



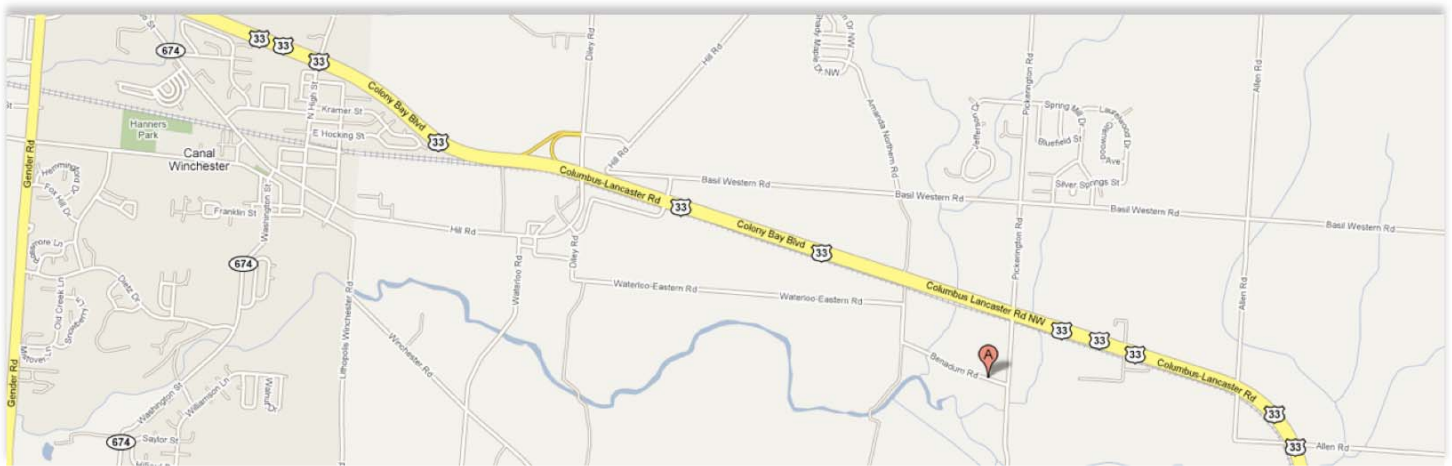
## Office/Warehouse Building for Sale or Lease

8230 Benadum Road, Carroll, Ohio

±9,168 square foot office/warehouse / Route 33 exposure / ±2,128 SF of office / excess land

**Asking Price: \$675,000** (±\$73.95/SF)

**Asking Rent: \$6.75 per SF, semi-gross**





## Flexible office/warehouse facility

**Key features and amenities are as follows:**

- Constructed in 1980 (office and warehouse 1) and 2000 (warehouse 2)
- Well-appointed 2,128 square foot office space with private office, open cubicled area, and men’s and women’s restroom
- Attached warehouse space with 14’ and 12’ drive-in doors, mezzanine storage space, warehouse office area.
- Additional storage space available in a 3-sided storage shed and fenced storage area
- Ample excess land to the north for additional outside storage area
- Visibility from Route-33
- Easy access via the Route 33 / Pickerington Road interchange



Asking Rent Details	
<b>Available Space:</b>	9,168 square feet
<b>Asking Rent:</b>	\$6.75 per SF (\$5,157/month)
<b>Tenant Expenses:</b>	Utilities, repairs and maintenance
<b>Landlord Expenses:</b>	Real estate taxes, building insurance



## Site & Building Data

The following building and site data was gathered from a variety of public and private sources. This information is true and accurate to the best of our knowledge.

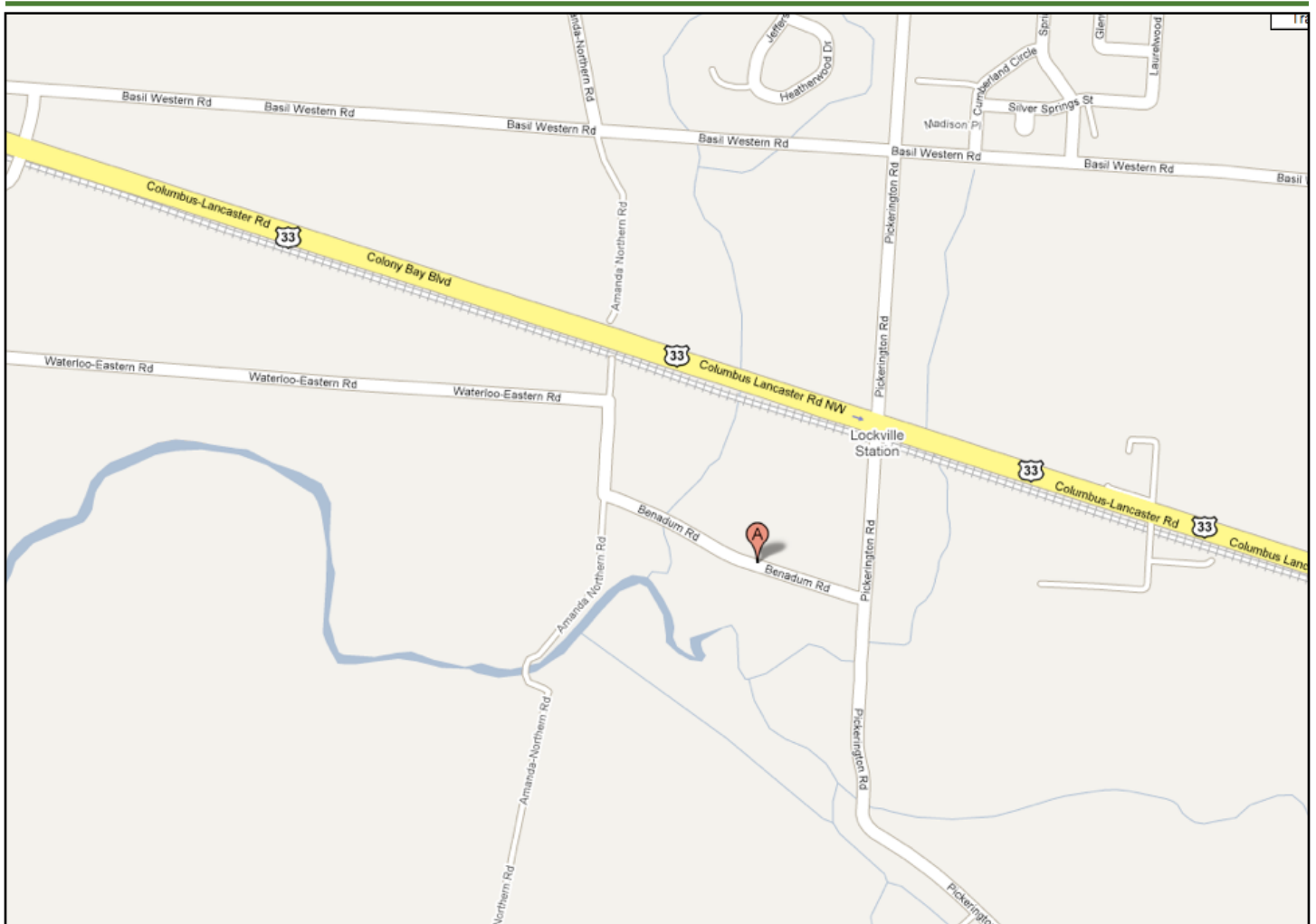
Property Information	
Address:	8230 Benadum Road, Carroll, Ohio
Building Area*:	±2,128 Office space (28' x 76') ±3,520 Warehouse section 1 (44' x 80') ±3,520 Warehouse section 2 (44' x 80') ±9,168 Total Square Footage (estimated)
Warehouse Dimensions:	Two 44' x 80' clear-span warehouses
WH Ceiling Clear Height:	13' 4" per plans
Drive-in Doors:	2
Year Built*:	1980 / 2000
Site Size**:	±6.96 acres
Utilities:	Propane / Well (Public water pending) / Public Sewer
Zoning†:	M3 (unlimited manufacturing)
Parcel ID**:	360033000
source: * Property Owner, **Fairfield County Auditor, †Violet Twp	



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## Key Demographic Data

The table below summarizes key demographic data particular to the subject's neighborhood. The survey was performed based upon a 3-mile radius around the property's address. The results of the demographic survey are presented below:

Property Demographic Data		
3-mile Ring	2008 Estimate	2013 Estimate
Population	5,223	5,729
# of Households	1,850	2,044
Median HH Income	\$82,555	\$91,161
<i>source: Site To Do Business, 2009</i>		



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## About Calgary Realty

**Please Contact Eric George or Ben Kessler at (614) 461-5610 to schedule a showing of the property.**

Calgary Realty, Ltd is a full-service commercial brokerage located in Columbus, Ohio. With extensive experience in commercial real estate brokerage, Calgary Realty has a strong history of representing buyers and sellers in real estate transactions.



**Eric George** is a partner and founder of Calgary Realty, Ltd, with over 20 years of experience in real estate brokerage. Mr. George is a member of the CCIIR, and candidate members of CCIM and the Appraisal Institute. Mr. George is a licensed sales agent in Ohio, and is a member of the Columbus Board of Realtors®.



**Ben Kessler** is a licensed sales agent and Realtor® at Calgary Realty, Ltd. He has been with Calgary Realty, Ltd. since 2004. A graduate of the University of St Andrews, Mr. Kessler is an active sales agent and a licensed commercial real estate appraiser.



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