

FOR LEASE
MULTI-USE COMMERCIAL



3323 Refugee Road
Columbus, OH 43232

Exclusively Listed By:

NAI Ohio Equities
605 S Front Street, Suite 200
Columbus, Ohio 43215

Matt Osowski
614-629-5229
mosowski@ohioequities.com

Jim Merkel, SIOR, CCIM
614-629-5214
jmerkel@ohioequities.com

NAI Ohio Equities REALTORS®

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.

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PLEASE CONSULT YOUR NAI OHIO EQUITIES, LLC AGENT FOR MORE DETAILS.



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NAI Ohio Equities | 605 S Front Street, Suite 200, Columbus, OH 43215 | Fax 614-224-5436

Property Highlights

Address:	3323 Refugee Road Columbus, OH 43232
Location:	Located near the intersection of Refugee Road and Winchester Pike
Building:	35,900± SF Freestanding Building
Land:	2.45± Acres
Parcel ID:	530-190856
Zoning:	C4
Year Built:	1982
Comments:	High Visibility
Availability:	Suite D - 5,000± SF (40' X 125') Minimum Office (300± SF) 2 Over Head Doors (12' x 14') Drive Thru Fenced Outside Storage Available
Lease Rate:	\$1,600 Month MG



Property Photographs



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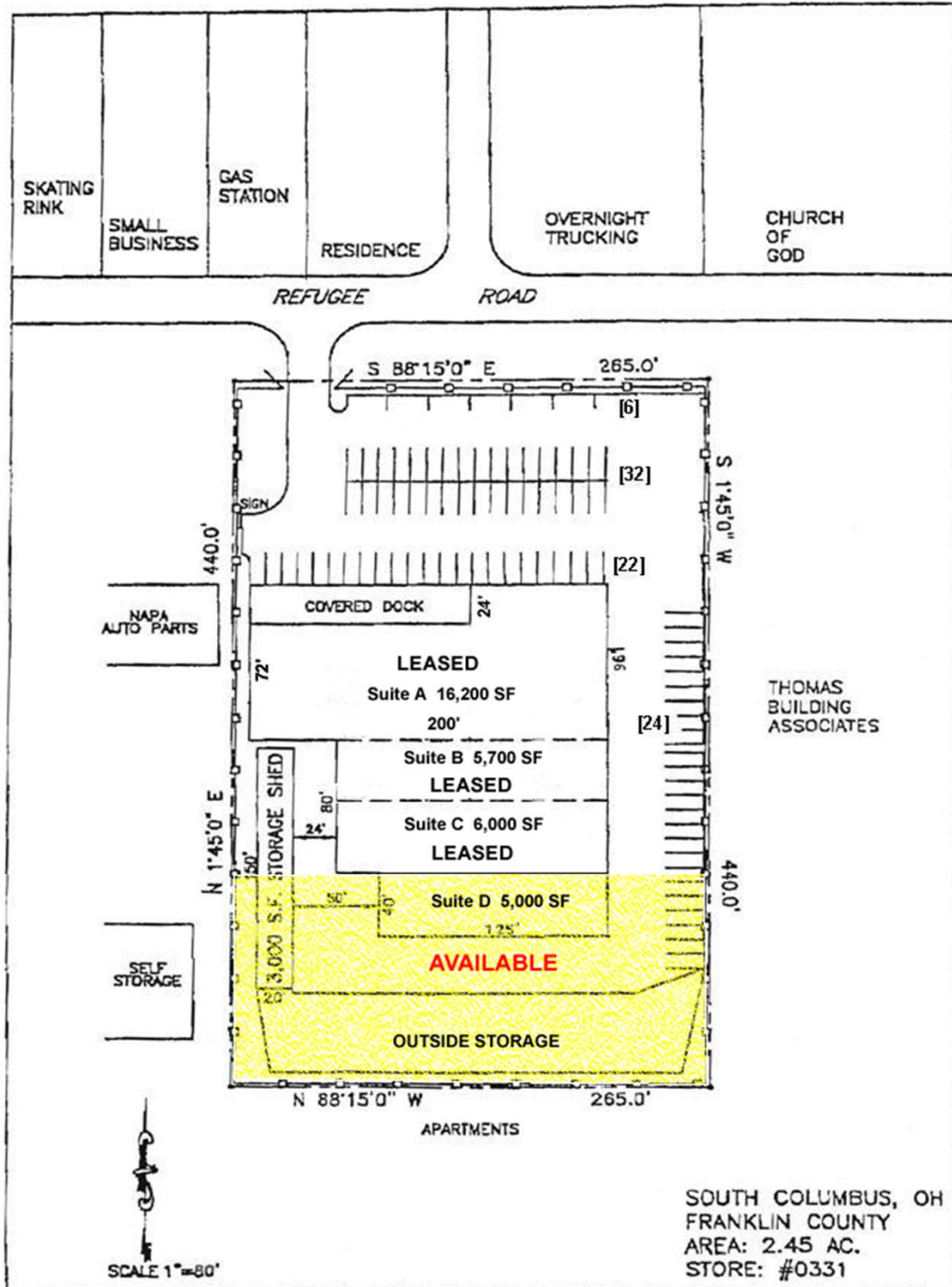
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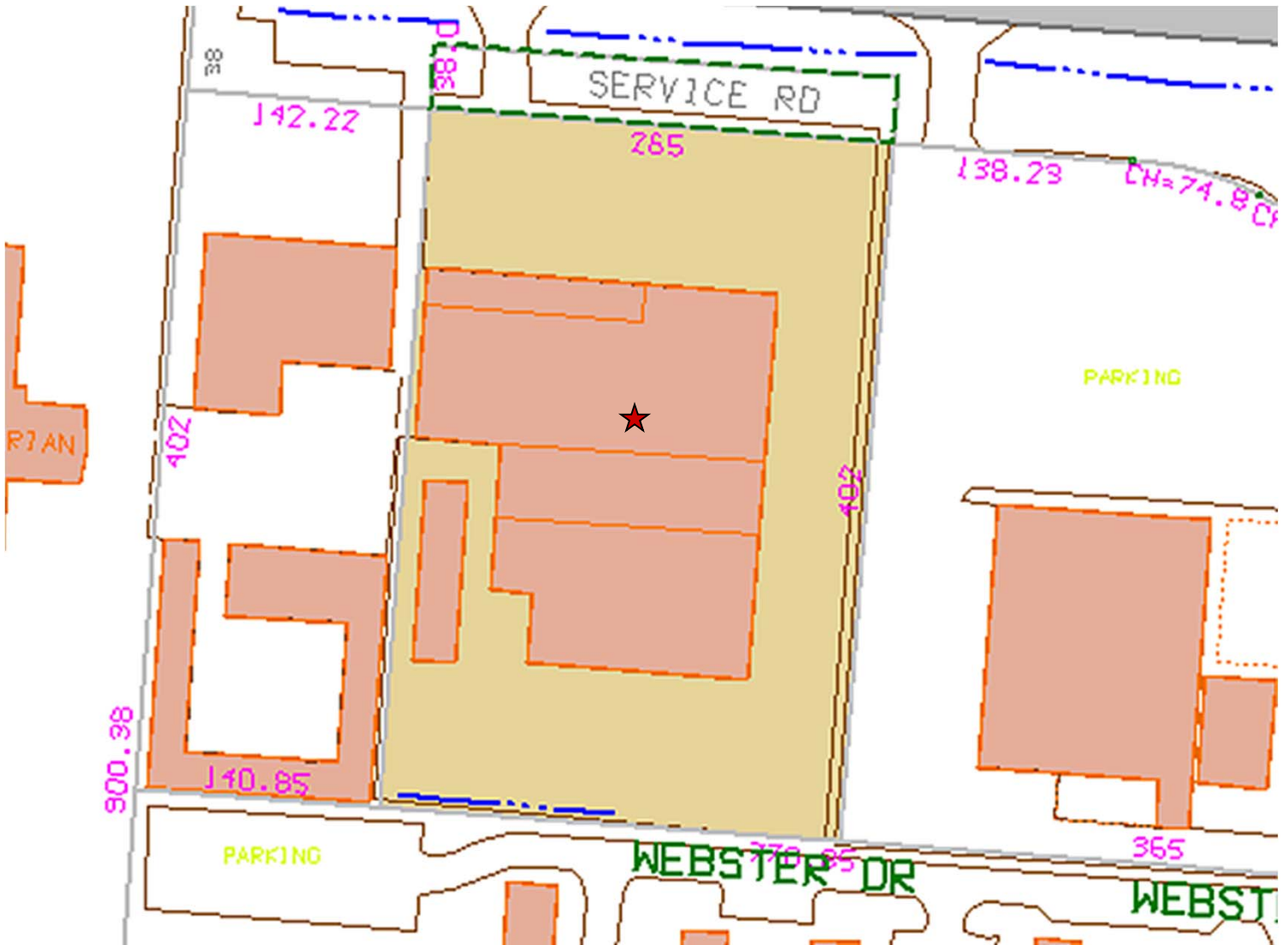
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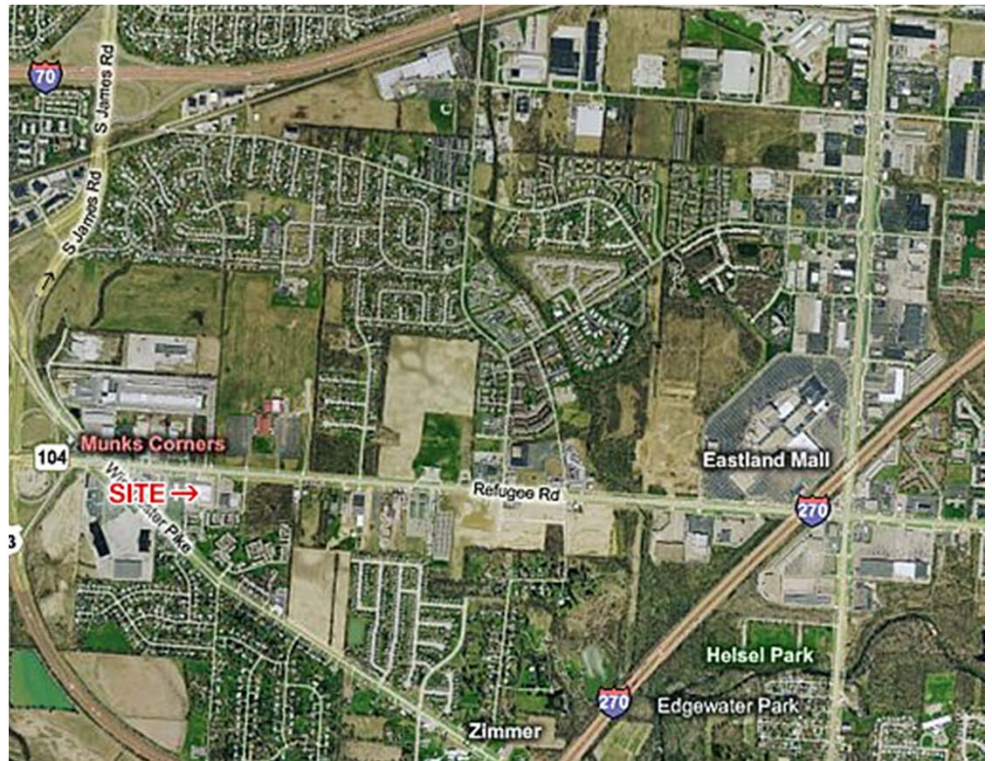
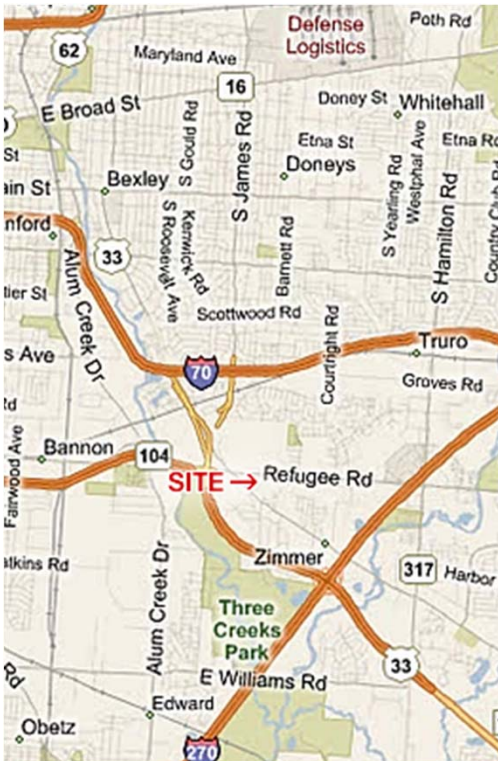
Site Plan



Plat Map



Aerial Imagery and Location Maps



Location Overview

Columbus, Ohio

The City of Columbus is the capital of the State of Ohio, the largest city in the state in both population and area, and the 15th largest in the nation. It is located in the heart of the seven-county Greater Columbus region. But despite its size, Columbus is easy to get around, more than half of commuters travel fewer than ten minutes to work. Columbus offers housing of every type, at every price level. Residents enjoy outstanding dining and entertainment venues, sports opportunities, exciting downtown festivals, and an abundance of cultural offerings at the city's many fine museums and theaters. Educational opportunities are plentiful with presence of The Ohio State University and 18 other institutions of higher education in the area. Leading companies in insurance, banking, and technology also call Columbus home.

The City of Columbus may offer financial tools to assist business expansions or relocations. To learn more visit www.ci.columbus.oh.us or contact the Economic Development Division at 614-645-8616.

Franklin County, Ohio

Franklin County, at the heart of the Columbus region, is home to more than one million of the region's 1.7 million residents. Most of the area's largest cities, including the state capital Columbus, are located in Franklin County. Franklin County offers a metropolitan lifestyle with many of the area's major educational, shopping, dining, and cultural attractions. In addition to government, other major industries in the county include business services, retail trade, financial services, and healthcare. Research is a major focus in Franklin County with the presence of research centers such as The Ohio State University, Battelle, Chemical Abstracts Service, and Online Computer Library Center (OCLC). The Ohio State University Hospitals and Children's Hospital are both centers for primary medical research and clinical trials.

Major Highways: I-70 (east-west through Columbus to Indianapolis and Pittsburgh), I-71 (north-south through Columbus to Cleveland and Cincinnati), I-270 (outer belt encircling Columbus), I-670 (freeway connecting the airport and downtown), U.S. 23 (north-south through Columbus to Detroit and southern Ohio)

Air: Port Columbus International Airport, passenger service, Rickenbacker International Airport, cargo service, General aviation services available at Port Columbus and Rickenbacker, Two other general aviation airports: Bolton Field and The Ohio State University Airport

Rail: CSX, Norfolk Southern, Chesapeake and Ohio, Two intermodal yards

Franklin County may offer several programs consisting tax incentives, loans and grants. To learn more visit www.co.franklin.oh.us or contact the Economic Development Department at 614-462-5631.

State of Ohio

Ohio is a Midwestern state of the United States. The thirty-fourth largest state by area in the U.S., it is the seventh-most populous with nearly 11.5 million residents. Ohio's geographic location has proved to be an asset for economic growth and expansion. Because Ohio links the Northeast to the Midwest, much cargo and business traffic passes through its borders along its well-developed highways. Ohio has the nation's 10th largest highway network, and is within a one-day drive of 50% of North America's population and 70% of North America's manufacturing capacity. There are 399 corporations based in the United States and around the world that chose to invest more than \$7.1 billion in Ohio for their business expansion. As a result, Ohio is now the top U.S. market for new and expanded business facilities.

The State of Ohio may offer business incentives to help you expand or locate your business in Ohio. To learn more visit www.ohiomeansbusiness.com or contact the Regional Economic Development Director for Columbus & Central Ohio at (614) 466-9627.



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