



FOR SALE | INDUSTRIAL

LINDEN BUSINESS PARK

1850-1854 Denune Avenue | Columbus, OH 43211



PRESENTED BY:

TIM TREASURE, SIOR

Managing Broker
614.403.8162
tim.treasure@svn.com

PROPERTY HIGHLIGHTS

- ✔ Unique facility
- ✔ Centrally located, ten minutes from I-71
- ✔ Ideal for warehouse, manufacturing, storage, and office
- ✔ Completely fenced in
- ✔ Up to four [4] acres available for outside storage
- ✔ Fully leased with a 90 day notice to tenant if needed
- ✔ Buildings range in size from 7,100 SF* to 18,000 SF*
- ✔ *Building sizes are estimates



All Sperry Van Ness® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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SALE OVERVIEW

SALE PRICE: \$825,000

LOT SIZE: 6.9 Acres

BUILDING SIZE: 78,387 SF

YEAR BUILT: 1938

RENOVATED: 1952

MARKET: Greater Franklin County

SUB MARKET: East

CROSS STREETS: Denune Ave. & Joyce Ave.

PROPERTY DESCRIPTION

Several buildings totaling 71,608 SF for sale

LOCATION OVERVIEW

Linden Business Park, formerly Dominion Homes Lumber Yard. Manufacturing, storage, office all available. Plenty of room for RV or boat storage.



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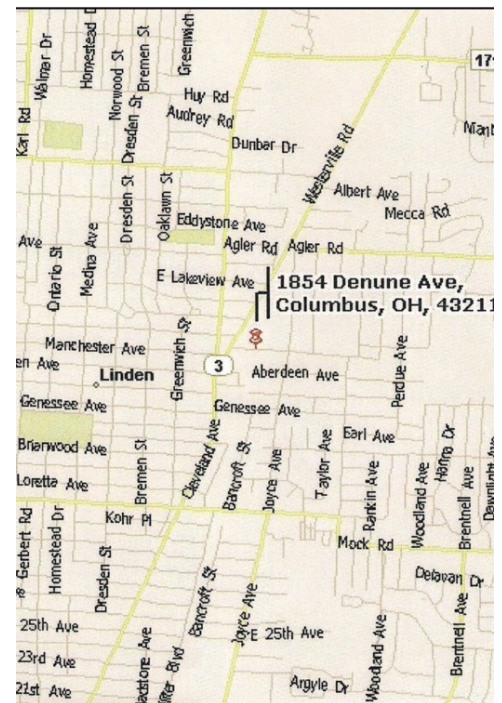
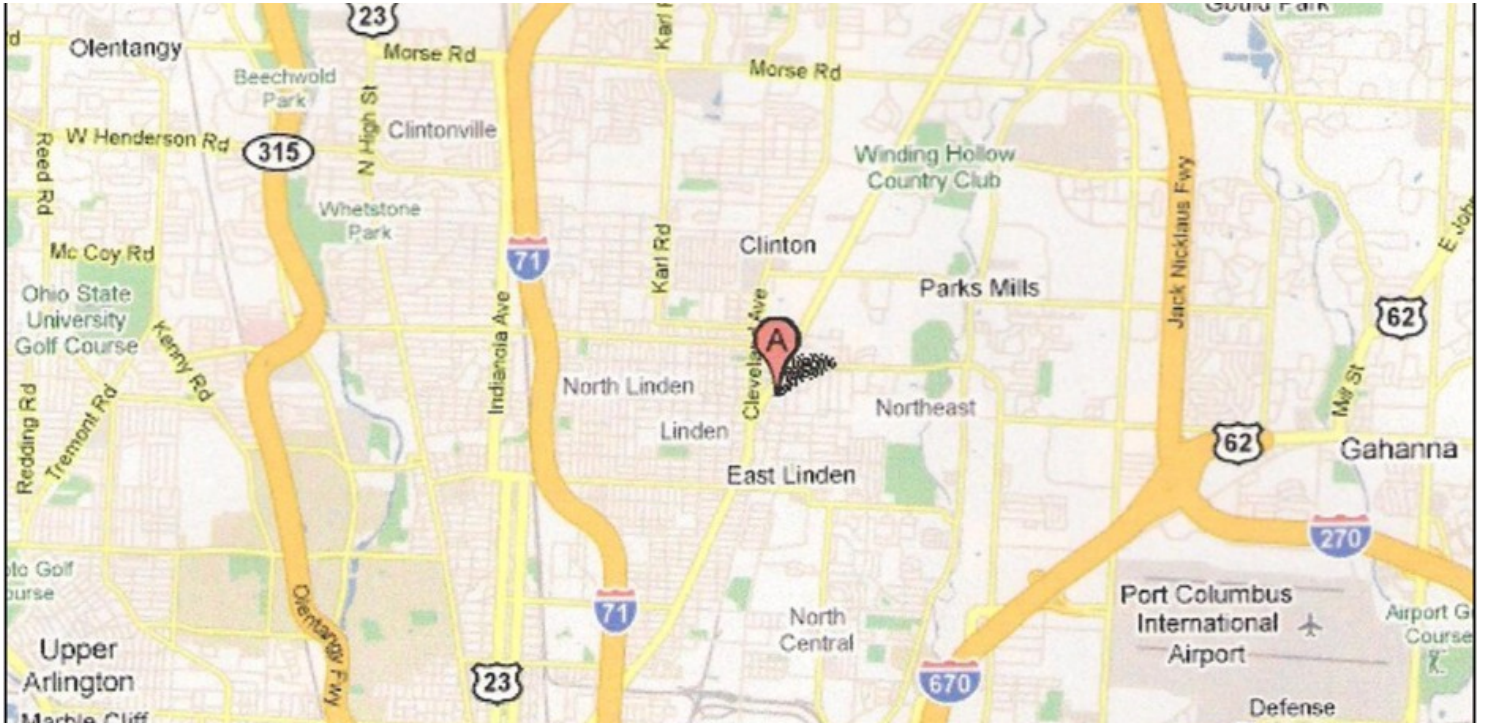
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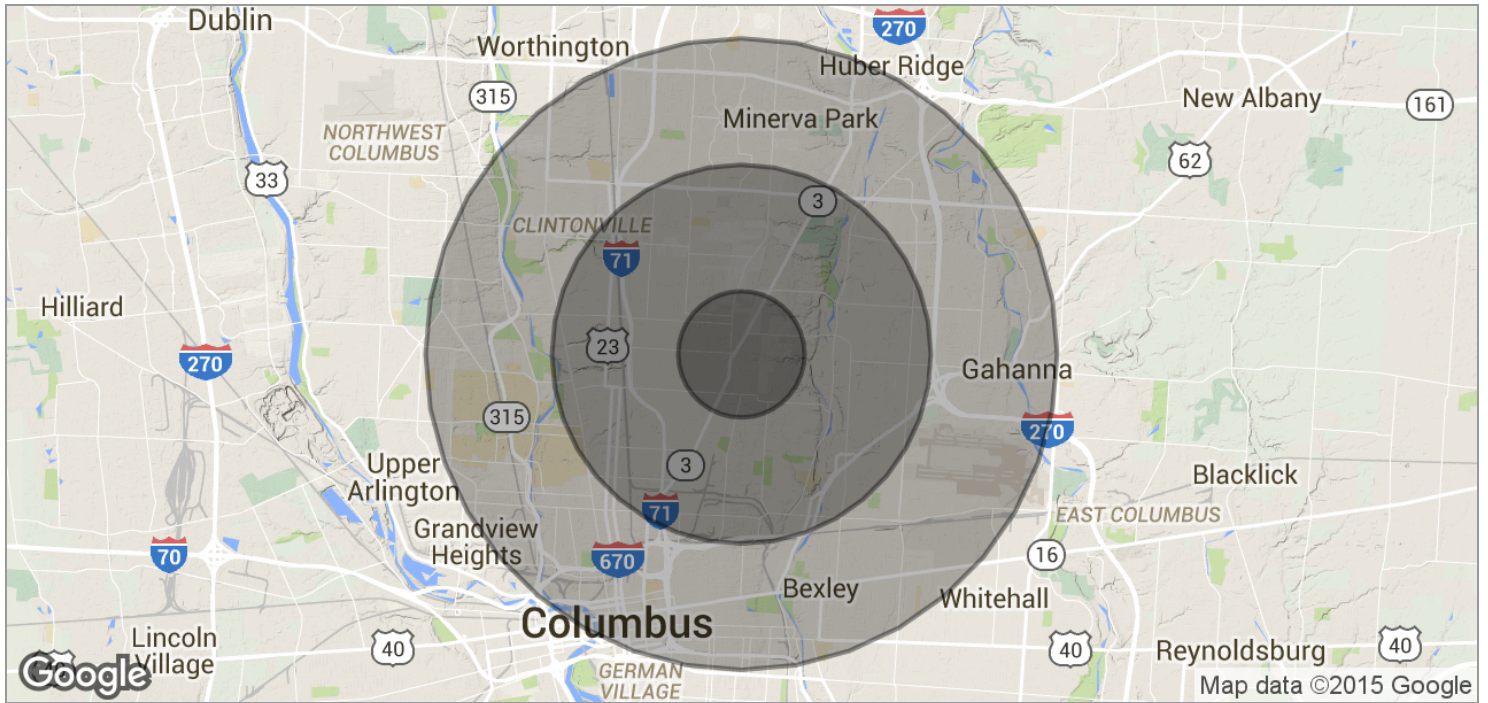
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 14,729 | 114,461 | 341,235 |
| MEDIAN AGE | 34.1 | 32.7 | 32.3 |
| MEDIAN AGE (MALE) | 34.1 | 31.2 | 31.3 |
| MEDIAN AGE (FEMALE) | 35.3 | 34.1 | 33.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 5,788 | 45,253 | 137,061 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$32,016 | \$38,512 | \$49,206 |
| AVERAGE HOUSE VALUE | \$93,976 | \$110,906 | \$146,473 |



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Tim Treasure, SIOR

Managing Broker

Sperry Van Ness / Wilson Commercial Group, LLC

Tim has over fifteen years of specialized tenant and landlord representation for Class A and Class B office buildings in Central Ohio [Columbus, Ohio MSA]. Tim began his commercial real estate career in July 1994, with a primary focus in office leasing and investment sales. In only his second year, Tim was awarded the prestigious "Rookie of the Year" award which is given annually by the Columbus Board of Realtors Commercial Investments Section for transactions totaling over \$9,000,000. To date, Tim has leased [and/or sold] commercial real estate transactions totaling an average of \$21,000,000 annually. In 2006, Tim was awarded the SIOR designation and membership into the National Society of Industrial and Office Realtors. This designation is awarded to approximately ten (10) percent of the industry. Tim has negotiated multiple transactions on behalf of Johnson Controls, Inc., McDonald's Corporation, Pitney Bowes, Inc., Batelle Pulmonary Therapeutics, Inc. Norman Jones Enlow and Co., and Advanced Data Processing Inc.

Tim is a certified member of SIOR [Society of Industrial and Office Realtors] which is a worldwide organization specializing in membership for highly successful commercial real estate salespersons, brokers and developers. Less than ten percent of the commercial real estate industry has earned this designation. Tim is currently the acting secretary of the Grandview Heights Touchdown Club, and previously served as President and Vice President. Formerly, Tim was a nine year member of the City of Grandview Heights, OH board of zoning appeals and former board member of the Recognition Committee and Chairperson of the Education Committee at the Columbus Board of Realtors. In addition Tim served two consecutive terms as vestry member of Trinity Episcopal Church in Columbus, OH. Tim was chairperson for both terms for the stewardship program and was responsible for securing pledges for the church.

Personally, Tim is happily married to wife, Anne for more than twenty-five years and is proud to be the father of four children. Anne and Tim reside in Grandview Heights, Ohio.

Phone: 614.403.8162

Email: tim.treasure@svn.com

Address: 431 East Main Street
Columbus, OH 43215



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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.