



3201 ALBERTA STREET, COLUMBUS, OHIO 43204

FOR SALE: 1,095,000
FOR LEASE: \$3.00-\$3.65 PER SQ FT NNN



Property Features:

- For Sale and For Lease
- Unique warehouse/manufacturing opportunity
- 92,576 sq ft of warehouse
- 30,168 sq ft of office
- 122,744 sq ft total
- Located on 5.7 acres
- Immediate Possession
- Offers 6 docks, 12 Concrete Dock Pads and 2 Overhead Doors
- Warehouse is divided into 5 sections
- Potential Railroad Spur Available
- 1.7 acres of vehicle and trailer parking
- Offers 3000 amp, 480V electric (3 phase electric) with a 4" gas line



BEST CORPORATE REAL ESTATE
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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.





Unique warehouse/manufacturing opportunity totaling 122,744 sq ft. 92,576 sq ft of warehouse and 30,168 sq ft of office on 5.7 acres. Building has 6 docks, 12-concrete dock pads and 2 overhead doors. Warehouse is divided into 5 sections. Approx. 23,000; 30,000; 12,000; 30,000; 26,000 sq ft sections all connected. Potential railroad spur available. 1.7 acres of vehicle and trailer parking on site. Immediate Possession.

Property Type **Manufacturing**
 Bldg Size **122,744 SF**
 Status **Existing**
 Year Built **1957**

Land Area **5.70 Ac.**
 Zoning --
 Sublease **No**
 % Occupied **0%**

Clear Height --
 Dock Doors **6**
 Drive-Ins **2**
 Office SF **30,168 (24.57%)**
 Sprinkler --
 Power -/- -/-

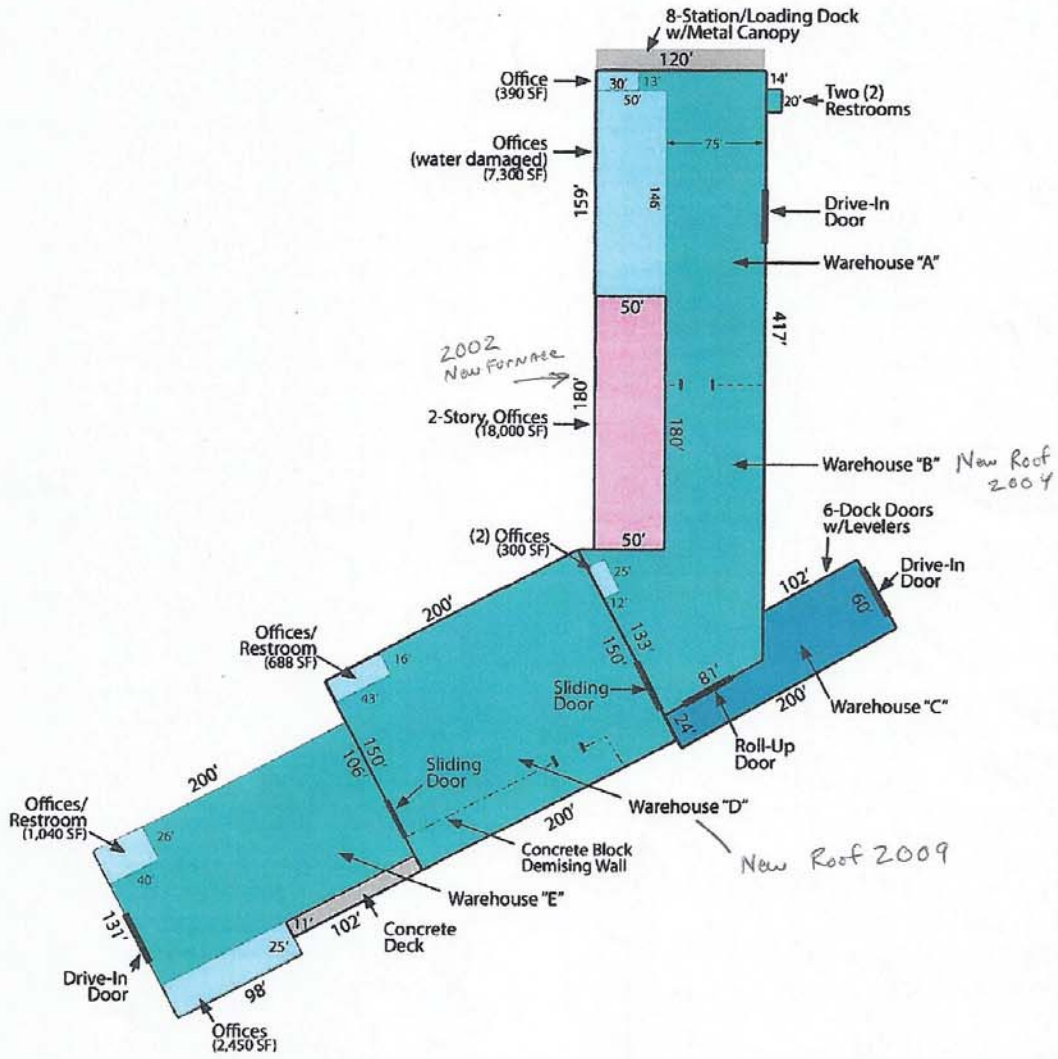
Available SF **122,744 SF**
 Max Contig --
 Min Divisible --
 Rental Rate **\$3.65 NNN**
 Sale Price **\$1,095,000**
 Price/SF **\$8.92 /SF**

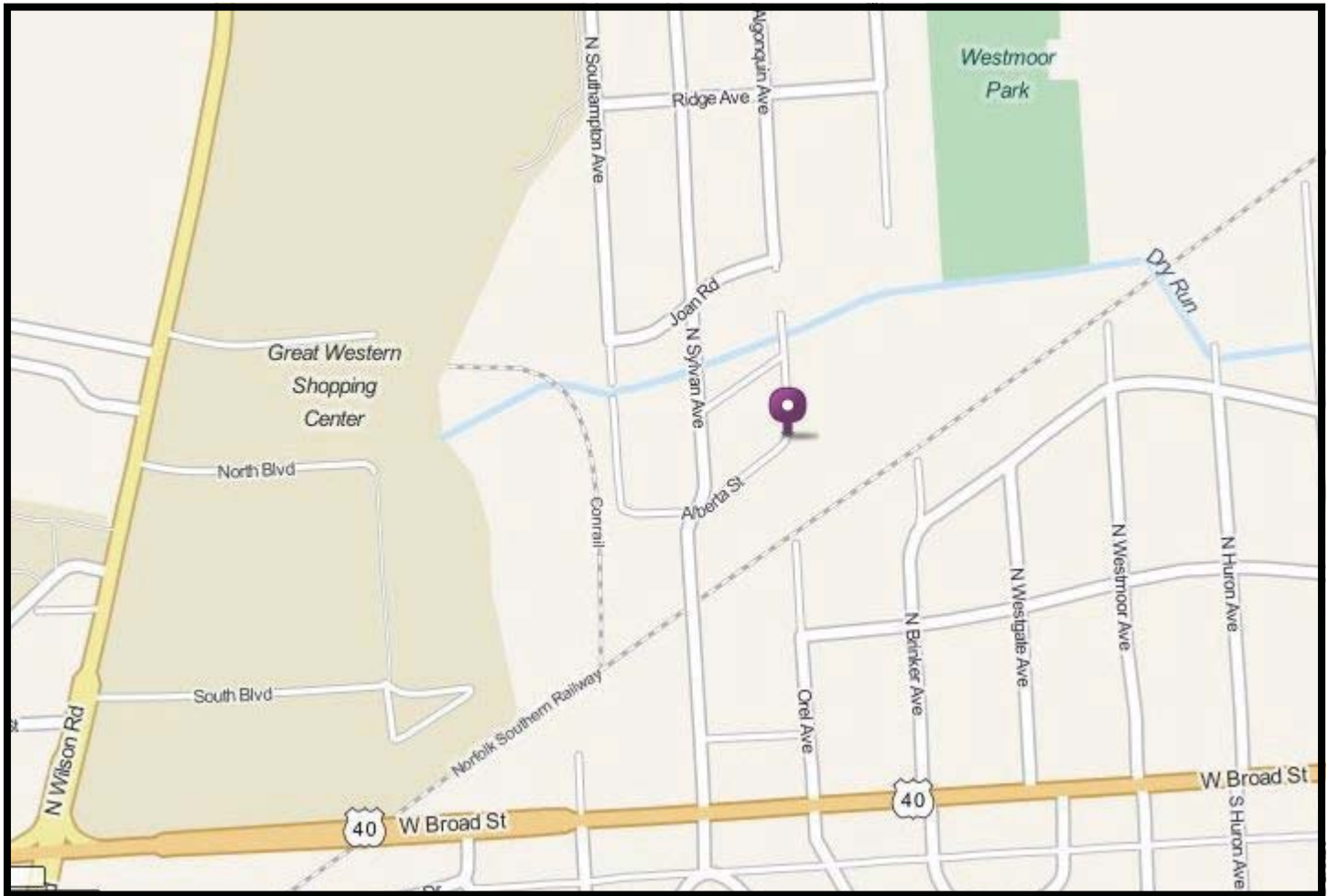
HVAC --
 Rail
 Parcel # **010-065210**

Operating Exp/SF --
 Taxes/SF --

Listing Company **Best Corporate Real Estate - Randy Best, CCIM (614) 559-3350x 12**

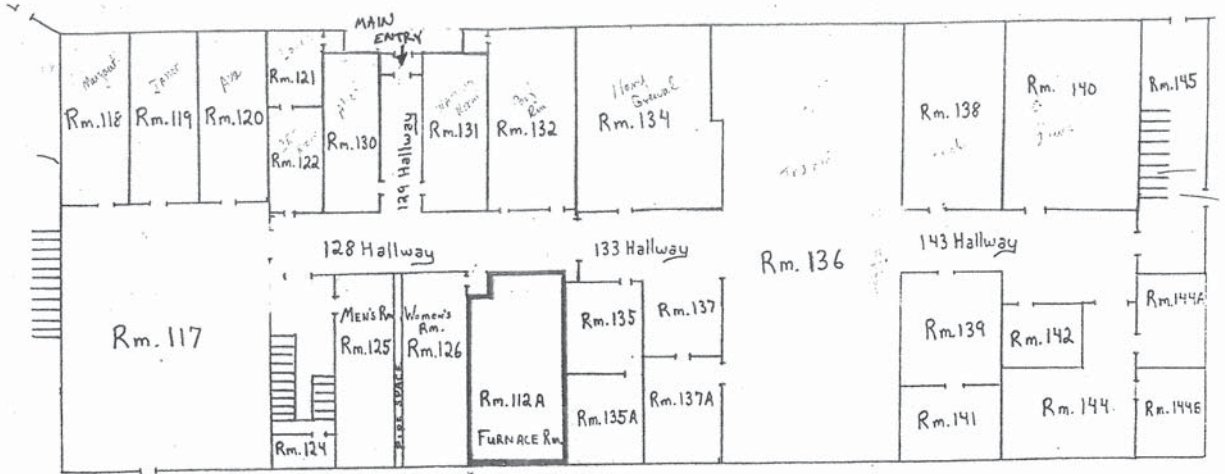
BUILDING SKETCH



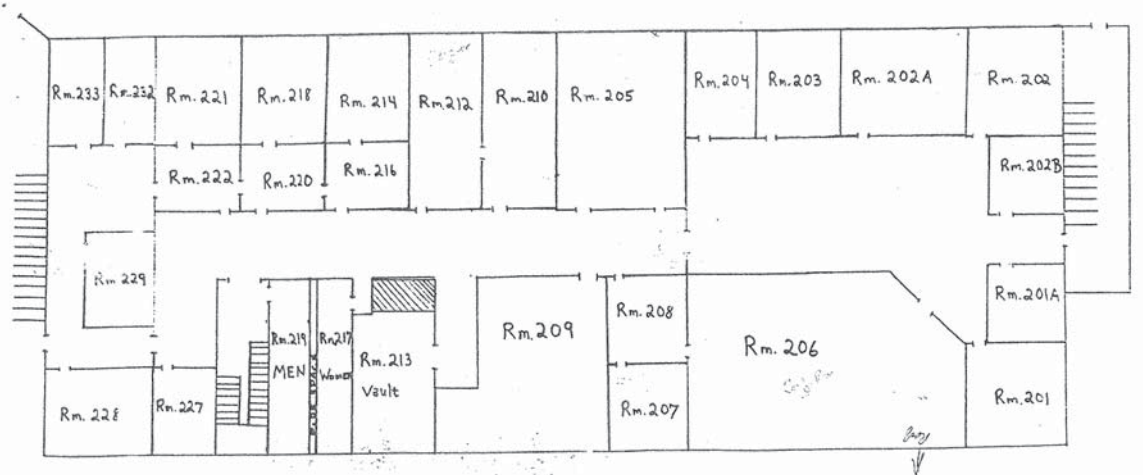


3201 Alberta Street
Columbus, Ohio 43204

1ST FLOOR



2ND FLOOR





Capital Projects

- 1- Removal of underground fuel tank in the mid-1990's
- 2-1986—new EPDM roof and insulation on building sections A,C and D
- 3- 1990—new EPDM roof and insulation on building section E
- 4- 1994 and 1995—paving project for parking areas and service/loading dock area
- 5-1997—roof replacement over warehouse
- 6-1998—lighting upgrade in warehouse
- 7- 1999—catch basin repairs
- 8- 2002—new furnace in Room 112A and 4 new rooftop condensing units over office areas
- 9—2004—new EPDM roof and insulation on building section B plus new roof drains and rooftop masonry restoration
- 10—2009—new EPDM roof and insulation on building section D
- 11—2013—proximity card door access controls in limited areas

3201 Alberta Street
Columbus, Ohio 43204

Subject Property Improvements

The subject structural improvement is a light industrial building with approximately 30,168 square feet of office space on two (2) levels, with approximately 92,576 sq ft of warehouse space.

Size age: Approximately 122,744 square feet, built in 1957.

Interior: Two-Story, Office Area – Interior space allocation includes a lobby/reception area, private offices; conference rooms, open office areas; bathrooms; rooms formerly used for food testing, preparation and storage and as a pharmacy; janitor's closets; and, mechanical rooms. The test kitchen includes vinyl tile flooring, a built-in stove; dishwashers, double-bowl, stainless steel sinks; a stainless steel, multiple-bowl, commercial sink; and, walk-in cooler. Interior finishes include carpet (office), vinyl or ceramic tile flooring (restrooms, break room and food preparation or testing rooms); ceramic tile wainscot on the restroom walls, painted drywall (some covered with wallboard or wood paneling); vinyl molding, and, lay-in acoustical ceiling tiles with fluorescent light fixtures.

One-Story, Office Area approximately 7,300 square feet- Interior space allocation includes private offices, conference rooms, bathrooms, storage and mechanical rooms. Interior finishes included painted drywall and ceiling tile with surface mounted fluorescent light fixtures.

Warehouse "A" – The interior finish is exposed metal beams and joists; fluorescent tube lighting; and, reinforced, concrete floors. The ceiling is about 19 feet above the finished floor. The space includes a finished office area (30'x13') with carpet, painted drywall and acoustical ceiling tile with fluorescent lighting; heating and cooling is provided. The warehouse also includes two (2), concrete block wall vaults approximately (20'x12' and 20'x30'). Two (2) restrooms serve the warehouse area. There are overhead doors serving the eight (8) station/loading dock with metal canopy located along the northern face of the building and a drive-in door along the eastern wall.

Warehouse "B" – The interior finish is exposed metal beams and joists; fluorescent tube lighting; and, reinforced, concrete floors. The ceiling is about 19 feet above the finished floor. There are two(2) finished offices (about 300 square feet of space with vinyl tile floors, painted drywall or wall paneling and drywall ceiling with surface mounted fluorescent light fixtures. Wall air-conditioning units and wall electric heaters are provided. Warehouse A and B are approximately 30,300 square feet.

Warehouse "C" – (8,616 square feet)-The interior finish is exposed metal beams and joists; exposed insulation (walls and ceiling), metal halide lights; and, reinforced, concrete floors. The insulated ceiling is about 18'-9" to 22 feet above the finished floor. There is also a small office with minimal finish. The space is served by six (6) dock doors with levelers, a drive-in door and a wet-pipe sprinkler system. A rail spur well previously extended along the southern wall. A roll-up door is provided between Warehouses "B" and "C".

Warehouse “D” – (30,000 square feet) – The interior finish is exposed metal beams and joists, painted concrete block walls; fluorescent tube light fixtures, and, reinforced, concrete floors. The metal deck ceiling is about 18’-9” above the finished floor. There is about 688 square feet of finished space including offices and a restroom. The interior finish of the space includes vinyl tile and concrete flooring, painted concrete block walls and drywall covered with wall board, and, acoustical tile ceilings with fluorescent lights. Electric wall heat and wall air-conditioning unit is provided. The fire pump and electrical panels located along the northern wall of Warehouse “D” are shielded by concrete bollards.

Warehouse “E” (23,650 square feet) – The interior finish is exposed metal beams and joists, painted concrete block walls; fluorescent tube light fixtures, and, reinforced, concrete floors. The metal deck ceiling is about 18’-9” above the finished floor. There is about 1,040 square feet of finished office space at the northwest corner of the space including restrooms. The interior finish of the space includes vinyl tile and concrete flooring; painting concrete block walls and drywall covered with wall board; and acoustical tile ceilings with fluorescent lights. Electric wall heat and wall air-conditioning unit is provided. There is about 2,450 square feet of finished space at the southwest corner of the space including offices. The interior finish of this space includes concrete and vinyl tile flooring; painted concrete block walls; wall board of paneling over drywall; acoustical ceiling tiles with fluorescent lighting; and, painted drywall ceiling and walls, overall room finish is of fair quality and condition. Electric wall heat and wall air-conditioning units is provided. A portion of the warehouse space, in the area of the overhead door, is separated by wire fencing.

Mechanicals: The building is served by a 480/240 volt, electrical system and a security system. The office/finished space adjacent to Warehouse “A” and “B” is served by four (4) gas-fired, heating/cooling units located in a mechanical room adjacent to Warehouse “A” . The space is also served by a 95-gallon, hot water heater. The warehouses are served by gas-fired, unit heaters.

Parking: The subject has approximately 51 designed parking spaces located north and west of the structural improvement with additional semi-truck/car parking to the east.



3201 Alberta St**Demographics**

3201 Alberta St
Columbus, OH 43204-2029
Property Type: Industrial
Specific Use: Manufacturing
Building Size: 122,744 SF
Year Built: 1957

Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	15,273	109,886	259,280	15,166	109,598	263,602
Total Census 2010 Population	15,268	107,049	244,578	15,268	107,049	244,570
Population Change %	%	-1.8%	-1.5%	-1%	-3.6%	-2.6%
Population Density (People/SQ Mile)	7,525	6,801	6,698	7,457	6,689	6,614
Median Age	42	41	41	42	42	42
Total Males	7,495	54,536	129,172	7,465	54,571	131,582
Total Females	7,778	55,350	130,108	7,701	55,027	132,020

Population By Age Group	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	924	7,173	17,793	878	6,765	16,895
5 - 9 Years Old	1,103	8,277	19,690	1,033	7,841	19,354
10 - 14 Years Old	1,133	8,070	18,095	1,062	7,950	18,966
15 - 19 Years Old	1,097	7,761	17,238	1,100	7,984	18,427
20 - 24 Years Old	1,069	7,817	18,916	1,093	7,804	18,245
25 - 29 Years Old	978	7,791	20,585	1,009	7,471	18,374
30 - 34 Years Old	992	8,108	21,742	944	7,337	19,103
35 - 39 Years Old	1,083	8,228	21,418	980	7,682	20,315
40 - 44 Years Old	1,220	8,634	21,231	1,093	8,219	21,352
45 - 49 Years Old	1,220	8,153	19,017	1,144	8,122	20,219
50 - 54 Years Old	1,107	7,305	16,409	1,105	7,539	18,001
55 - 59 Years Old	922	6,164	13,558	1,006	6,670	15,378
60 - 64 Years Old	667	4,494	9,657	770	5,113	11,454
65 - 69 Years Old	511	3,466	7,210	506	4,028	8,801

	511	5,466	1,210	596	4,028	8,801
65 - 69 Years Old						
70 - 74 Years Old	401	2,727	5,450	442	3,054	6,494
75 - 79 Years Old	316	2,191	4,362	348	2,251	4,661
80 - 84 Years Old	245	1,616	3,194	241	1,654	3,379
85 Years Old and Older	285	1,911	3,715	322	2,114	4,184

Population By Ethnicity	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	13,040	90,099	215,217	12,746	87,933	214,836
Black	1,524	14,176	28,322	1,652	15,582	31,359
Native American	39	287	578	33	278	557
Asian	343	3,113	10,294	378	3,451	11,610
Pacific Islander	13	36	127	18	48	163
2 or More Races	314	2,175	4,742	339	2,306	5,077
Hispanic	619	8,790	14,849	629	9,381	15,934
White Non-Hispanic	12,464	81,975	201,408	12,108	79,127	199,698

Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	6,211	44,530	106,476	6,148	44,164	107,568
Total Census 2010 Households	6,203	43,757	100,646	6,203	43,757	100,642
Average Household Size	2.5	2.5	2.3	N/A	.1	.5
Total Housing Units	7,699	54,218	127,672	8,312	58,020	138,354
Owner	4,373	26,732	62,079	4,755	28,514	67,540
Renter	2,847	23,152	55,700	3,051	24,858	60,047
Vacant Housing Units	481	4,336	9,895	506	4,647	10,765

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	550	4,956	10,732	539	4,982	10,840
\$10,000 - \$14,999	501	2,921	6,473	493	2,898	6,493
\$15,000 - \$19,999	361	3,092	6,573	360	3,089	6,656
\$20,000 - \$24,999	635	3,773	7,456	630	3,750	7,499
\$25,000 - \$29,999	522	3,449	7,386	516	3,442	7,470
\$30,000 - \$34,999	548	3,393	7,600	538	3,366	7,684
\$35,000 - \$39,999	440	2,999	6,763	436	2,982	6,850
\$40,000 - \$44,999	471	2,738	6,121	461	2,706	6,185
\$45,000 - \$49,999	452	2,332	5,395	447	2,308	5,494
\$50,000 - \$59,999	474	4,222	10,506	467	4,277	10,662

\$50,000 - \$59,999	474	4,555	10,500	407	4,211	10,002
\$60,000 - \$74,999	540	4,433	11,596	542	4,374	11,770
\$75,000 - \$99,999	389	3,215	10,281	389	3,187	10,505
\$100,000 - \$124,999	139	1,148	3,998	138	1,109	4,005
\$125,000 - \$149,999	27	490	1,704	28	477	1,679
\$150,000 - \$199,999	23	269	1,307	22	256	1,275
Over \$200,000	42	341	1,262	43	323	1,191
Median Household Income	\$37,085	\$36,852	\$40,770	\$37,190	\$36,807	\$40,271
Aggregate Household Income	\$254,901,476	\$1,950,907,663	\$5,262,739,773	\$253,578,603	\$1,920,697,859	\$5,282,005,783
Average Household Income	\$40,761	\$42,881	\$49,195	\$40,829	\$42,799	\$48,636
Per Capita Household Income	\$16,936	\$17,974	\$21,325	\$16,899	\$17,889	\$21,012

Household Expenditures	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$225,316,819	\$1,678,723,780	\$4,343,379,766	\$224,741,520	\$1,668,211,167	\$4,412,742,827
Average Annual Household	\$36,169	\$36,830	\$39,278	\$36,388	\$36,882	\$39,024
Food	\$4,851	\$4,935	\$5,189	\$4,813	\$4,860	\$5,088
Cereals & Bakery Products	\$386	\$388	\$396	\$380	\$380	\$387
Cereals & Cereal Products	\$135	\$136	\$142	\$134	\$135	\$140
Bakery Products	\$272	\$274	\$281	\$267	\$266	\$270
Meats, Poultry, Fish & Eggs	\$795	\$803	\$833	\$799	\$810	\$835
Dairy ProductseFMisc	\$315	\$319	\$332	\$316	\$320	\$334
Housing	\$12,163	\$12,310	\$12,991	\$12,257	\$12,365	\$12,962
Owned Dwellings	\$4,242	\$4,363	\$4,799	\$4,269	\$4,373	\$4,785
Mortgage Interest & Charges	\$2,123	\$2,189	\$2,429	\$2,039	\$2,092	\$2,284
Property Taxes	\$1,236	\$1,268	\$1,384	\$1,220	\$1,248	\$1,341
Rented Dwellings	\$2,585	\$2,556	\$2,470	\$2,507	\$2,478	\$2,385
Utilities, Fuels & Public Services	\$2,890	\$2,888	\$2,982	\$2,941	\$2,922	\$2,987
Natural Gas	\$436	\$433	\$446	\$419	\$415	\$424
Electricity	\$1,068	\$1,064	\$1,094	\$1,088	\$1,079	\$1,097
Fuel Oil or Other Fuels	\$113	\$112	\$114	\$113	\$112	\$114
Telephone Services	\$950	\$956	\$987	\$979	\$982	\$1,012
Water & Other Public Services	\$312	\$309	\$317	\$319	\$317	\$323
Household Operations	\$569	\$578	\$634	\$562	\$570	\$617
Personal Services	\$215	\$219	\$239	\$219	\$221	\$239
Other Household Expenses	\$385	\$397	\$431	\$385	\$396	\$431
Housekeeping Supplies	\$521	\$529	\$551	\$502	\$512	\$520

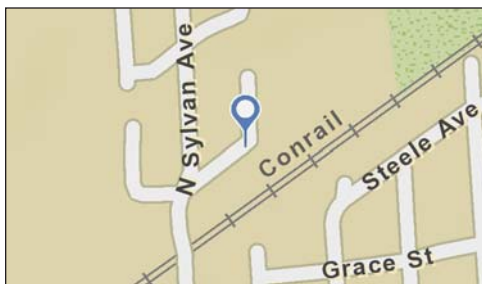
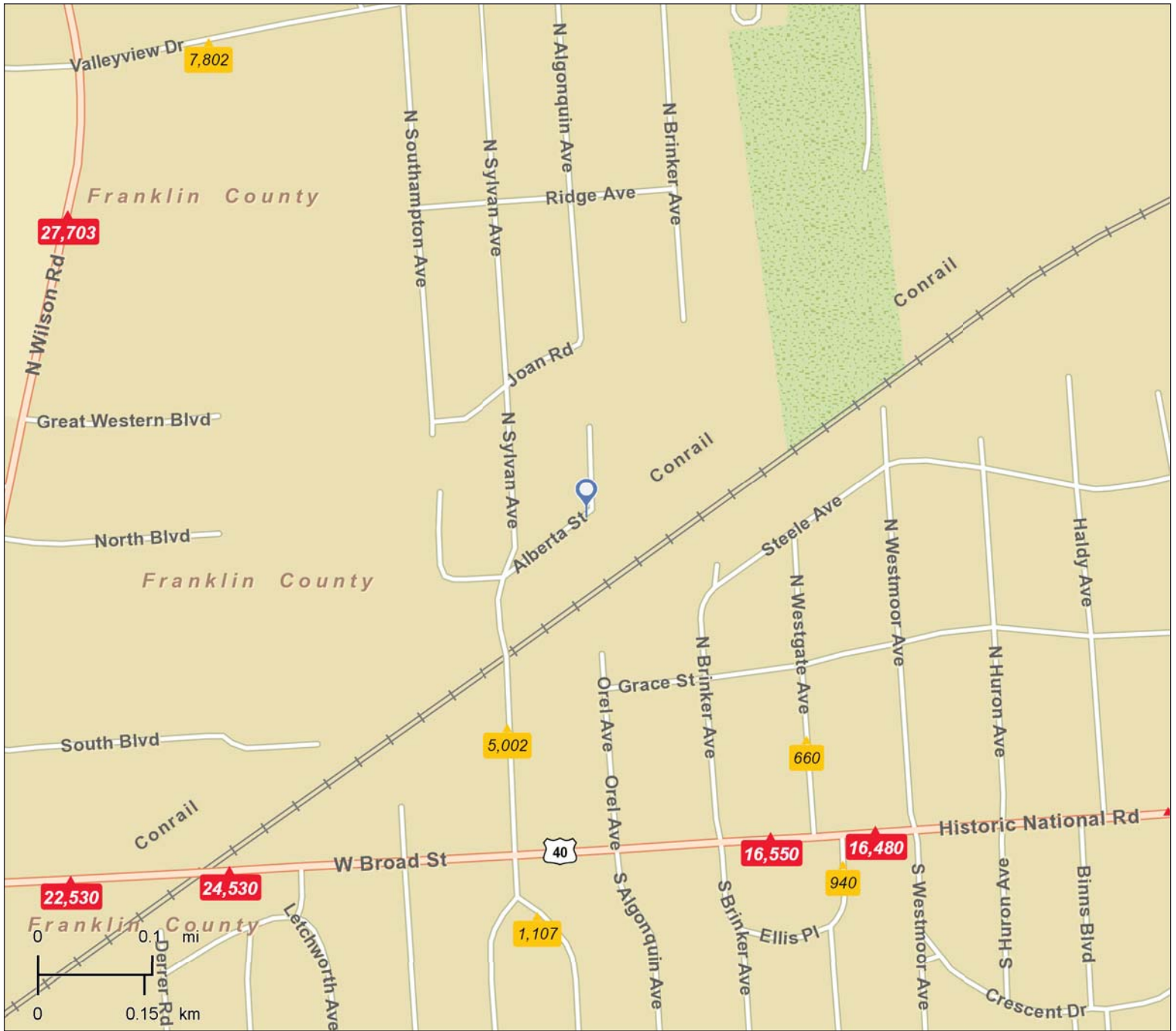
	\$2011	\$2012	\$2011	\$2012	\$2011	\$2012
Housekeeping Supplies						
Household Furnishings & Equipment	\$1,192	\$1,220	\$1,327	\$1,167	\$1,184	\$1,265
Furniture	\$301	\$312	\$346	\$297	\$306	\$333
Floor Coverings	\$31	\$32	\$35	\$31	\$31	\$34
Major Appliances	\$186	\$183	\$194	\$183	\$181	\$190
Sm. Appliances & Misc Housewares	\$85	\$86	\$90	\$85	\$85	\$89
Apparel & Services	\$1,315	\$1,343	\$1,434	\$1,338	\$1,359	\$1,435
Transportation	\$6,519	\$6,674	\$7,113	\$6,674	\$6,809	\$7,195
Maintenance & Repairs	\$519	\$531	\$558	\$522	\$531	\$552
Vehicle Insurance	\$967	\$968	\$1,014	\$1,007	\$995	\$1,025
Public Transportation	\$295	\$308	\$344	\$294	\$306	\$336
Health Care	\$2,696	\$2,670	\$2,733	\$2,652	\$2,619	\$2,666
Entertainment	\$1,844	\$1,887	\$2,043	\$1,861	\$1,901	\$2,056
Tobacco & Smoking Related	\$269	\$267	\$268	\$279	\$276	\$275
Cash Contributions	\$1,124	\$1,137	\$1,243	\$1,118	\$1,128	\$1,222
Personal Insurance & Pensions	\$3,252	\$3,389	\$3,846	\$3,247	\$3,349	\$3,732
Life & Other Personal Insurance	\$283	\$289	\$315	\$286	\$291	\$314
Pensions & Social Security	\$2,978	\$3,114	\$3,545	\$2,969	\$3,068	\$3,432



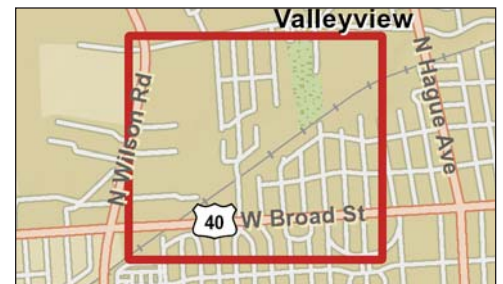
Traffic Count Map - Close Up

3201 Alberta St, Columbus, Ohio, 43204
3201 Alberta St, Columbus, Ohio, 43204
Ring: 1, 3, 5 Miles

Latitude: 39.95763
Longitude: -83.08609



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



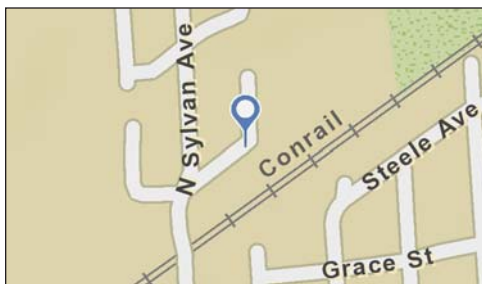
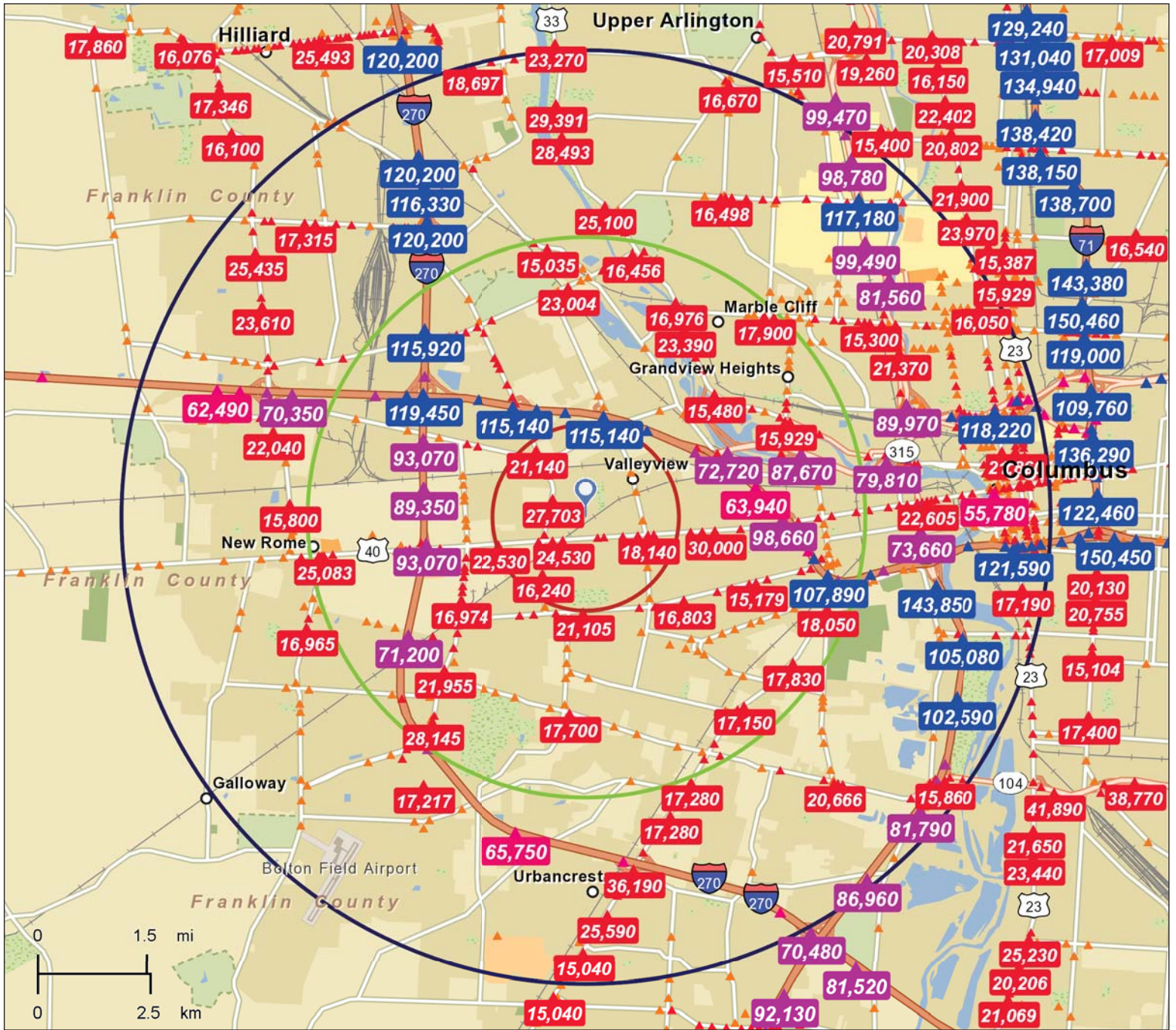
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April 13, 2015

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3201 Alberta St, Columbus, Ohio, 43204
 3201 Alberta St, Columbus, Ohio, 43204
 Ring: 1, 3, 5 Miles

Latitude: 39.95763
 Longitude: -83.08609



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
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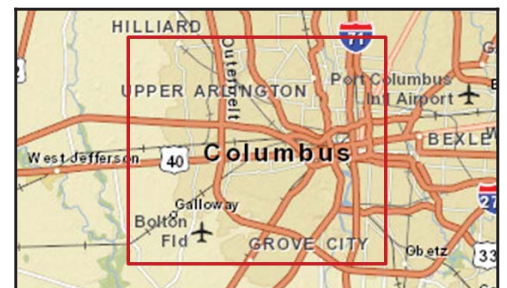
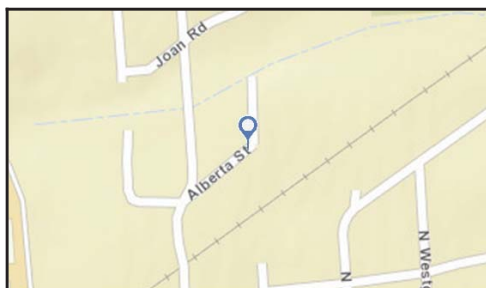
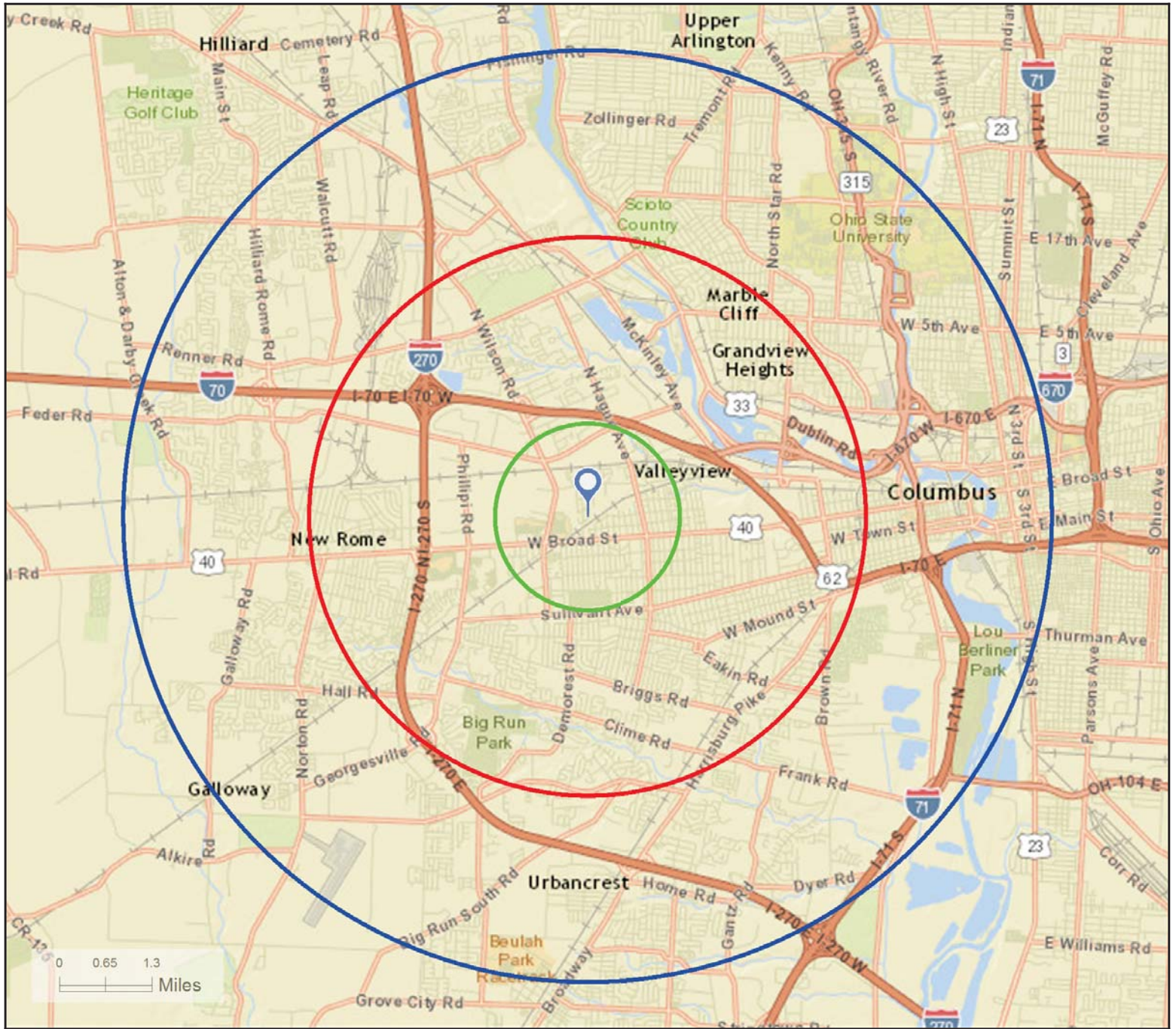
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April 13, 2015

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3201 Alberta St, Columbus, Ohio, 43204
Rings: 1, 3, 5 mile radii

Latitude: 39.95763
Longitude: -83.08609

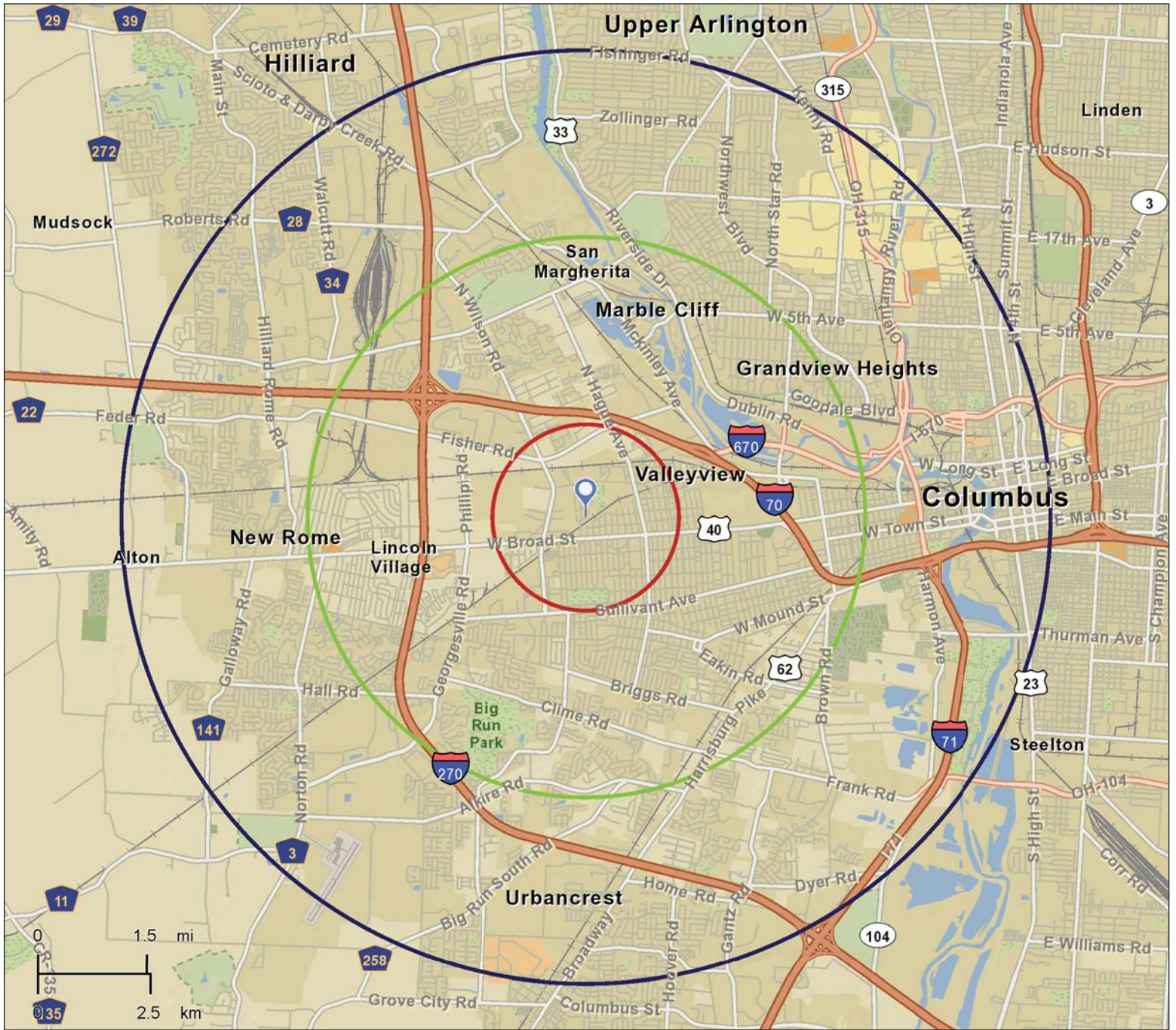




Site Details Map

3201 Alberta St, Columbus, Ohio, 43204
3201 Alberta St, Columbus, Ohio, 43204
Ring: 1, 3, 5 Miles

Latitude: 39.95763
Longitude: -83.08609



This site is located in:

- City:** Columbus city
- County:** Franklin County
- State:** Ohio
- ZIP Code:** 43204
- Census Tract:** 39049008210
- Census Block Group:** 390490082101
- CBSA:** Columbus, OH Metropolitan Statistical Area (18140)

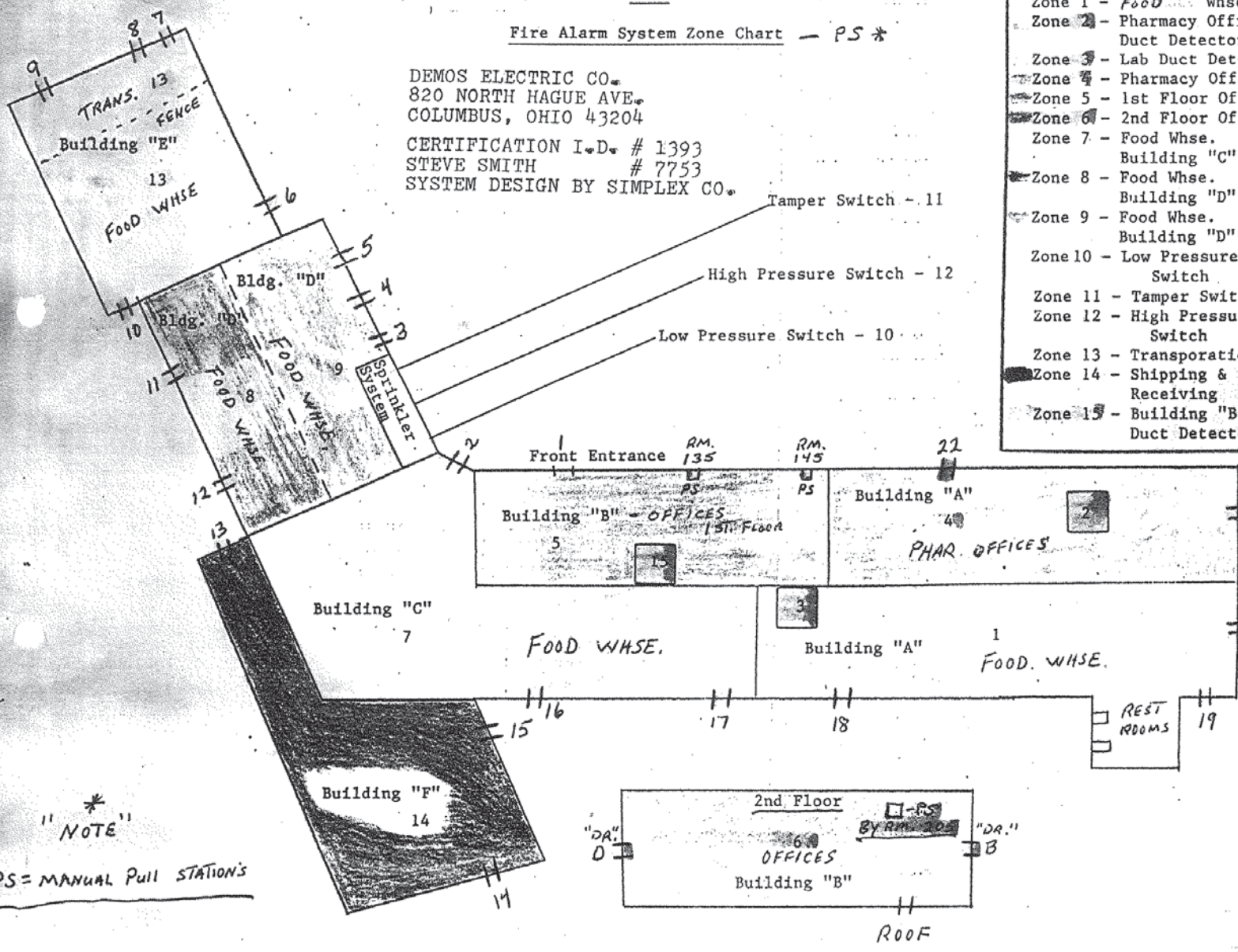
WEST

Fire Alarm System Zone Chart - PS *

DEMOS ELECTRIC CO.
820 NORTH HAGUE AVE.
COLUMBUS, OHIO 43204

CERTIFICATION I.D. # 1393
STEVE SMITH # 7753
SYSTEM DESIGN BY SIMPLEX CO.

- Zone 1 - Food Whse.
- Zone 2 - Pharmacy Office Duct Detector
- Zone 3 - Lab Duct Detector
- Zone 4 - Pharmacy Office
- Zone 5 - 1st Floor Office
- Zone 6 - 2nd Floor Office
- Zone 7 - Food Whse. Building "C"
- Zone 8 - Food Whse. Building "D"
- Zone 9 - Food Whse. Building "D"
- Zone 10 - Low Pressure Switch
- Zone 11 - Tamper Switch
- Zone 12 - High Pressure Switch
- Zone 13 - Transportation
- Zone 14 - Shipping & Receiving
- Zone 15 - Building "B" Duct Detector



*
NOTE
PS = MANUAL Pull STATIONS

Disclaimer And Confidentiality Agreement

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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.