

405 & 425 Brice Road N
Columbus, OH 43004

For Sale/Lease



ATTRACTIVE OFFICE WAREHOUSE PROPERTY

Lease Rate: \$8.95 psf NNN
2016 Op Expenses \$2.82 psf

Available Space to Lease:

Building #1: 13,000 SF

Building #2: 4,776 SF

Sales Price: \$1,450,000
\$81.57 psf (17,776 SF)

- 2 separate buildings on 2 acres
- Both buildings approx 60/40 office/warehouse
- Total of 3 drive in doors and 2 dock doors
- Automated gate access, video security and intercom system
- High tech interior finishes with UV shield windows
- Office area consists of multiple offices, open areas, kitchenettes and locker room with shower
- Warehouse is heated and contains open area, mezzanine with office and storage space



Allen Faies
614.545.4093
afaies@AlterraRE.com

Jeff Rudicil (J.R.)
614.545.2157
jr@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

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Building 1
13,000 SF
20' Clear Height in Warehouse
2 Drive In Doors 12'H x 10'W
1 Dock Door 9'H x 10'W

Building 2
4,776 SF
12' Clear Height in Warehouse
1 Drive In Door 12'H x 10'W
1 Dock Door 9'H x 10'W



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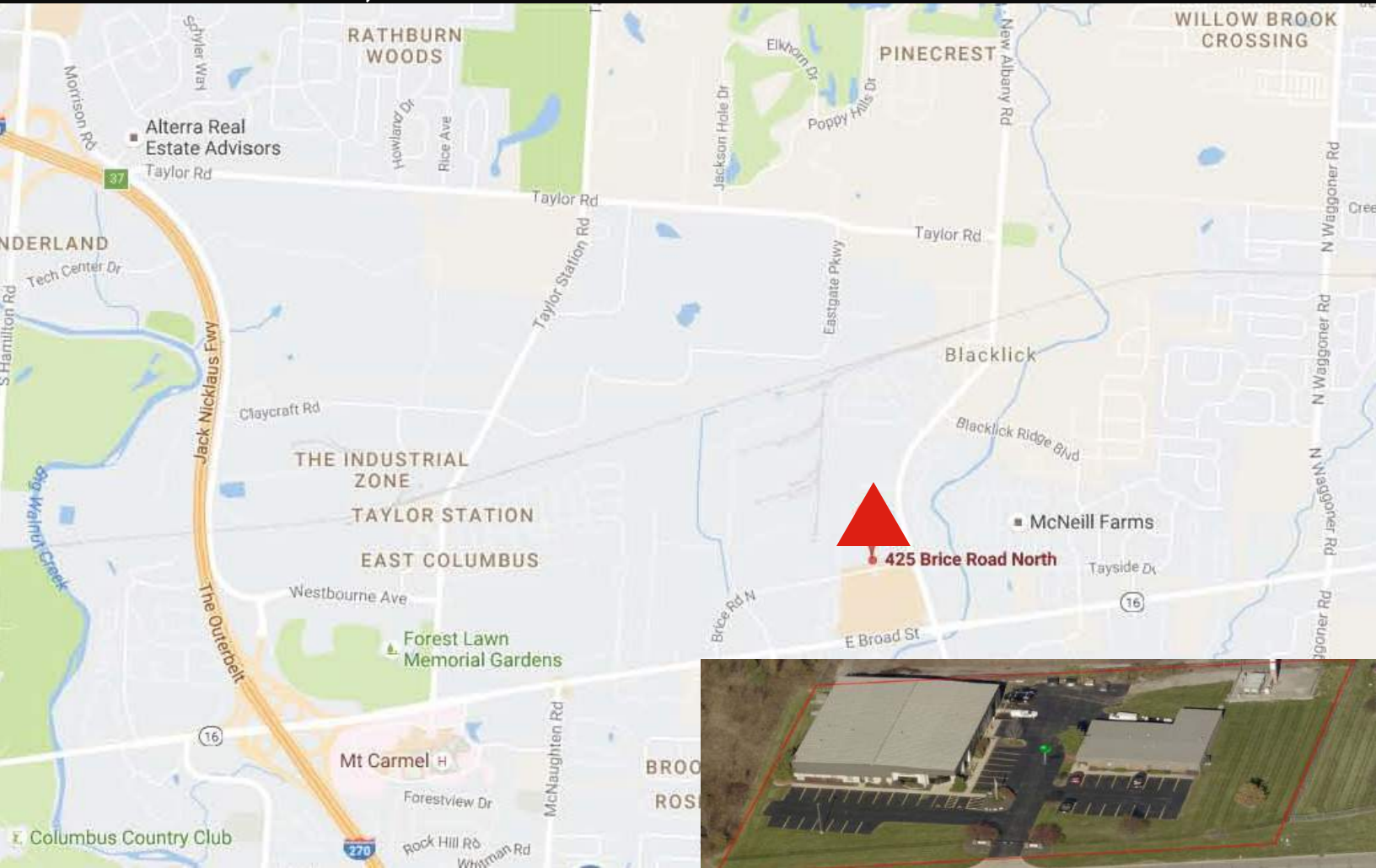
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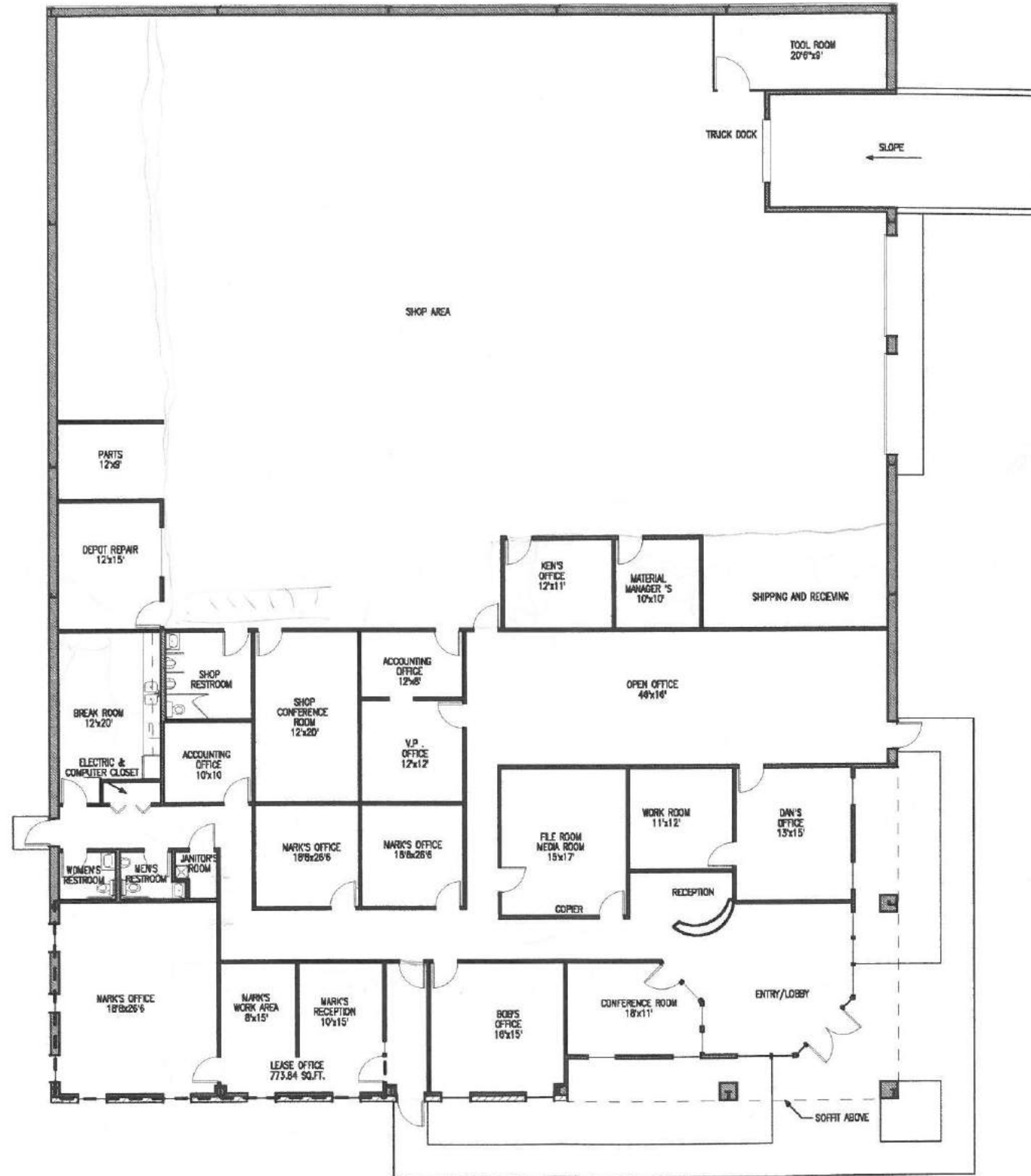
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SECOND FLOOR STRUCTURE PLAN

SCALE: 1/8" = 1'-0"

BUSINESS AREA	4,952.28 SQ. FT.
LEASE SPACE	773.84 SQ. FT.
SHOP AREA	6,884.50 SQ. FT.
TOTAL	12,410.6 SQ. FT.

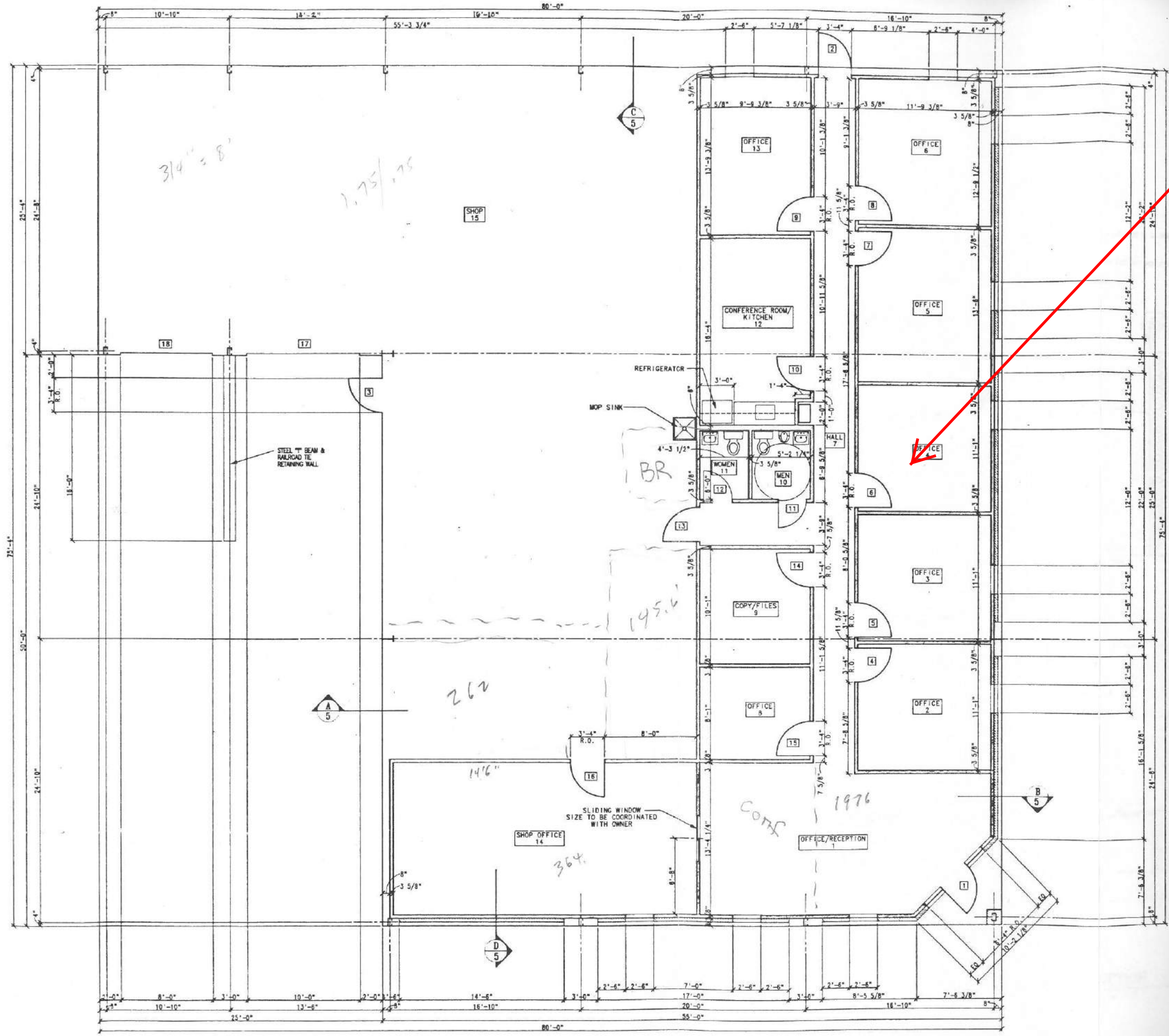
CONSTRUCTION DESIGN INC.
 1675 Gateway Circle Grove City, Ohio 43123
 Ph. (614) 871-8404 Fax (614) 871-8888
 WEB SITE www.constructiondesign.com

New Facilities For:
SIGNATURE CONTROL
 425 North Brice Road
 Columbus, Ohio

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DRAWN	R.A.W.
CHECKED	PAUL MCNIGHT
DATE	MARCH 31, 2000
REVISIONS	
Architect and Draftsman are not responsible for errors resulting from dimensions noted from drawings. (Dimensions noted take precedence.)	
JOB NO. 2000	FILE: PLAN/DIC
SHEET	3
PRICE (BIDDING) - ELDER	



This is now open space and these offices no longer exist.

314" = 8'
1.75/75

4104

1976.
364.
146
262
2748

262

CONF 1976

SLIDING WINDOW SIZE TO BE COORDINATED WITH OWNER

FLOOR PLAN
SCALE: 1/4" = 1'-0"
BUILDING AREA = 4776 SQ. FT.

NEW FACILITIES FOR:
Signature Control
BRICE ROAD COLUMBUS, OHIO

MCKNIGHT BUILDERS, INC.
2067 Stringtown Road Grove City, Ohio 43123 (614) 871-3660

MB

DATE ISSUED:
7-26-1991
DRAWN BY:
Richard L. Wills
REVISIONS:

SHEET
3/7