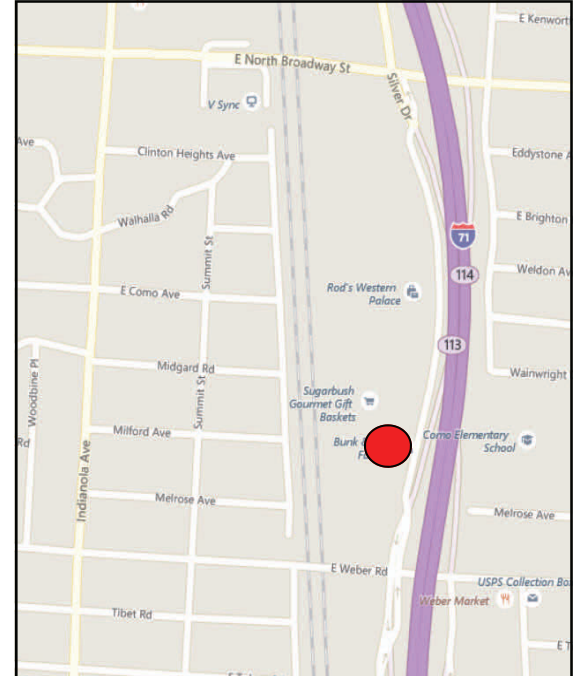


2999-3037 SILVER DRIVE
COLUMBUS, OHIO 43224

FOR LEASE - Multi-Tenant Office / Showroom / Warehouse Facility



- ◆ I-71 Visibility, Signage and Access - 1/4 Mile to Entrance Ramp.
- ◆ Customized Office / Showroom / Flex / Warehouse.
- ◆ Options Include Drive-In Doors and Truck Docks.
- ◆ Available for Lease:
 - ➔ **Office/Showroom & Warehouse:** Units from 6,400 up to 33,600 Sq. Ft. Landlord will remodel to tenant's requirements. Asking Lease rates range from \$4.25 to \$6.50/sq. ft. (Net).
 - ➔ **Office Only:** 2,565 Sq. Ft. Asking Lease rate is \$12.00/sq. ft. (Full Service).
- ◆ Adaptable to Many Uses Including Commercial, Service Center, Institutional and Retail.
- ◆ Tenant Pays Utilities, Interior Cleaning & Repairs, HVAC Service Contract, Trash Removal. Estimated Common Area Expenses of \$1.00/Sq. Ft.

FOR MORE INFORMATION, PLEASE CONTACT:

Bill Hamilton

(614) 324-6715 - Office Direct

(614) 395-4098 - Cell

BHamilton@C1Realty.com

Steve Holzer

(614) 324-6718 - Office Direct

(614) 374-8231 - Cell

SHolzer@C1Realty.com

Commercial One Realtors

1515 Bethel Road

Columbus, Ohio 43220

614-451-5100

www.CommercialOneRealtors.com

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Est. 1912
**Commercial
•ONE•
REALTORS**

EXECUTIVE SUMMARY

**2999-3037 Silver Drive
Columbus, Ohio 43224**

Location: Silver Drive in Columbus, Ohio is a location that has it all! Sign exposure on I-71 and only ¼ mile to the ramp. One of Columbus' best neighborhoods (Clintonville), bus line access and proximity to labor pool make this a winning location.

Buildings: Two buildings totaling 124,000 square feet with 24,000+ square feet of existing office/showroom (expandable) and 100,000 square feet of warehouse/manufacturing area.

The property is currently improved with 7 truck docks, 7 drive-in doors and the owner is willing to customize tenant improvements to suit qualified tenants.

Available Configurations:

Available Units	ASKING LEASE RATE (NET) \$'s/Sq.Ft.	SQUARE FEET				
		Approx. Office Area*	Approx. Warehouse Area	Total Leasable Area	# Drive-Ins	# Docks
(A)	\$6.50	3,200	3,200	6,400	1	0
(B)	\$5.75	640	5,760	6,400	2	0
(C)	\$5.25	800	7,200	8,000	1	1
(D)	\$5.00	960	8,640	9,600	1	1
(A + B)	\$5.25	1,280	11,520	12,800	3	0
(B + D)	\$4.75	1,600	14,400	16,000	3	1
(E)	\$4.75	960	8,640	9,600	0	2
(E + F)	\$5.00	1,120	10,080	11,200	0	2
(C + E + F)	\$4.25	2,080	18,720	20,800	1	2
ALL	\$4.25	3,360	30,240	33,600	4	2
Office Only (2nd Floor)	\$12.00 Full Service	2,565	0	2,565	0	0

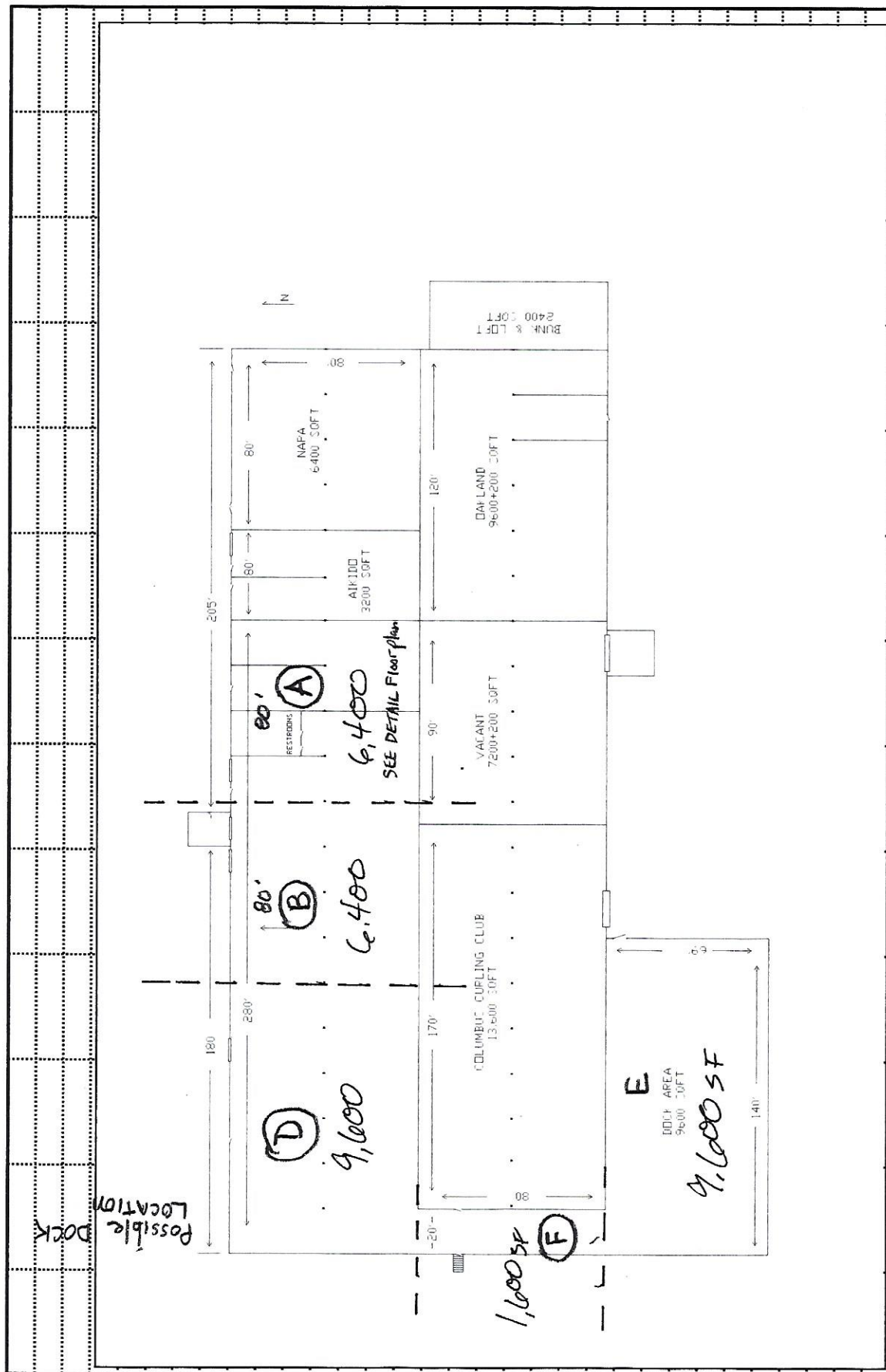
* **NOTE:** Will build office and remodel to tenant's requirements. See floor plans for available units.

ADDITIONAL CUSTOMIZED CONFIGURATIONS AVAILABLE

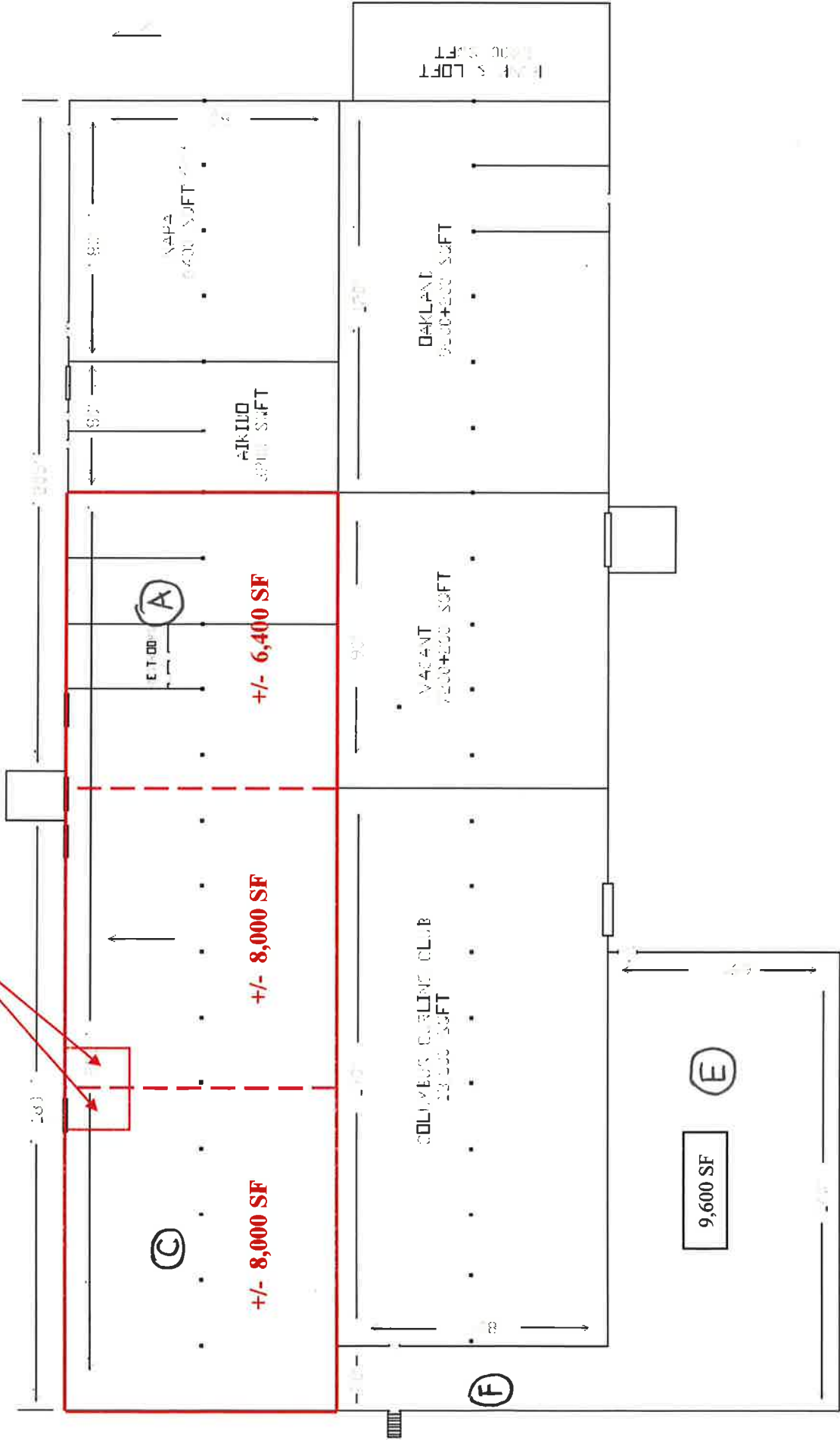
Expenses: Tenant pays utilities, interior cleaning/maintenance, HVAC service & trash removal, as well as pro-rata share of estimated Common Area Expenses of \$1.50/sq. ft.

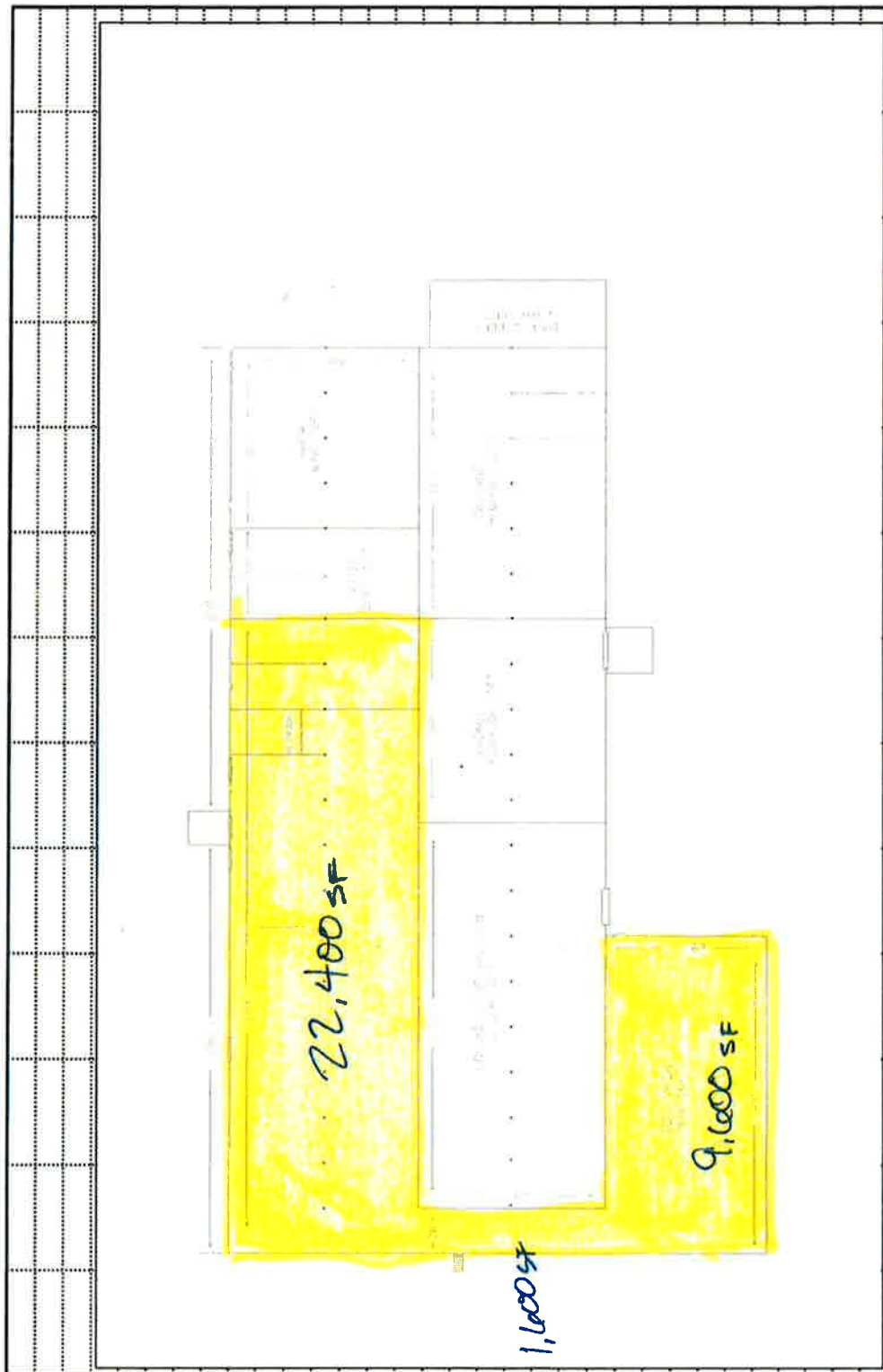
Zoning: M (Manufacturing).

Uses: Excellent facility for office/showroom/distribution or flex. Adaptable to many uses including commercial, service center, institutional and retail.



RESTROOMS





Total: 33,600 SF



Est. 1912
**Commercial
ONE
REALTORS**

2999 SILVER DRIVE, COLUMBUS, OHIO 43224

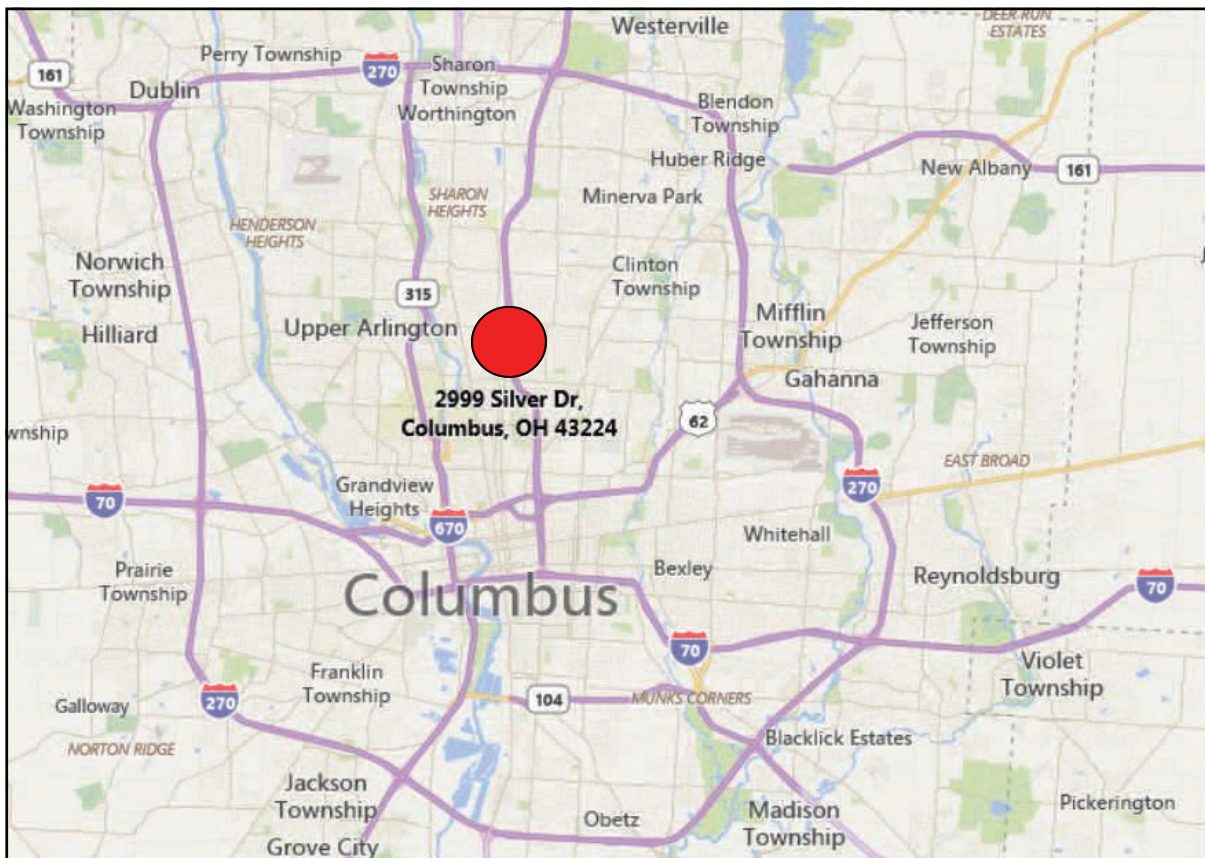
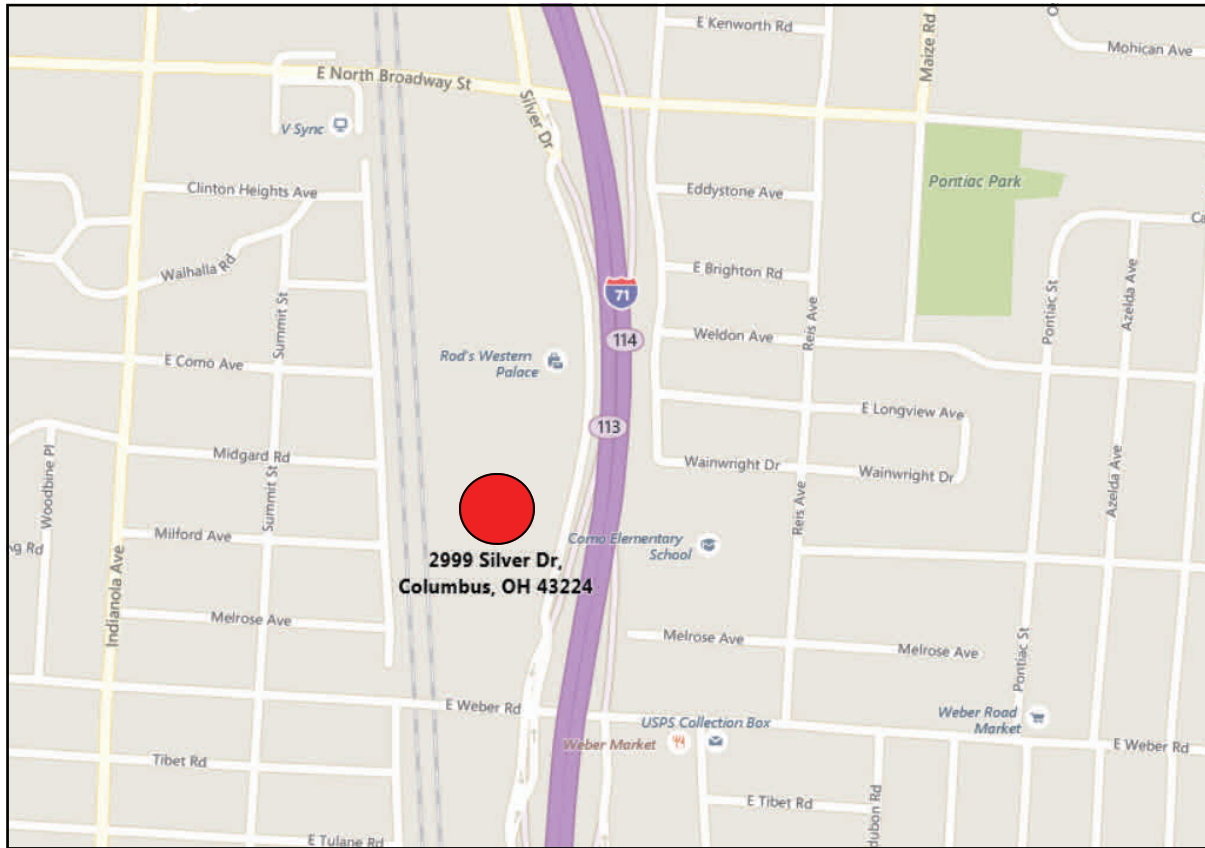
BUILDING LAYOUT

6,400 SF

UNIT "A"



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