" W FOR THE CENTERLINE OF HAGUE AVENUE, OF RECORD IN DEED BOOK 3723, PAGE 510 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

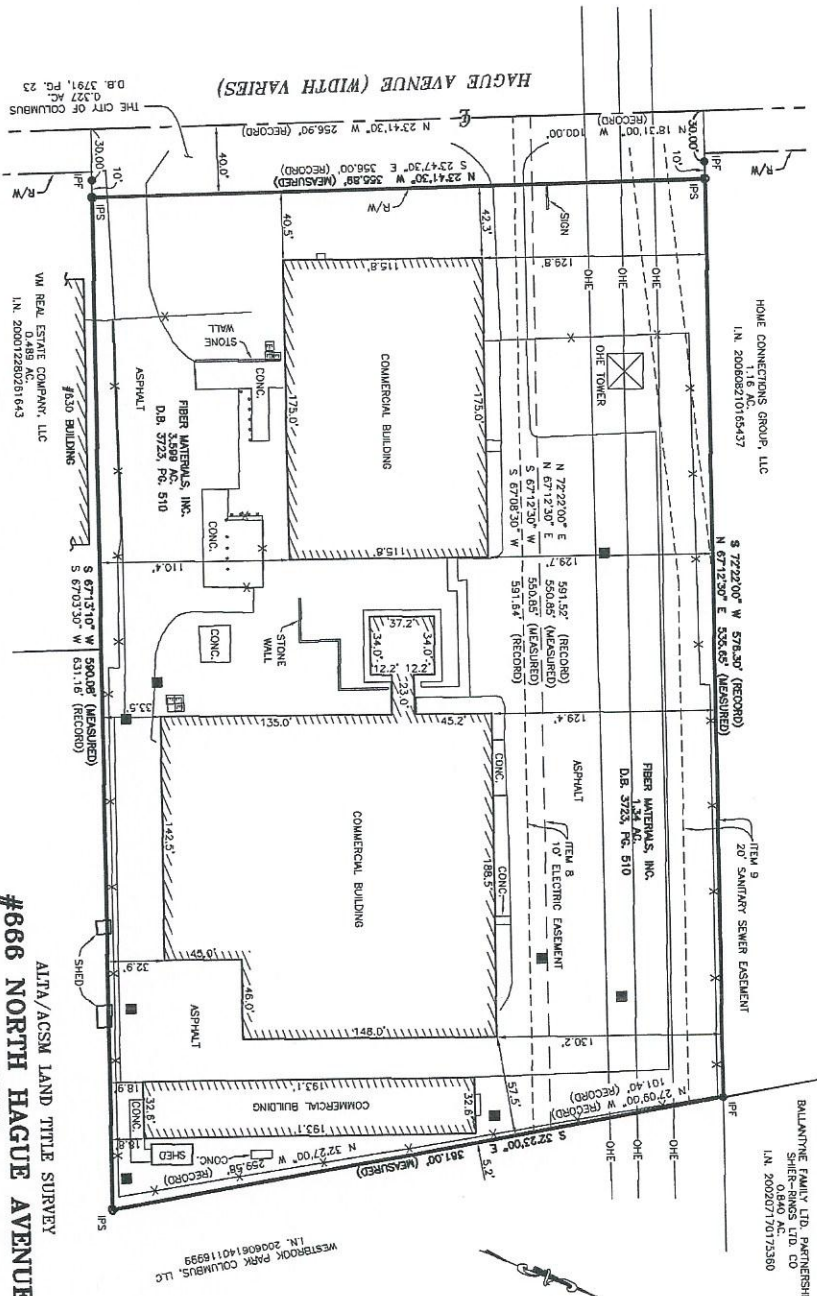
THE FOLLOWING ITEMS ARE PER SCHEDULE B OF THE TITLE COMMITMENT NUMBER CO-24177-00M WITH AN EFFECTIVE DATE OF MAY 2, 1979 AT 1:10 P.M.

ITEM 8 ESSENTIAL TO COLUMBIAS AND SOUTHERN OHIO ELECTRIC COMPANY OF RECORD IN DEED BOOK 2940, PAGE 447 AFFECTS THE SUBJECT TRACT AS SHOWN HEREON.

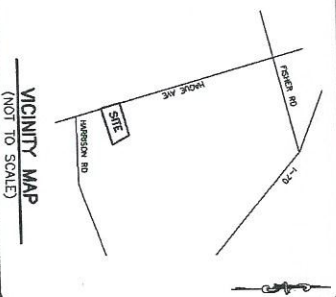
10' EASEMENT OF RECORD IN OFFICIAL RECORD 15896012 DOES AFFECT THE SUBJECT TRACT, THE CENTRELINE OF SAID EASEMENT BEING THE UNDERGROUND CABLE AND/OR POLES AS INSTALLED.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 7(A), & 11(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/20/11.

REGISTERED SURVEYOR



(NOT TO SCALE)



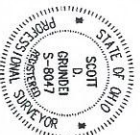
ALTA/ACSM LAND TITLE SURVEY
#666 NORTH HAGUE AVENUE

VIRGINIA MILITARY SURVEY NO. 530
TOWNSHIP OF FRANKLIN
COUNTY OF FRANKLIN, STATE OF OHIO

LS
LANDMARK SURVEY
GI
GROUP, INCORPORATED

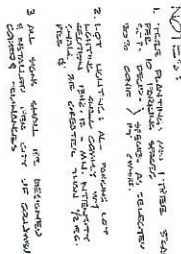
2055 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 3/8/11
DATE: 2/28/11
FILE NO. 127064



FILE NO. 127064

1920' TO
FINGER RT

[illegible]

FMD FIDER MATERIALS, INC.
SPACE TECHNOLOGY DIVISION
666 NORTH HAGUE AVENUE
COLUMBUS • OHIO 43204

NEUENSCHWANDER-PHENEGER PARTNERSHIP
7870 Olentangy River Road • Worthington, Ohio 43085
Phone: 614/436-2122

Bruce Penner • Architect

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This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

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By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

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