

# FOR SALE



**4252 Lyman Drive  
Hilliard, Ohio 43026**

**Sale Price:** \$2,695,000

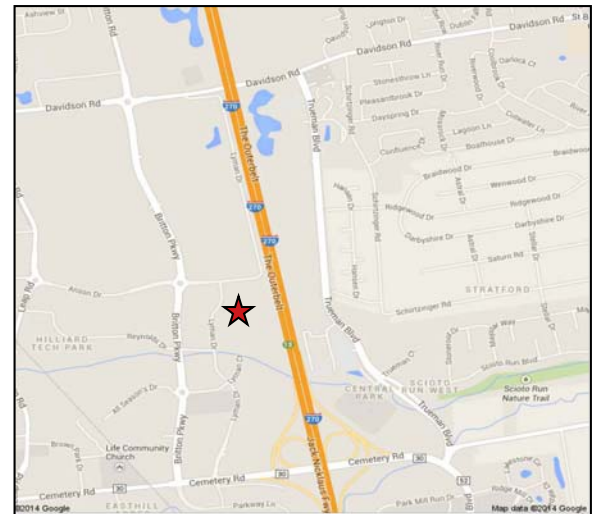
**Building Size:** 15,818 SF

**Year Built:** 2007

**Lot Size:** 1.660 Acres

## **Special Features & Amenities:**

- ▶ 100% net leased - Tenant provides pet boarding, daycare and grooming in unique, upscale facility. Tenant is locally owned with 3 locations
- ▶ Long term lease with renewal option. All property expenses passed through to tenant
- ▶ Net lease with 7.7% rent increase in 2017 and 2020
- ▶ Great location and visibility from I-270 in Hilliard
- ▶ Plentiful parking and attractive grounds



Located on Lyman Drive near Britton Parkway and I-270

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

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