



Treasure & Associates

COMMERCIAL REAL ESTATE

Brokerage | Tenant Representation | Consultation | Development

FOR LEASE

Linden Business Park

1850 - 1854 Denune Ave.
Columbus, OH 43211

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

For More Information, call
(614) 705-2800

8000 +/-SF to 10,600+- SF available for lease

- Centrally located, ten minutes from I-71
- Ideal for warehouse, manufacturing, storage, and office
- Completely fenced in
- Available outside storage

Tim Treasure, Principal, SIOR
1733 W. Third Ave.
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TTreasure@treasureandassociates.com

Mike Bockbrader, Senior Advisor
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Mike@treasureandassociates.com

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information. The property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.



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Site Plan



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Building G

Ideal for Manufacturing 10,578 SF \$3.75/ SF NNN. Available November 1.
13.5" -11.5" ceiling clear, Two docks One Drive in Door 12', Three Phase 240 volt electric.



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Building E

Storage Space Available. 8,800 SF \$2.75/SF NNN. Available November 1.
Ceiling Clear 13.5' to 16.5'. One 14' Drive in Door.



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Building D

Ideal for Manufacturing. 7,935 SF \$3.75/SF NNN. Available December 1.
Ceiling Clear 16'. One Drive in Door. Three Phase 240 volt electric.



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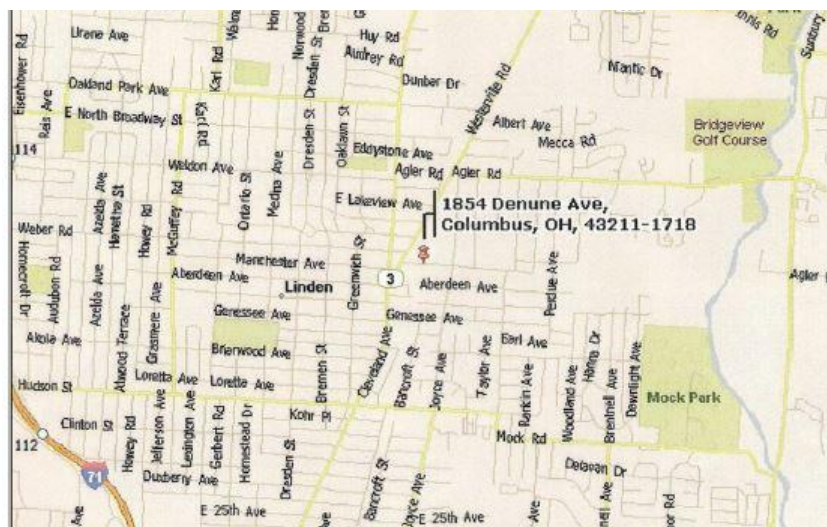
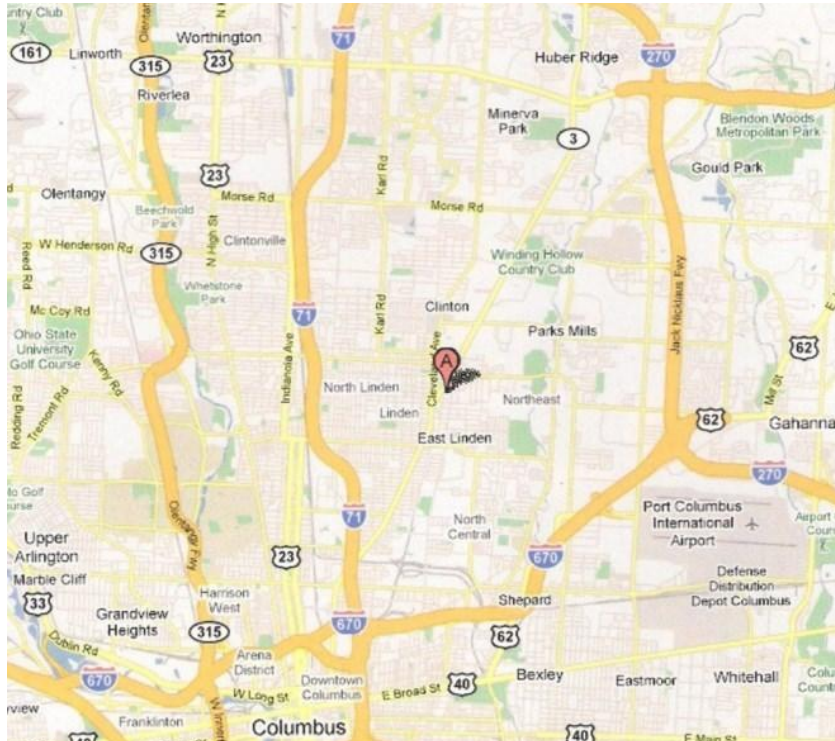


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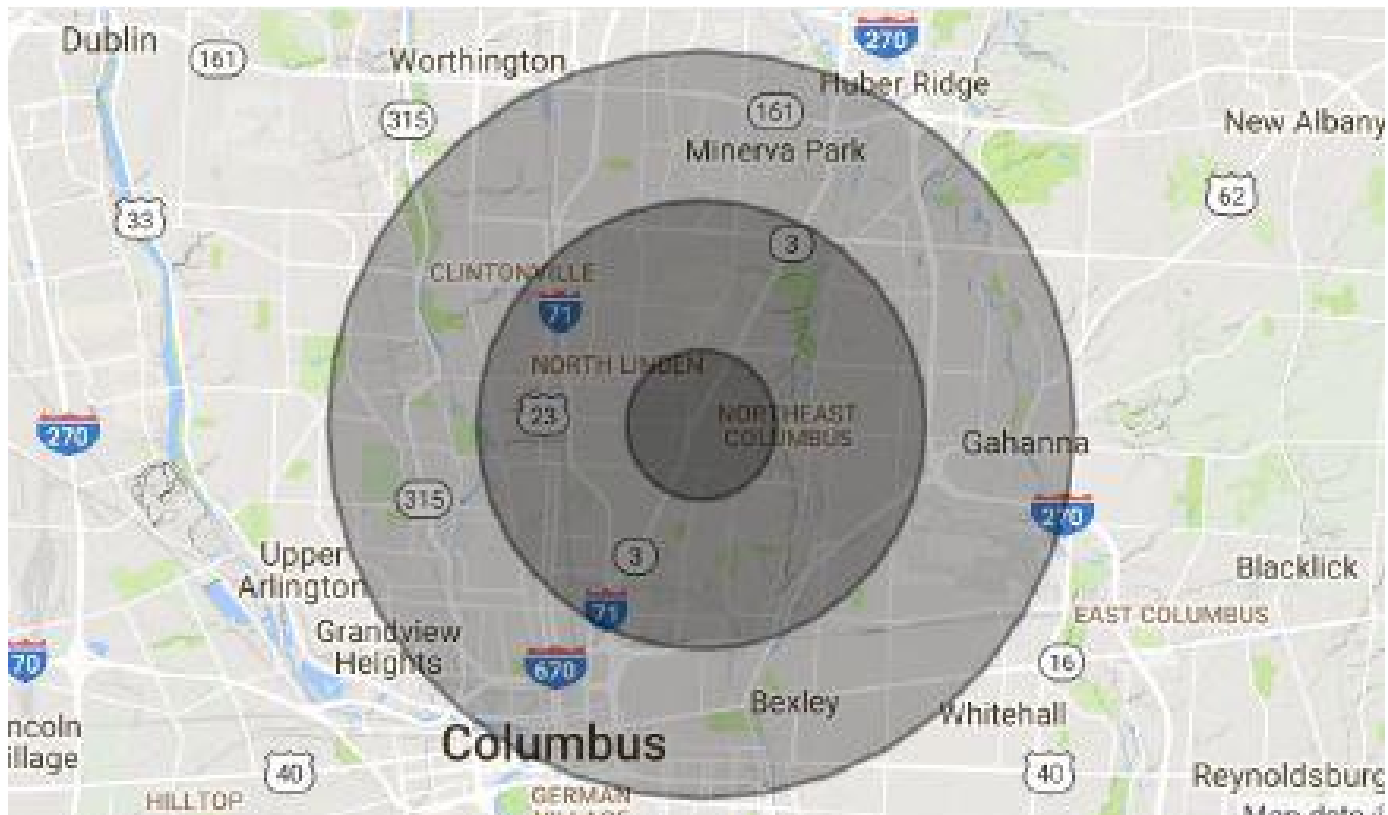
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Demographics



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

Biography



Tim has over twenty 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 over \$100,000,000. 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., Advanced Data Processing Inc., Dismas Distribution, Libertas Wealth Management, Columbus First Bank, Baez Azimuth Ltd., Miller 3 & 37 LLC, Vertical Adventures, Creative Palette, Appian Manufacturing, Eye Columbus LLC, Your Pie, and The Shepard Law Firm.

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. 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 thirty years and is proud to be the father of four children. Anne and Tim reside in Grandview Heights, Ohio.

Specialties

- Sale - Industrial
- Sale - Land
- Sale - Multifamily/Apartment
- Sale - Office
- Lease - Industrial
- Lease - Miscellaneous
- Lease - Office
- Lease - Retail
- Lease - Tenant Representation

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Mike Bockbrader

Biography



Mike Bockbrader is a Licensed Real Estate Agent and Senior Advisor with Treasure & Associates. He received his Bachelors of Business Administration Degree in Marketing from The University of Toledo. Mike comes to us with more than 25 years of strong negotiation experience having conducted multi-million dollar contract negotiations both domestically and internationally for companies such as JPMorgan Chase, Nationwide Insurance, Huntington National Bank and Battelle Memorial Institute. Mike is also a real estate investor and has the experience needed to research and locate solid investment properties. He recently worked with SVN, Wilson Commercial Group, LLC in February 2016 and eager to advise and assist you in the Sales and Leasing of all Real Estate asset types.

Personally, Mike is happily married to his wife Elizabeth and is a proud father of two children Caroline and Beck. Mike and his family reside in Grandview Heights, Ohio.

Specialties

- Sale - Corporate Sales
- Sale - Industrial
- Sale - Land
- Sale - Multifamily/Apartment
- Sale - Office
- Sale - Retail
- Lease - Tenant Representation

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