



163 CYPRESS STREET, REYNOLDSBURG, OHIO 43068

FOR SALE: \$575,000



Property Features:

- Industrial/Office Warehouse
- Quality built
- Located in City Limits of Pataskala with Reynoldsburg address
- 12,000 sq ft split face office/warehouse block building is fully leased, and is divided into 5 separate units.
- Each unit has offices in the front and at least 10' doors in rear
- Excellent investment
- Multi-tenanted property
- Estimated cap rate 8.2%

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.

163 Cypress St - 163 Cypress St

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Reynoldsburg, OH 43068-6813 | Licking County | Licking County Market | Licking Submarket

12,000 SF Industrial - Light Industrial Bldg with 12,000 SF

For Sale at \$575,000 (\$47.92 PSF)



This 12,000 sq ft split face office/warehouse block building is fully leased and is divided into 5 separate units. Each unit has offices in the front and at least 10' doors in the rear. This multi-tenanted property is quality built and provides an excellent investment. Current owner pays water/sewer/trash and exterior maintenance. Tenants pay separate gas and electric. Property is located in an existing quality built industrial/warehouse park. Estimated cap rate is 8.2%.

Property Type **Light Industrial**
Bldg Size **12,000 SF**
Status **Existing**
Year Built **2001**

Clear Height **11.00 - 13.00 FT**
Dock Doors **0**
Drive-Ins **2**
Office SF **--**
Sprinkler **Unknown Type**
Power **200 Amps/- /3 Phase**

HVAC **--**
Rail **No**
Parcel # **6314187600009**

Land Area **1.52 Ac.**
Zoning **--**
Sublease **No**
% Occupied **100%**

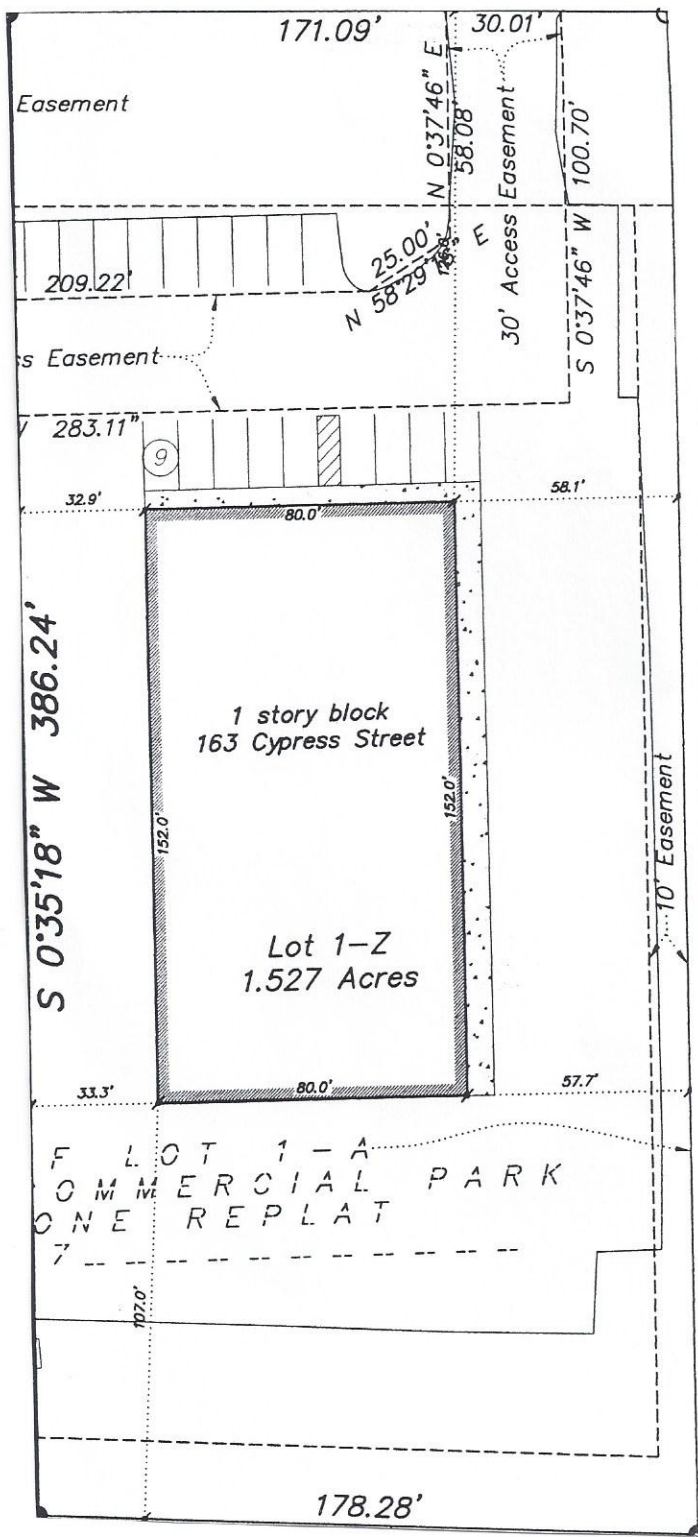
Available SF **12,000 SF**
Max Contig **--**
Min Divisible **--**
Rental Rate **----**
Sale Price **\$575,000**
Price/SF **\$47.92 /SF**

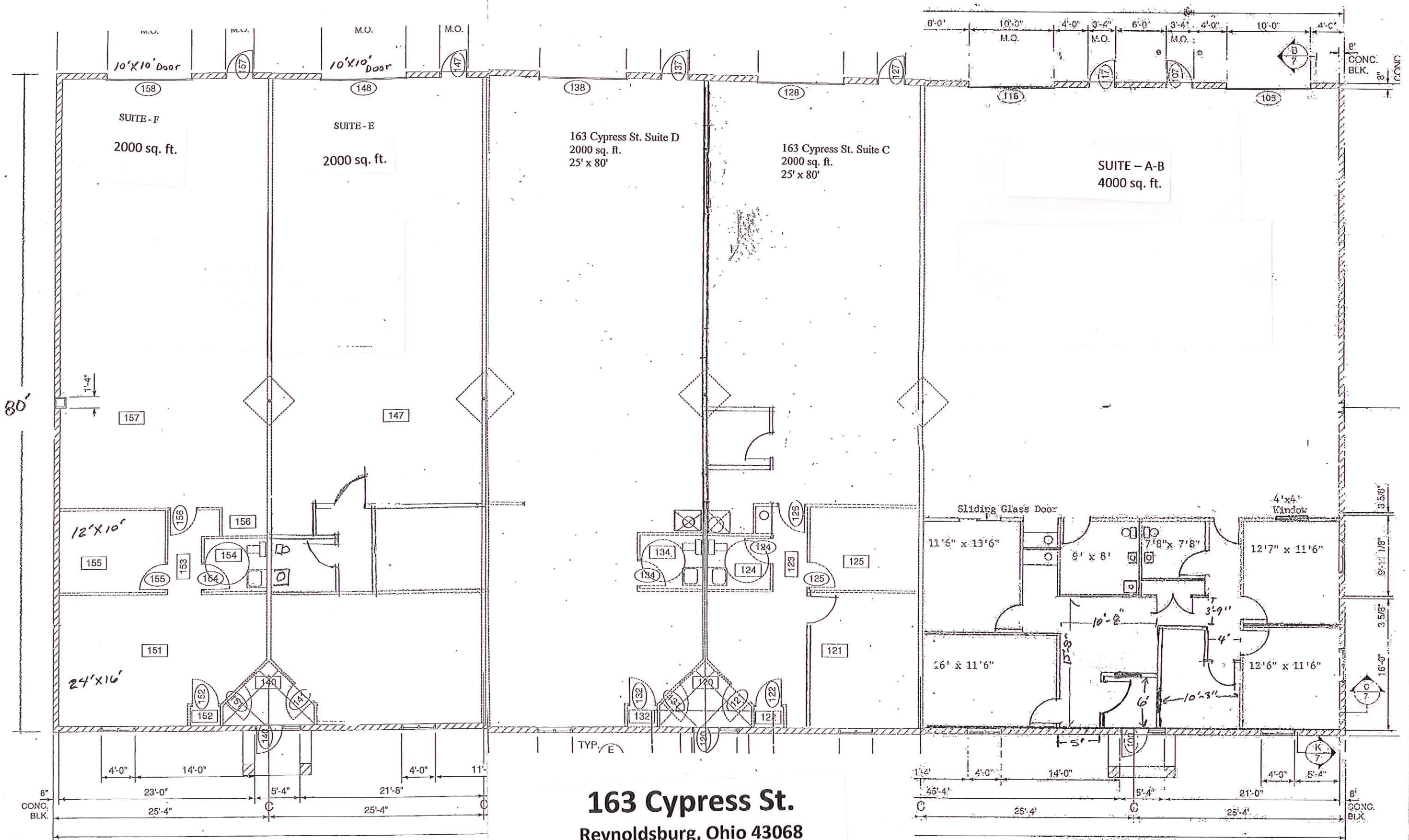
Operating Exp/SF **--**
Taxes/SF **--**

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



163 Cypress Street SW, Reynoldsburg, OH 43068





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 Reynoldsburg, Ohio 43068

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