

# WAREHOUSE FACILITY FOR SALE OR LEASE

# INVESTMENT OPPORTUNITY

1239-1251 Alum Creek Drive – Columbus, OH 43209



SUITE	SF	DOCKS	DRIVE-INS	RATE
1251	22,800	2	6	\$3.00 PSF GROSS
1245	5,000	2	2	\$6.50 PSF GROSS



- 22,800 SF WAREHOUSE AVAILABLE
- MIN. 5,000 SF – MAX 22,800 SF
- SIX DRIVE-INS AND TWO DOCKS
- ALL OR PART
- DISTRIBUTION, TRUCKING, MANUFACTURING, SERVICE, ETC.

LISTING PRICE \$1,490,000  
LEASE RATE \$3.00 UP TO \$6.50 PSF GROSS

### contact information

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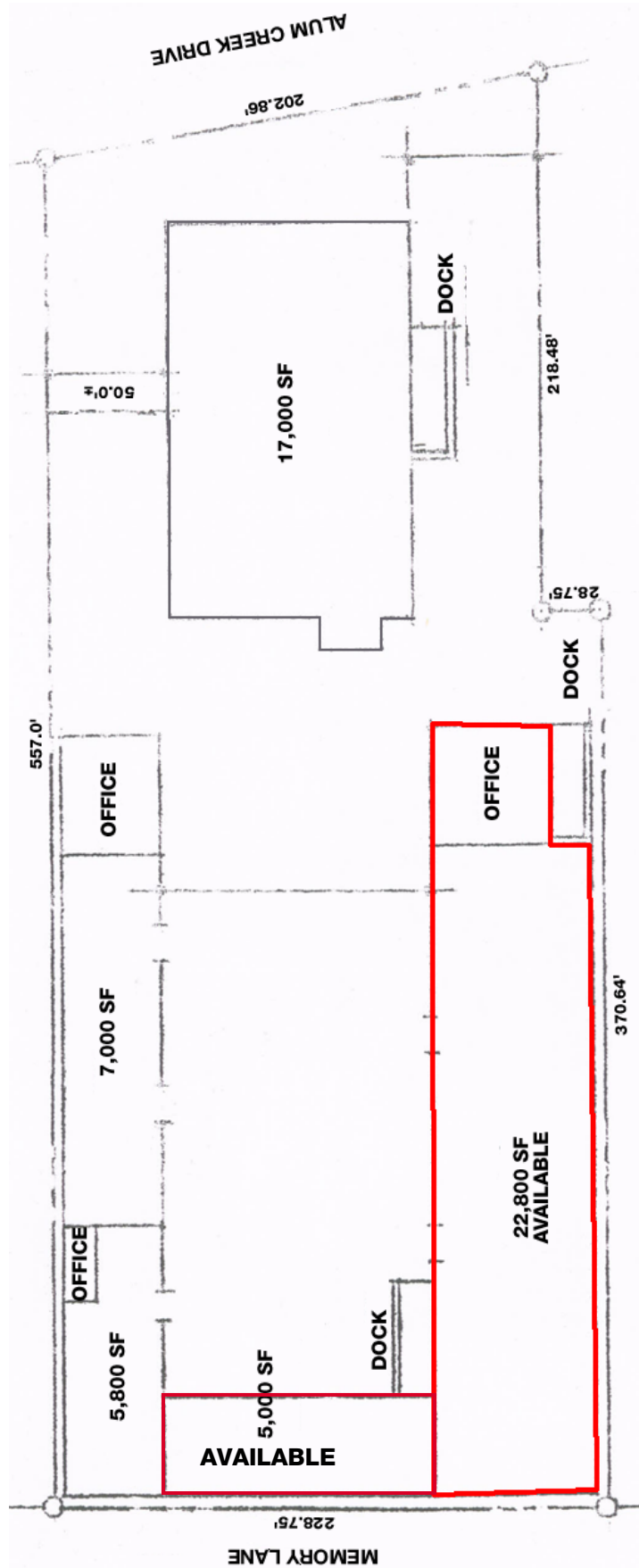


Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# SITE PLAN

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# RENT ROLL

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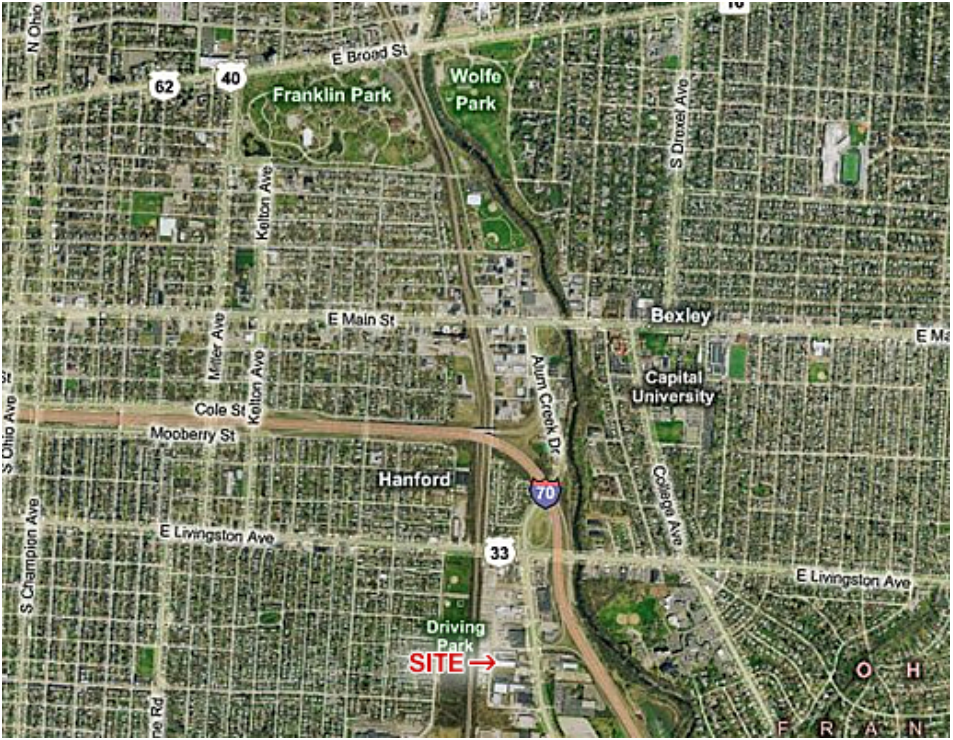
## Rent Roll - 1239-1251 Alum Creek - Doyle Properties

Tenant	Address / Unit	Size (SF)	Date of Lease	Lease Expiration	Base Rent / SF	Monthly Rent	Annual Rent
Larry Richards & Kal Palnicki	1239	5,800	9/15/07	10/31/10	\$3.04	\$1,470.00	\$17,640.00
Late fee \$50 or \$10 per day, whichever is greater (5 days grace per); 5% per month after 10 days; 18% annual interest on past due amounts; Lessee provides insurance. Renewal options: 2 (3) yr -- Option 1: 11/1/10-10/31/13 @ \$1,543.50 -- Option 2: 11/1/13-10/31/16 @ \$1,620.67. Security Deposit: \$1,470							
Larry Richards & Kal Palnicki	1251 - Rear	1,330	11/30/07	10/31/10	\$1.80	\$200.00	\$2,400.00
Space added in First Addendum to Lease dated 11/30/07							
Robert Burris & Judy Forsythe	1241	7,800	9/7/07	10/31/10	\$3.00	\$1,950.00	\$23,400.00
Late fee \$50 or \$10 per day, whichever is greater (5 days grace per); 5% per month after 10 days; 18% annual interest on past due amounts. Renewal option: 1 (3) yr -- 11/1/10-10/31/13. Security Deposit: \$1,950							
Robert Burris & Judy Forsythe	1251 - Rear	1,710	11/25/07	10/31/10	\$1.75	\$250.00	\$3,000.00
Space added in First Addendum to Lease dated 11/28/07							
PPG Industries	1245	12,000	5/24/06	5/31/09	\$4.07	\$4,070.00	\$48,840.00
Original lease dtd 5/31/99 and amended 6 times; space reduced in 5th amendment from 16,800 to 12,000; prorata share of increase over 1989 tax base; Security Deposit: \$8,400							
Fastenal Company	1245	4,800	3/3/04	10/31/09	\$7.25	\$2,900.00	\$34,800.00
Lease amended 7/04; term extended to 10/31/09; Renewal Options: 2 (3) yr; prorata share of increase over 2003 base; \$300 max per year for repairs to roof & HVAC							
VACANT	1251	22,800			\$2.75	\$5,225.00	\$62,700.00
Total Current Rental Income							\$130,080.00
Total Rentable Square Feet		33,440	Total Potential Rental Income				\$192,780.00

This Document is intended to be used for illustration purposes only. The information contained herein is deemed to be reliable, but is in no way guaranteed to be accurate by NAI Ohio Equities. Please contact your legal and financial advisors before entering into contracts for the sale or lease of a property.

# AERIAL IMAGERY & LOCATION MAPS

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