

FOR LEASE

6,000 sq ft available



**3341 CENTERPOINT DR
UNITS C & D
URBANCREST, OHIO 43123**

PRIME LOCATION WITH HIGHWAY VISIBILITY

Lease Rate: \$9.00 / SF, NNN

Operating Expenses: \$2.75 / SF

Includes RE taxes & CAM

Space available Aug/Sept 2021

*** Potentially available for sale ***

BUILDING & SITE

- 6,000 total SF
- 1,640+- SF office suites
- 4,360+- SF warehouse
- Air conditioned warehouse
- Two (2) dock doors (4')
- Ceiling clear height 21'
- Two (2) drive-in doors (12')
- Durable pre-cast construction
- Freeway signage / 70,000 cars a day on I-270
- Located in convenient Big Run Industrial Park
- Less than 1/4 mile to the I-270/SR-62 interchange
- 3+- miles to I-71
- 7+- miles to I-70
- 13+- miles to Rickenbacker

**3341 Centerpoint Dr
Grove City, Ohio 43123
Parcel #161-001145-00**

MARKETED BY:

Steve Tucker: 614-477-2463

Todd Schiff : 614-806-8633

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TUCKER SCHIFF REALTY

1100 Dennison Avenue

Columbus, Ohio 43201

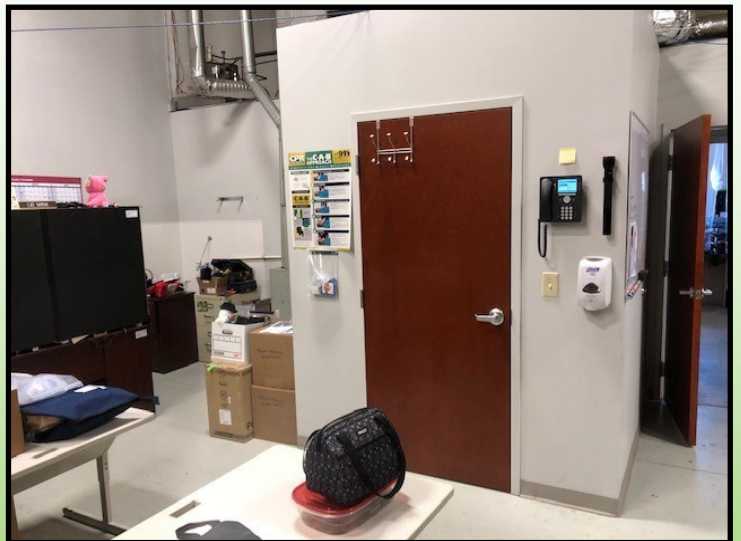
Office: 614-869-1007

Fax: 614-824-4502



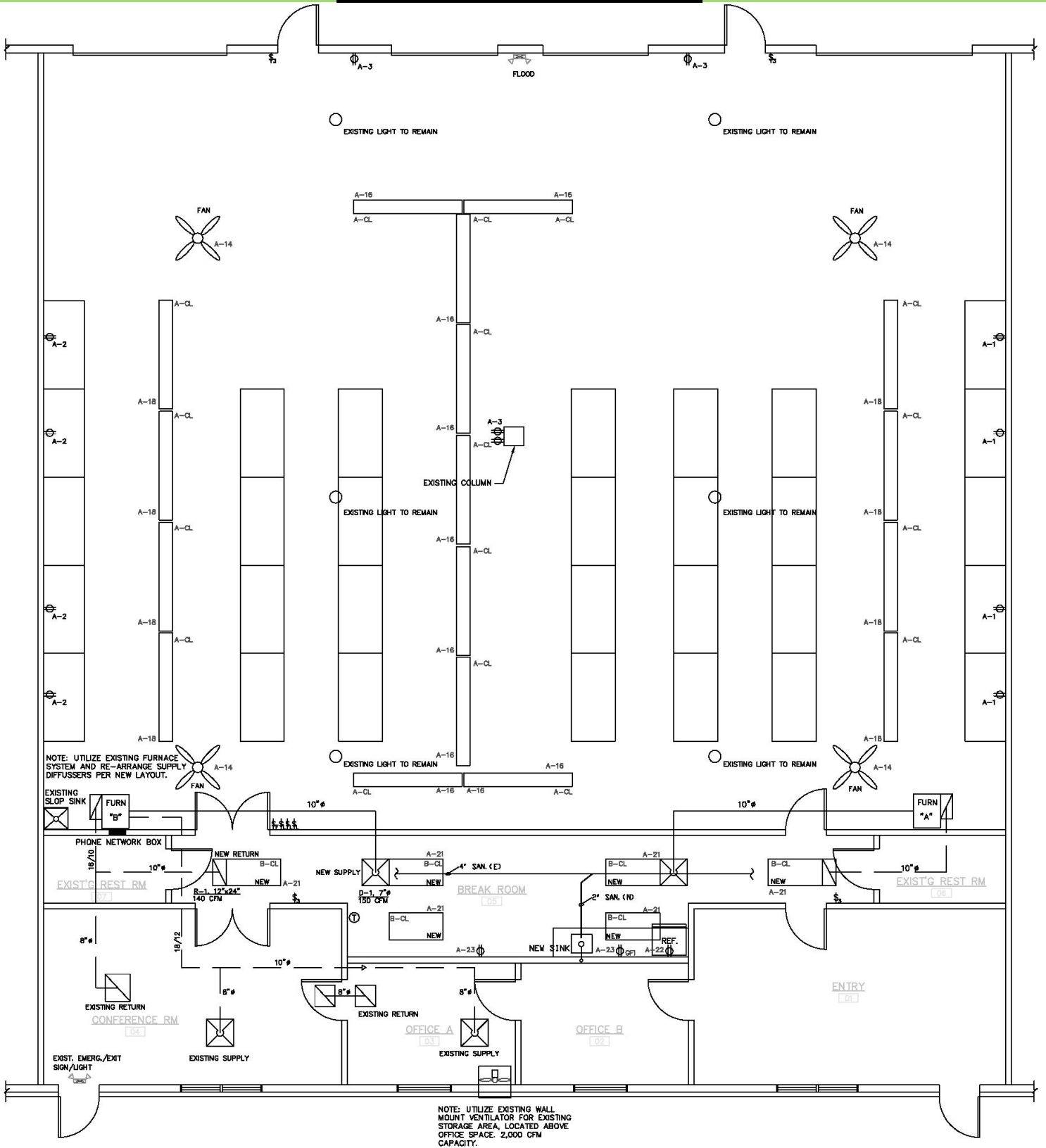
3341 CENTERPOINT DRIVE—UNITS C AND D—GROVE CITY, OHIO 43123



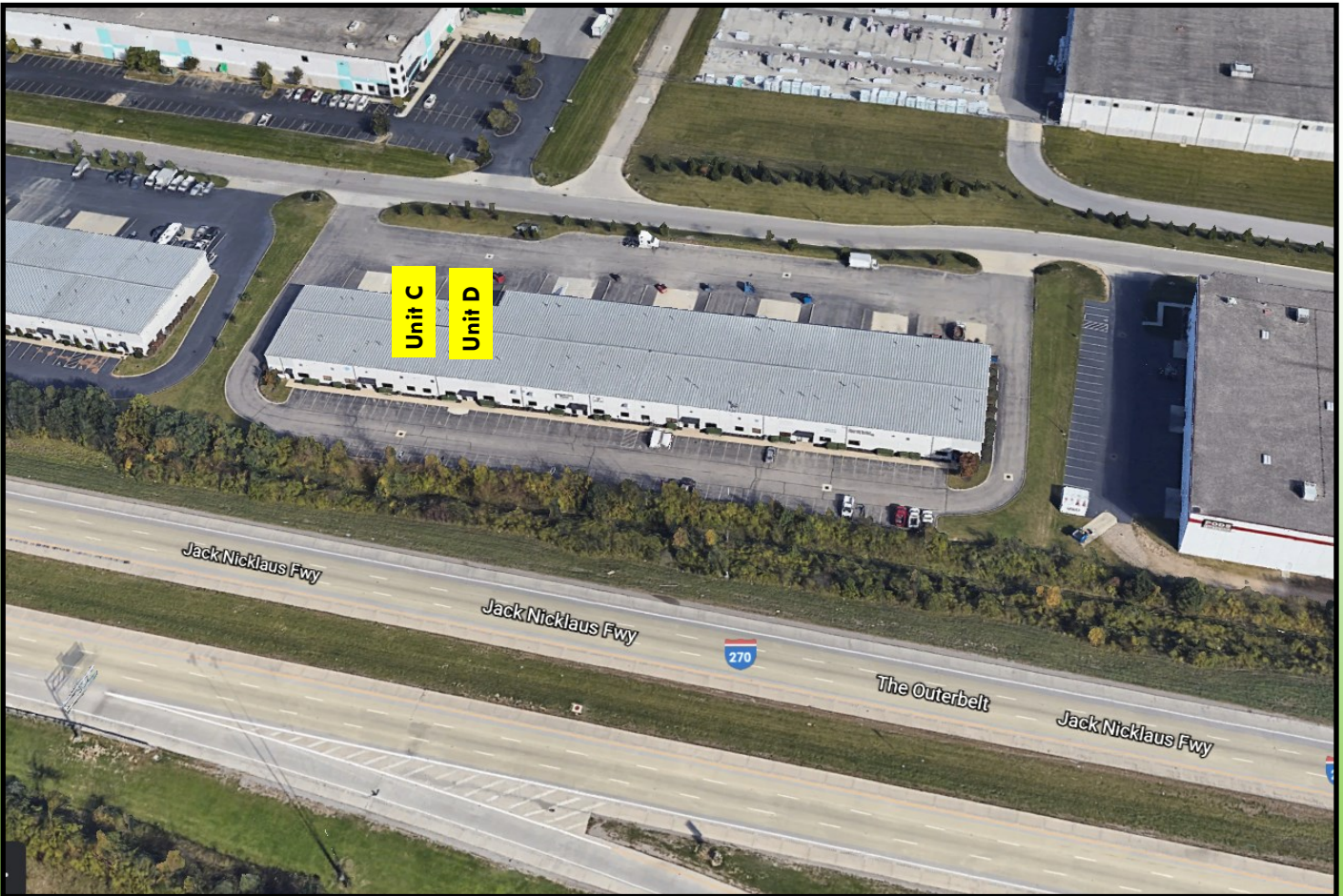
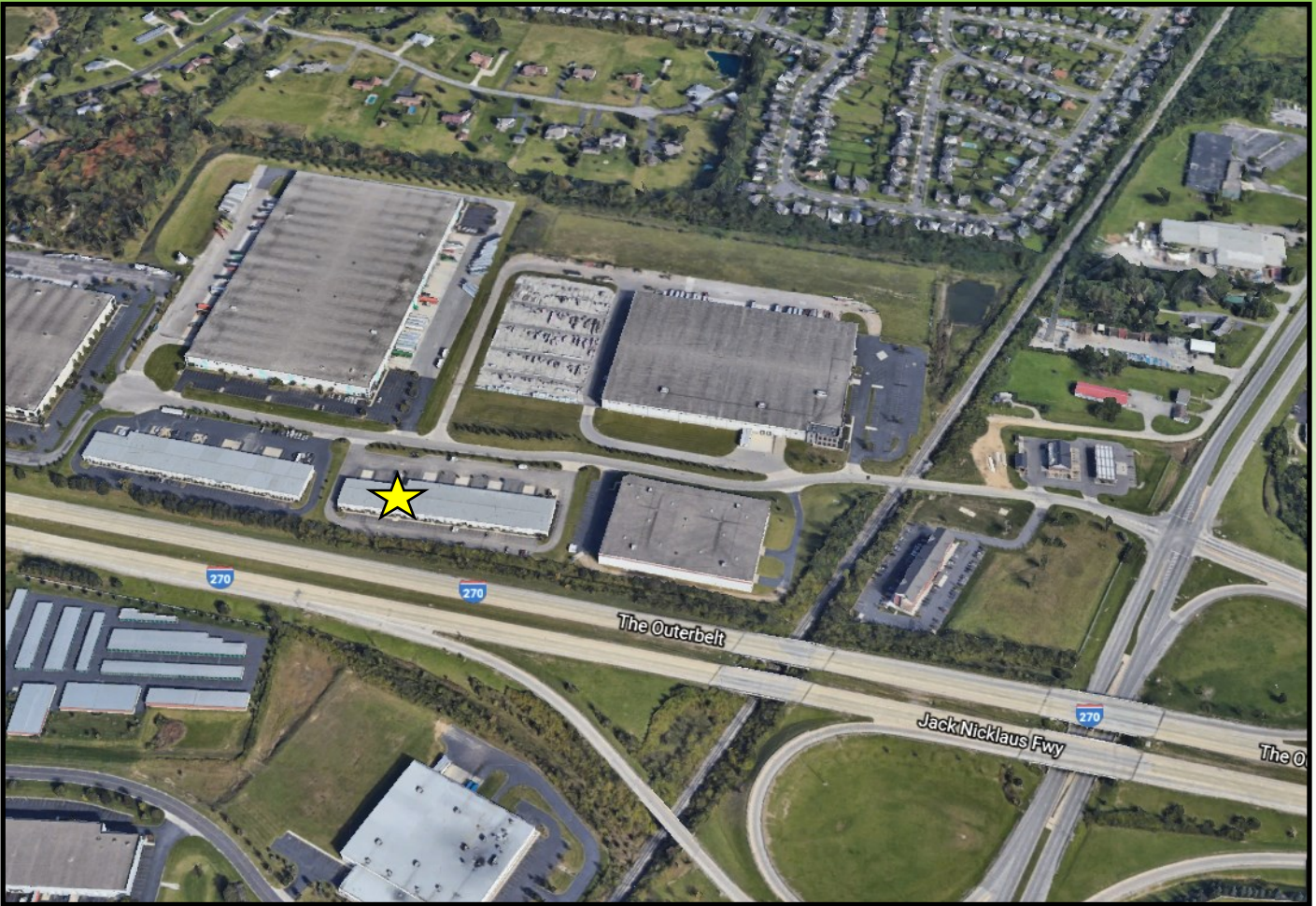


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FLOOR PLAN

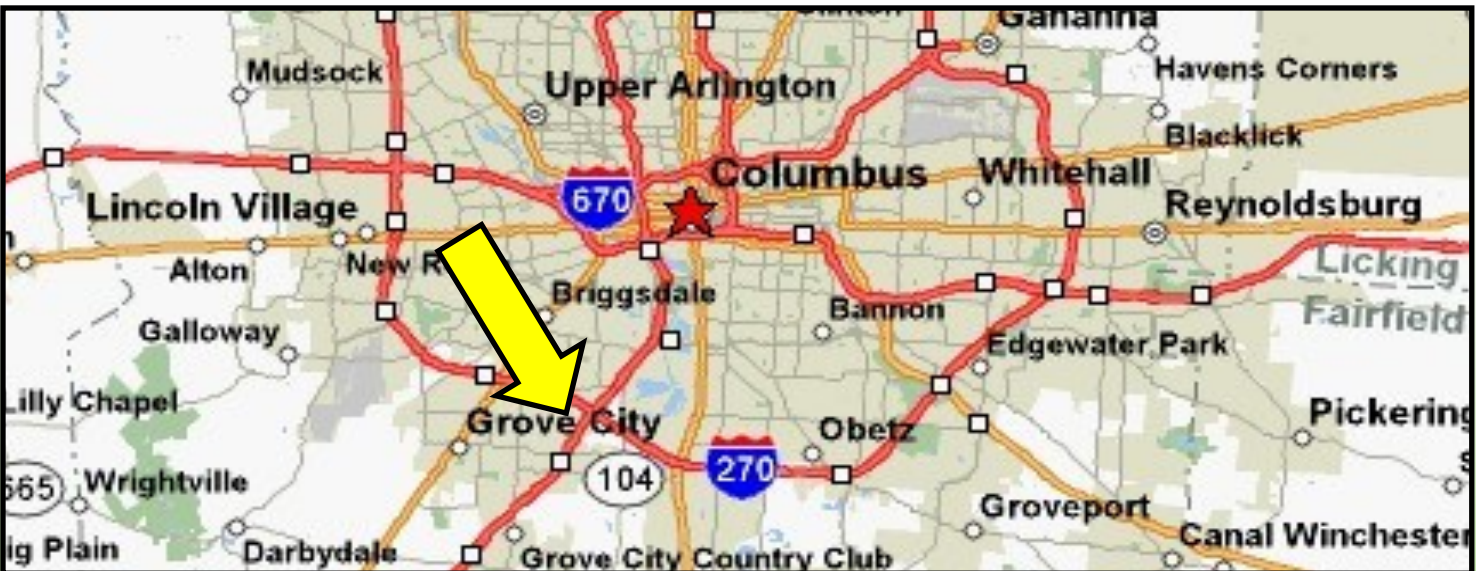
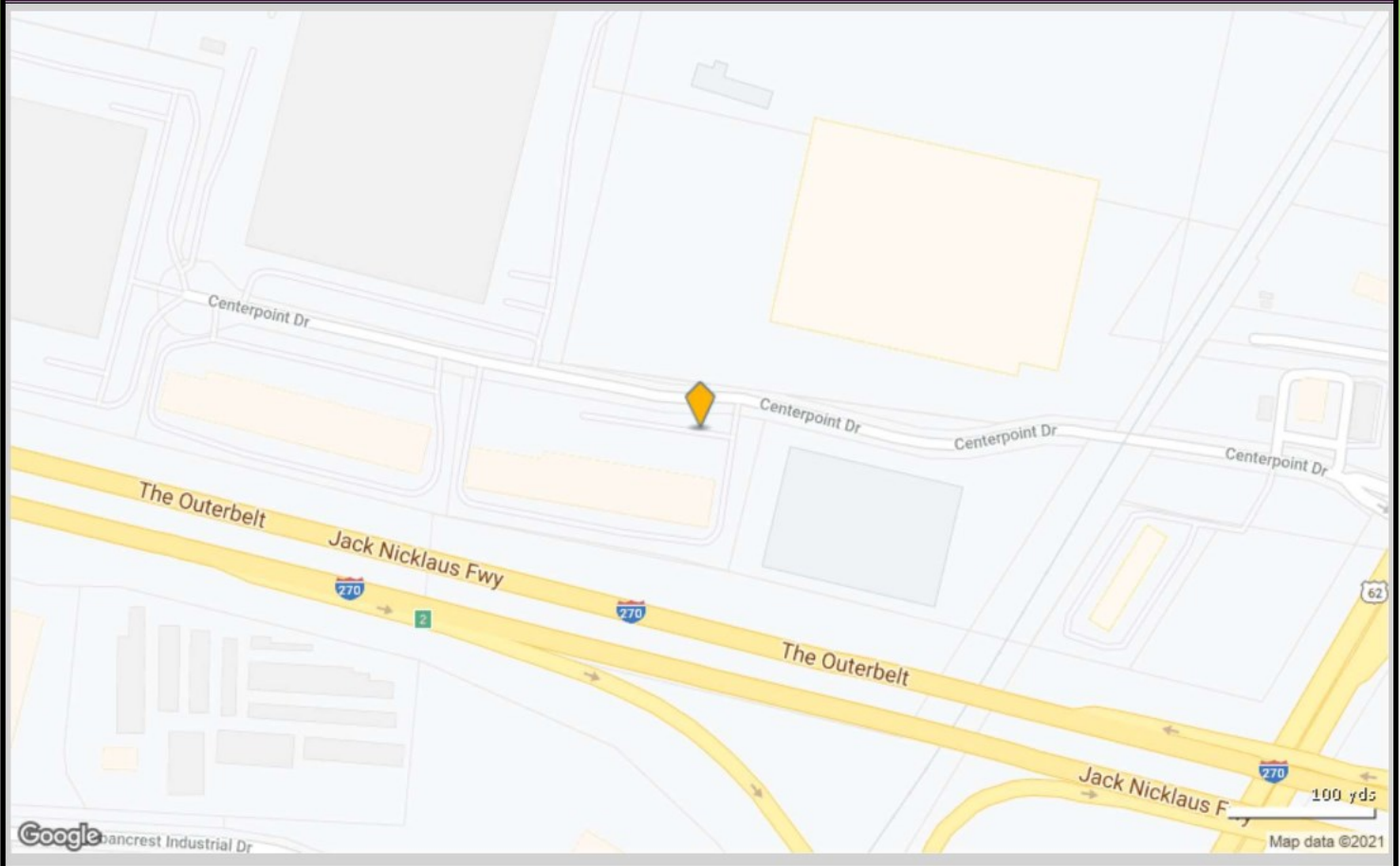


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Big Run Industrial Park

3341 Centerpoint Dr - Grove City, OH 43123



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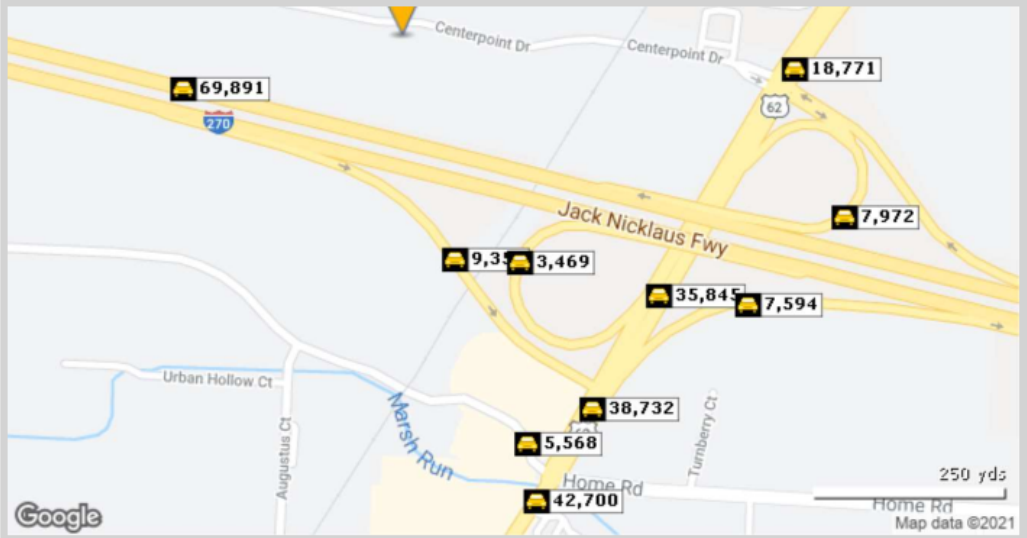
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Traffic Count Report

Big Run Business Park

3341 Centerpoint Dr, Grove City, OH 43123

Building Type: **Industrial**
 RBA: **48,194 SF**
 Land Area: **4.24 AC**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Jack Nicklaus Freeway	Augustus Ct	0.21 SE	2020	69,891	MPSI	.17
2	Urbancrest Industrial Dr	Augustus Ct	0.13 SW	2020	9,358	MPSI	.17
3	Harrisburg Pike	I- 270	0.12 E	2020	3,469	MPSI	.19
4	Harrisburg Pike	I- 270	0.05 NE	2020	35,845	MPSI	.27
5	Harrisburg Pike	I- 270	0.13 SW	2020	18,771	MPSI	.30
6	Harrisburg Pike	Home Rd	0.06 SW	2020	38,732	MPSI	.31
7	Home Road	Harrisburg Pike	0.03 SE	2020	5,568	MPSI	.32
8	I- 270	Harrisburg Pike	0.06 NW	2014	7,594	AADT	.33
9	I- 270	Harrisburg Pike	0.10 W	2014	7,972	AADT	.36
10	Harrisburg Pike	Home Rd	0.02 NE	2018	42,700	MPSI	.36

