

FOR SALE OR LEASE

DISTRIBUTION AND MULTI-TENANT WAREHOUSE



1033 Brentnell Ave
Columbus, OH 43219

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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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PROPERTY OVERVIEW

1033 Brentnell Ave – Columbus, OH 43219

PROPERTY HIGHLIGHTS

Property: 1033 Brentnell Ave, Columbus, OH 43219

Location: Located on the east side of Columbus, just .5 miles from I-670, just south of the E. 5th Avenue and Leonard Avenue intersection, 2.2. miles east of I-71.

Parcel Numbers: 010-032197 and 010-028861 (Franklin County)

Lot Size: 24.4 Acres

Building Size: 217,715± SF Multi-Tenant Building

| | |
|----------------------|---------|
| Office | 14,000 |
| Dry Storage | 141,000 |
| Total Freezer/Cooler | 48,800 |
| Freezer | 13,000 |
| Cooler | 35,800 |
| Repair Area | 5,000 |

Year Built: 1955, Remodeled 2003

Number of Floors: 1

Construction: Block

Roof: Built-Up Roof System

Loading: 36 Dock High Doors

Bay Size 40' x 28'

Column Spacing: 20' x 28'

Clear Heights: 18' Office, 22' Warehouse

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| | |
|--------------------|---|
| Cooling Equipment: | Ammonia System |
| Sprinkler: | Wet Sprinkler System in Dry Storage Area Dry Sprinkler System in Freezer/Cooler Area |
| Power: | 3 Phase (1000 KVA) |
| Lighting | 400 Watt High Pressure Sodium |
| Heating System: | Forced Air |
| Fuel Type: | Gas |
| Parking: | 115 Spaces with Room For Additional |
| Rail Served: | No |
| Zoning: | M - Manufacturing (City of Columbus) |
| Tax District: | City of Columbus – Columbus CSD |
| Utilities: | Natural Gas Distribution Co.: Columbia Gas Electric Distribution Co.: AEP - Columbus Southern Power Telephone ILEC/Exchange: AT_T Ohio - Columbus Water and Sewer: City of Columbus |
| Incentives: | State and local incentive programs may be available for qualified projects. To find out how these programs may work for you, economic development contacts have been provided in the location overview section. |

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LEASE OPPORTUNITY

| <u>Suite #</u> | <u>Available SF</u> | <u>Min Div SF</u> | <u>Lease Rate/Type</u> | <u>Available</u> |
|----------------|---------------------|-------------------|------------------------|------------------|
| 100 | 6,500 | 400 | \$7.00 Gross | Immediate |
| 200 | 12,300 | 12,300 | \$2.95 Gross | Immediate |
| 300 | 11,000 | 11,000 | \$2.95 Gross | Immediate |
| 400 | 14,600 | 14,600 | \$2.95 Gross | Immediate |

PURCHASE OPPORTUNITY

Listing Price: \$4,695,000.00

PROPERTY PHOTOGRAPHS

1033 Brentnell Ave – Columbus, OH 43219



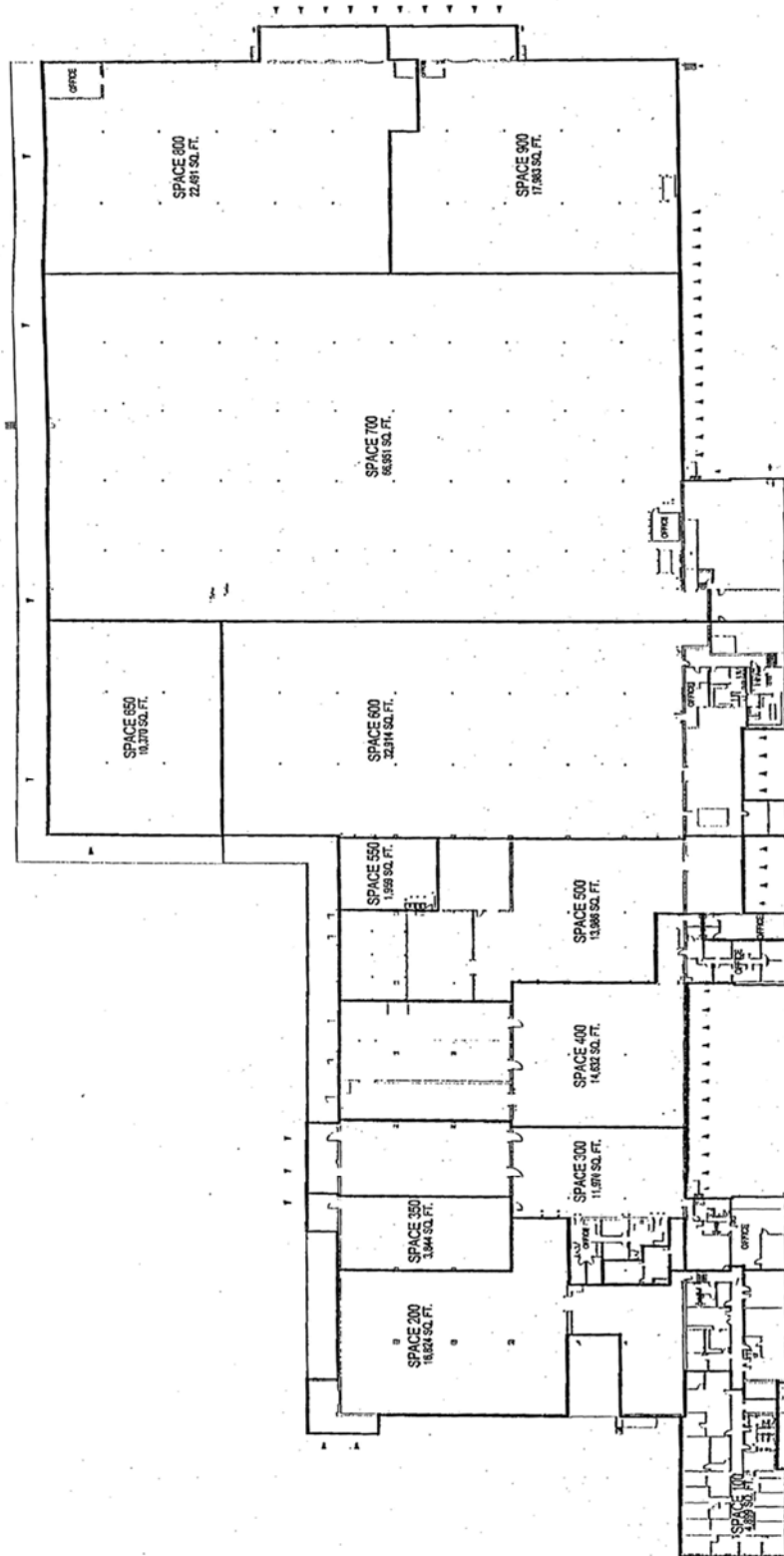
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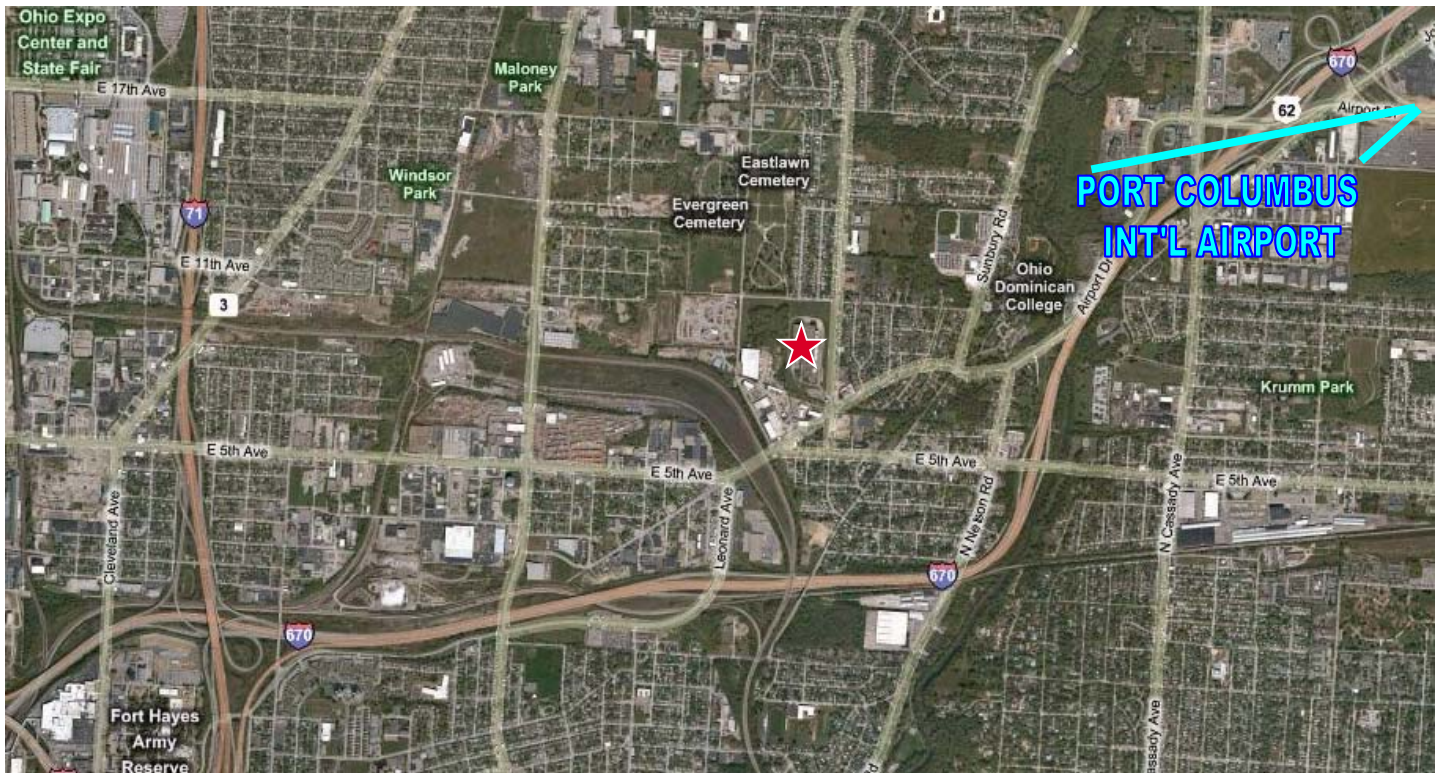
FLOOR PLAN

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AERIAL IMAGERY

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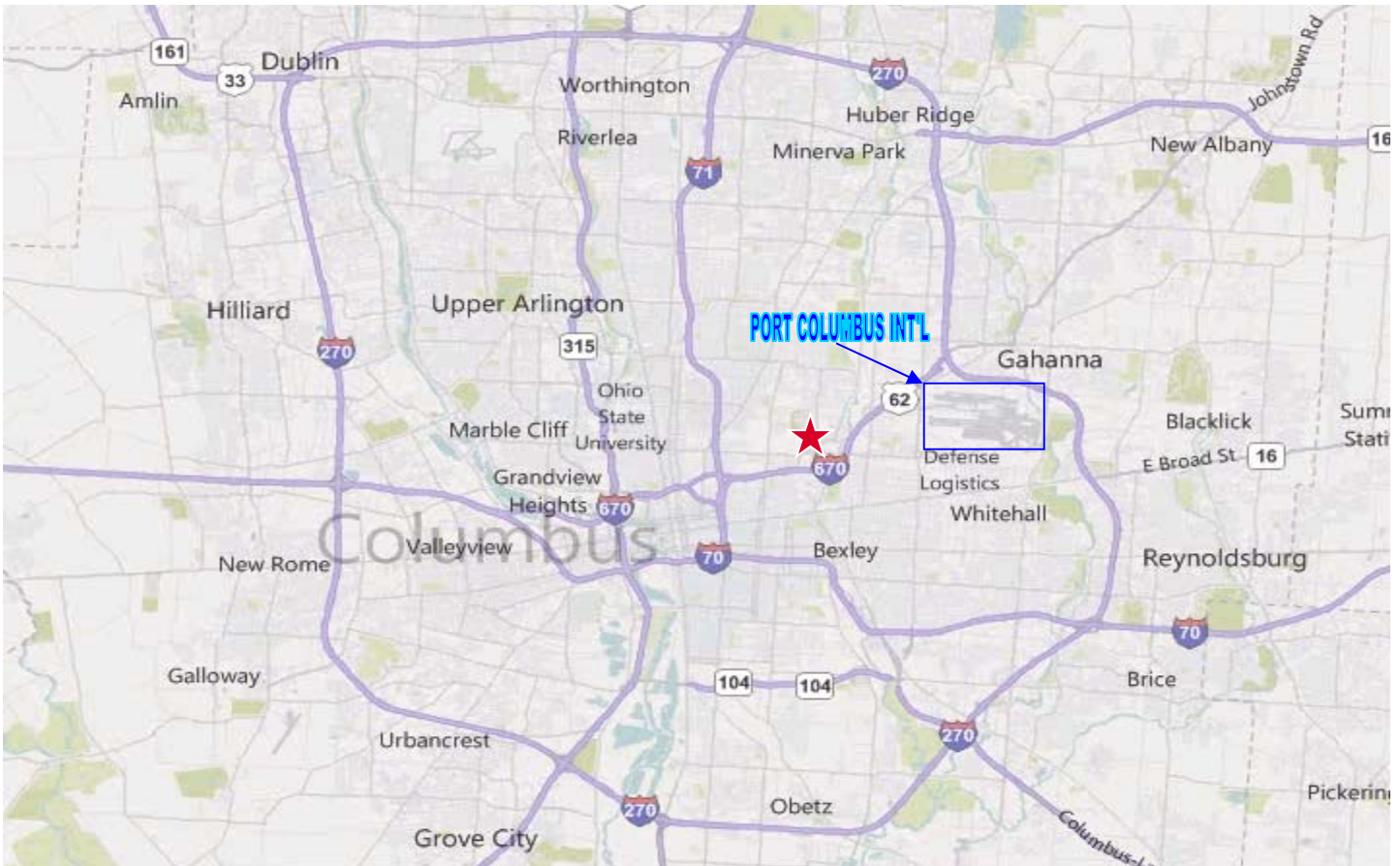
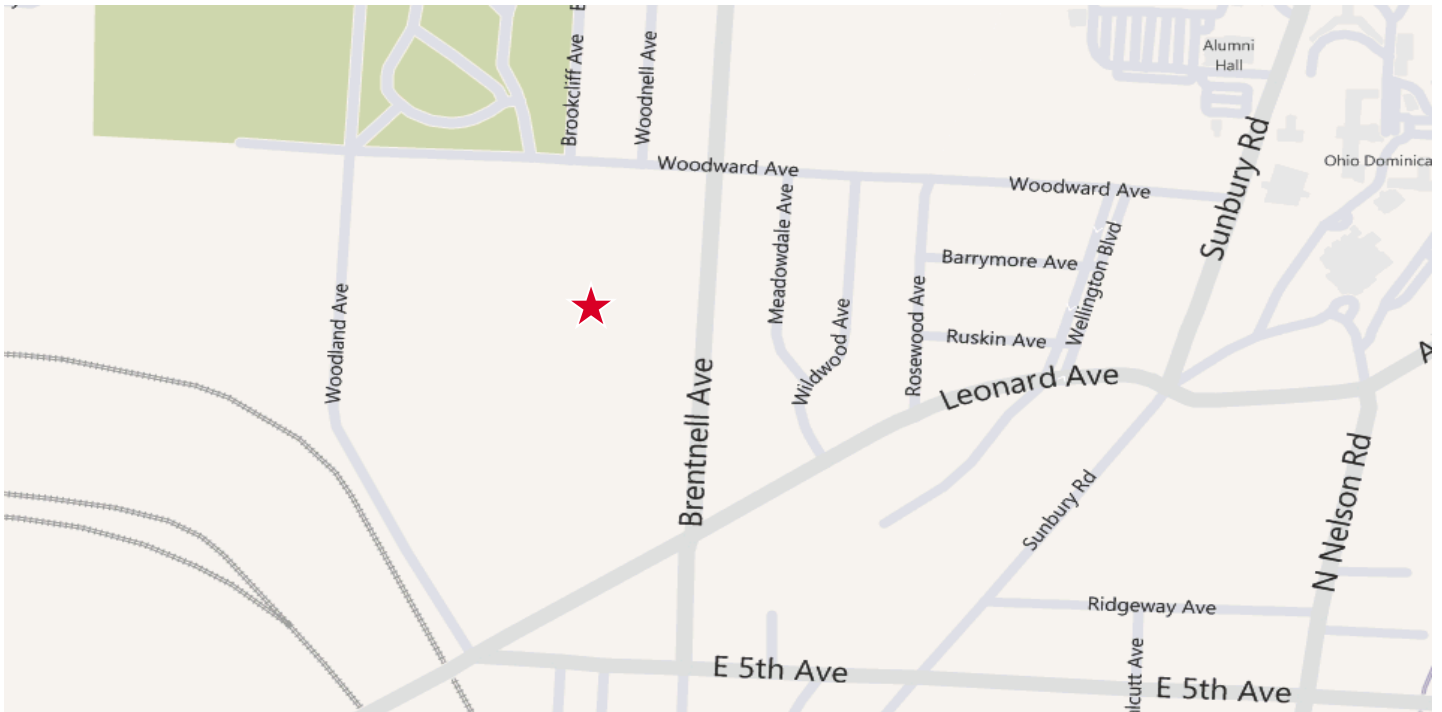
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LOCATION MAPS

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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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