# For Lease: $7.00 per sq. ft./NNN
# 3100 Scioto Darby Executive Court
# Hilliard, Ohio 43026

## PROPERTY FEATURES:

- Commercial Warehouse/Flex.
- 1,200 Square Feet Available, Unit 3100
- Unit has 400 SF Office Space.
- Well maintained and recently remodeled.
- Located near Roberts Road and I-270.
- Operating expenses of $4.06/SF.
- Each unit has separate utilities, office, restroom, and a 12'x 12' drive-in door with opener.
- Offers approx. 400 SF of mezzanine at no additional charge!
- Available May 1, 2019


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*This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**The property owner is a licensed real estate agent in the state of Ohio.**

**Customer Full** | **Industrial-Office/Warehouse**

**List Number:** 219000502
**Status:** Active
**Original List Price:** $7
**List Price:** $7
**Showing Start Date:** 01/07/2019
**List Price Sqft:** $0
**VT:**

**Parcel #:** 560-243132
**Use Code:** 352 - WAREHOUSE: 16-25PERC OFFICE
**Tax District:** 560
**Previous Use:**
**Zoning:**

**For Sale:** Yes
**For Lease:** Yes
**Exchange:** No
**Occupancy Rate:**
**Mortgage Balance:**

0 **Gross Rental Income:**
**Assoc/Condo Fee:**
**Total Op Expenses:** 0
**NOI:** 0

**Taxes (Yrly):** 20,351
**Tax Year:** 2017
**Tax Incentive:**
**Assessment:**
**Addl Acc Cond:** None Known
**Possession:** May 1, 2019

***General Information***

**Address:** 3100 Scioto Darby Exe Court
**Between Street:** Scioto Darby Creek & Roberts
**Subdiv/Cmplx/Comm:**
**Dist to Interchange:** 0.1
**Unit/Suite #:**
**City:** Columbus
**County:** Franklin
**Mult Parcels/Sch Dis:** No
**Zip Code:** 43206
**Corp Limit:** Columbus
**Township:** None
**Near Interchange:** I-270

***Building Information***

**Sq Ft ATFLS:** 11,750
**Bldg Sq Ft:**
**# Floors Above Grnd:** 1
**# of Docks:** 0
**Year Built:** 1998
**Ceiling Height Ft:**
**Minimum Sqft Avail:** 1,200
**Acreage:** 1
**# Units:**
**# Drive-In Doors:** 1
**Year Remodeled:**
**Max Ceiling Ht Feet:**
**Max Cont Sqft Avail:** 1,200
**Lot Size:**
**Parking Ratio/1000:**
**Total Parking:**
**Bay Size:** x
**Office Sq Ft:** 400
**Tax Abatement:** No
**Abatement End Date:**

| Suite Number | SqFt | Date Avail | Suite # | Sqft | Date Avail |
|---|---|---|---|---|---|
| **1:** | | | **3:** | | |
| **2:** | | | **4:** | | |

***Financials***

**Lease Rate $/Sq Ft:** 7
**Expenses Paid by L:**
**T Reimburses L:** Curr Yr Est $/SF TRL: 4.06
**T Contracts Directly:**
**Curr Yr Est $/SF TRL:** 4.06
**Curr Yr Est $/SF LL:**
**Term Desired:**
Will LL Remodel:
**Finish Allow/SQFT $:**
**Pass Exp Over BaseYr:**
Exp Stop $:

***Features***

**Heat Fuel:**
**Heat Type:**
**Electric:**
**Services Available:**
**Construction:**
**Sprinkler:**
**Miscellaneous:**
**Alternate Uses:**
**New Financing:**
**MLS Primary PhotoSrc:** Realtor Provided

***Property Description***

Well maintained multi-tenant property located in Hilliard OH. 1200 SF suite available for lease. The property owner is a licensed real estate agent in the stat of OH. Lease is NNN, operating expenses are $4.06 per SF including trash and water. Drive in door with opener is 12'x12'

***Sold Info***

***Sold Date:***
***DOM: 1***
***SP:***
***Sold Non-MLS: No***
***SlrCns:***
***SlrAst:***
***Sold Non-MLS:*** No

***January 07, 2019***
***Prepared by: Randy J Best***

***Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Randy J Best on Monday, January 07, 2019 12:17 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.***

# Full Photo Tour

**3100 Scioto Darby Exe Court, Columbus, OH 43206**
This listing is Active Listed for $7 MLS # 219000502

**20150903_125547**

**S3010028**

**20181022_130354**

**S3010005**

**20180201_084456**

**20180201_084524**

**20180201_084507**

**20160119_113621**

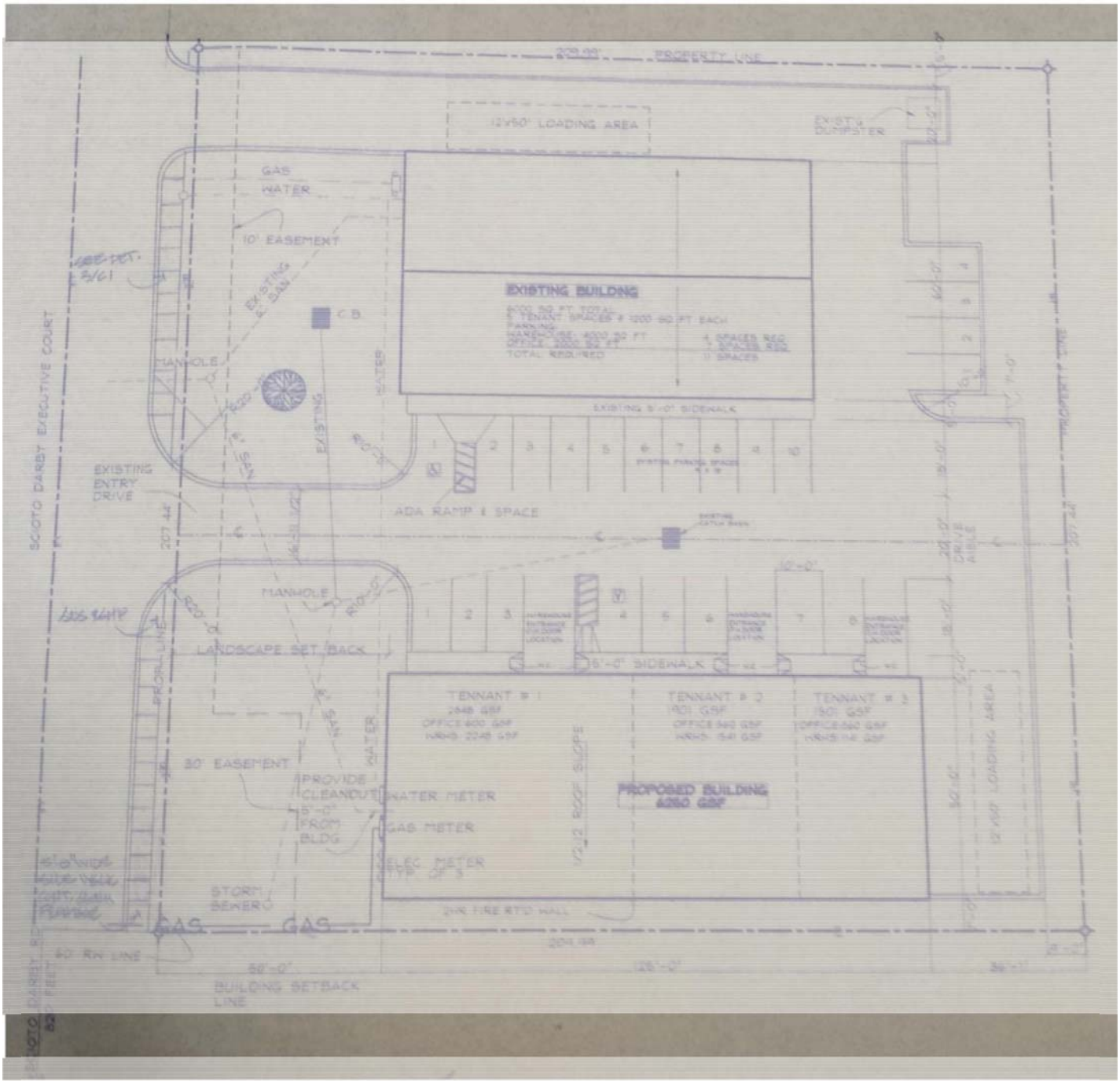
**20180201_084512**

**20180201_084604**

**20180201_084652**

**20180201_084841**

# 3090 – 3116 Scioto Darby Executive Ct
# Site Plan




*Full plans are available for review*

# COLUMBUS OHIO
# REGIONAL OVERVIEW

Columbus Ohio Region is a growing metropolitan area of 2.1 million people. Columbus has grown 9.3% since the last census in 2010. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. It spans an eight county region with 4,000 square miles.

The greatest concentration is in Franklin County where 1.2 million people reside. Since 2010, the Region has led the Midwest across the economic categories of population, GDP and job growth. There are many Fortune 1000 companies headquartered in the region: American Electric Power, The Limited, Wendy's, Nationwide, Chase Bank, Cardinal Health, Scotts, Net Jets, Worthington Industries, and Battelle, are just to name a few. In addition, Amazon has set up multiple distribution centers and Facebook is in the process of building a new brand new 750 million data center.

Columbus has a diverse well-balanced stable economy. Market Watch named Columbus as the 7th best place to do business in the United States. Residents take pride in their communities, and have a small town charm with the amenities of a large cosmopolitan city. Although Columbus sports is probably best known for The Ohio State Buckeyes, the area is home to two major league sports teams: Columbus Blue Jackets (hockey) and the Columbus Crew (soccer). They both have their own arena and stadium, respectively. It is also home to AAA's baseball league, the Columbus Clippers, who play in the new Huntington Ballpark in the Arena District.

Additional Region quick facts:

- 30 Plus nationally recognized colleges and universities including THE Ohio State University
- 147,000 College and graduate students are currently enrolled in the region.
- Port Columbus International Airport provides service to 33 destinations daily.
- 50 Million Smart City Grant Awarded for Future IT and tech growth!
- Enhanced freight rail connections to east coast ports through the Rickenbacker terminal, provide shipments from all over the world.
- Home to one of PGA's top golf event, The Memorial Tournament.
- Approximately 30 individual Arts & Music Organizations like Columbus Symphony, Columbus Museum of Art, Wexner Center, Ballet Met, Opera Columbus and numerous music venues.

The Columbus Region will continue to grow because of its innovation, well-balanced economy and its centralized location. According to Insight 2050, Central OH is projected to grown by more than 500,000 people by 2050!

Source: Columbus Chamber of Commerce

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# And
# Confidentiality Agreement

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