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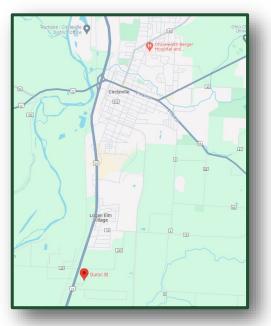
# 0 Duroc Street, Circleville, OH 43113

# **Property Overview**

#### Office/Warehouse for Lease in Circleville, Ohio

- 4 Units per Building, Totaling 2,806 Square Feet Each (2,350 Sq Ft Warehouse space with 456 Office space)
- Buildings are currently under construction, and available for pre-lease.
- Units are expandable up to 11,224 Sq Ft per building, with 18' ceilings and 14' overhead doors.
- Comfortable amount of office space with restrooms for each unit.

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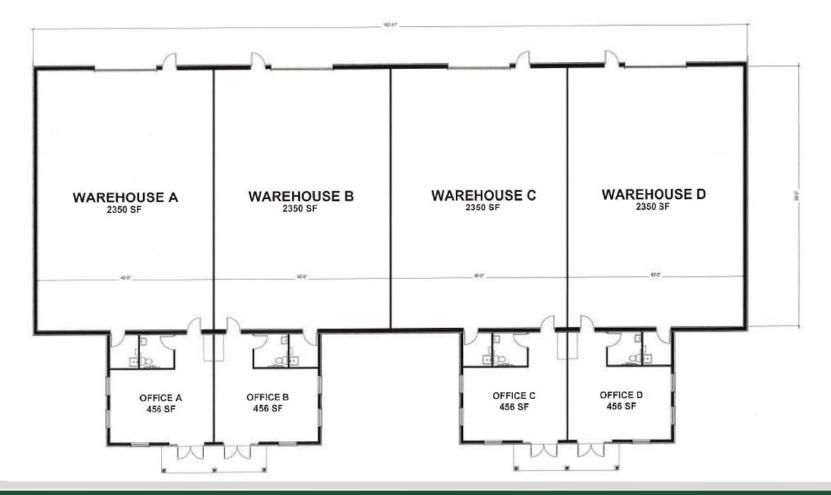
# **PROPERTY OVERVIEW**

Parcel #	J2400010011804	Lease Rate	\$12.00/Sq Ft
Acreage	± 13.5	Lease Type	Modified Gross
Buildings	2 to 4	Ceiling Height	18′
Building SF (maximum Sq FT available)	± 11,224	Overhead doors	1
Unit #	4	Overhead door Height	14′
Minimum Sq Ft Available	± 2,806	Restroom	1
Warehouse Sq Ft	± 2,350	Electric	3-Phase
Office Sq Ft	± 456		

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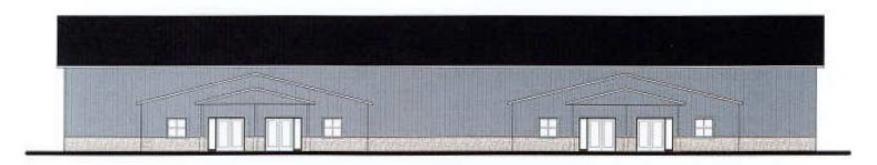
#### **Floor Plan**



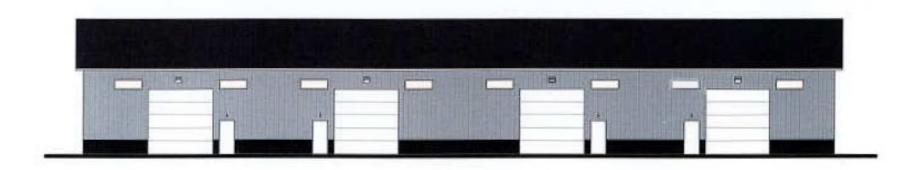
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## **Concept Rendering**



FRONT



REAR

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PROJECT CONTROL Plan elevation and horizontal location shall be based on a local coordinate system and datum established by the control monuments and benchmarks listed below.

Control #1 Iron Pin Set, Located on the East side of Duroc Street approximately 795' South of the intersection of Pittsburgh Road and Duroc Street and 48' East of Duroc Street.

Northing: 566728.07 Easting: 1839814.85 Elevation: 700.55

Control #2 Iron Pin Set, Located on approximately 717' South of Pittsburgh Road and 680' East of Duroc Street.

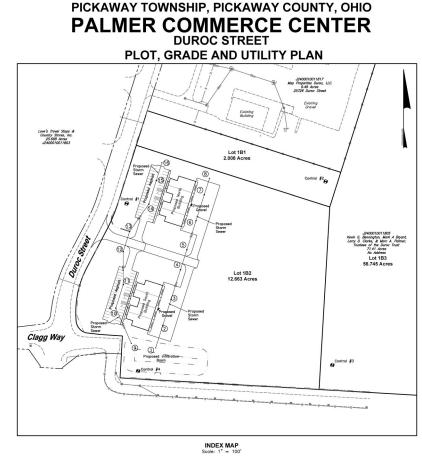
Northing: 566803.82 Easting: 1840500.99 Elevation: 702.19

<u>Control #3</u> Iron Pin Set, Located on approximately 70' South of Clagg Way and 913' East of Duroc Street.

Northing: 566171.86 Easting: 1840523.98 Elevation: 701.72

<u>Control #4</u> Iron Pin Set, Located on approximately 84' South of Clagg Way and 256' East of Duroc Street.

Northing: 566151.52 Easting: 1839854.43 Elevation: 698.24



STANDARD DRAWINGS The City of Columbus Standard Drawings listed on this plan shall be considered part of this plan. AA-S133A

SHEET INDEX Location Map, Index Map, and Estimated Quantities General Notes and Details

		IATE OF QUANTITIES	LOI		
		shown below are the engineer's estimate or shall be responsible for calculating the plan for bidding and construction	Contr	olan qu y. The	The p onl
		the plan for bidding and construction purposes.	based	ntities	qua
* S		Description	Unit	Quan	Item
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Revisions	evis	tructures and Obstructions Removed	Sum	Lump	202
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		xcavation mbankment	C.Y. C.Y.	4,365	203
		ubgrade Compaction		11,323	
		roof Rolling	Hours	2	204
		andy Bag	Each	12	832
		it Fence tabilized Construction Entrance	L.F.	2,105	832 832
		oncrete Washout	Each	1	832
Mark					
		Bituminous Aggregate Base	C.Y.	96	301
Drafted By DLS		Aggregate Base	C.Y. C.Y.	854 708	304 304
D B G		25" Asphalt Concrete, Surface Course	C.Y.	130	441
	$\vdash$	Aggregate Base  Aggregate Base  Aggregate Base  Surface Course  Asphalt Concrete, Surface Course  T5" Asphalt Concrete, Intermediate Course  Disis Partiend Concrete, Concrete	C.Y.	182	441
			S.F.	2,688	452
°r	0	Perforated Underdrain W/Sock	L.F.	640	605
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CEN	Ιš	ock Channel Protection, Type C	C.Y.	11	601
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° •	10	atch Basin (AA-S133A) atch Basin With Window (AA-S134)	Each Each	1	604
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¥Ω iii	13	2" Storm Sewer with Type 1 Bedding	L.F.	523	901
<b>₹ 1</b> . 22	I₹		L.F.	452	901
이 별 다	Ξ	8" Storm Sewer with Type 1 Bedding oof Drain Cleanout	L.F. Each	309	901 915
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32	13	ermanent Seeding and Mulching	S.Y.	9,950	659
PICKAWAY TOWNSHIP, PICKAWAY COUNTY, OHIO PALMER COMMERCE CENTER DUROC STREET	PICK				
Harral and Stevenson CM Engineeing and Surveying 2869 North Court Street Circleville, Ohio v3113		OWNER Duroc Trust Bennington, Esq. sts Franklin Street ville, Ohio 43113 0-474-7501	Ken 149		
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Sheet 1 Sheet 2

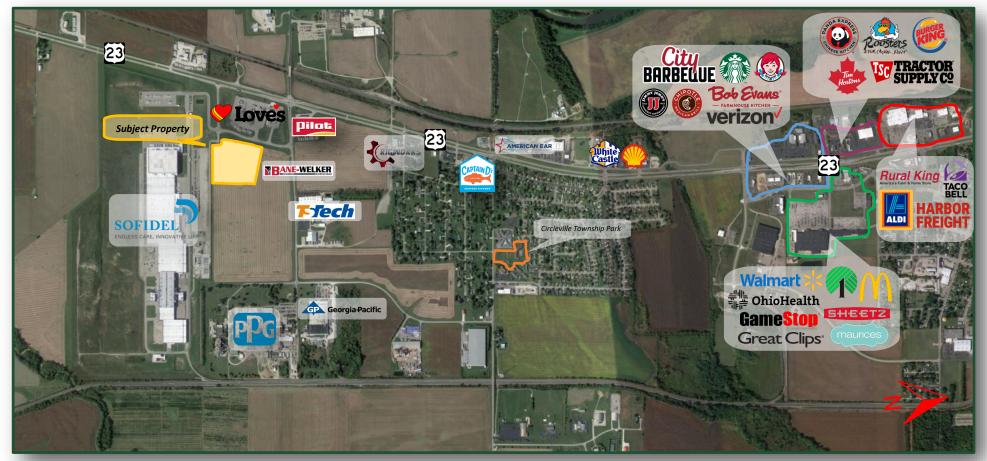
#### Parcel



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## Aerial

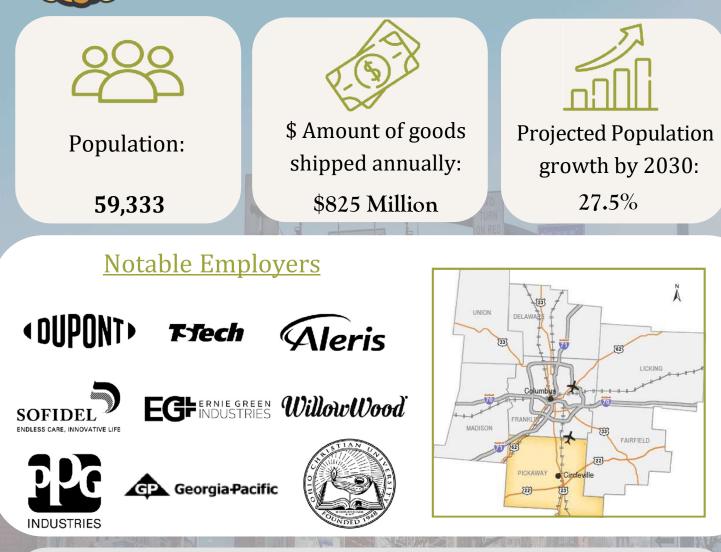


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# **Pickaway County Overview**



- <sup>•</sup> Circleville, OH located just 30 miles south of Columbus, OH.
- <sup>••</sup> Circleville, OH: home to the largest Pumpkin Show in the United States, gathering around 400,000 attendees annually.
- Major increase in economic development in the Rickenbacker area, including
  4.5 million Sq Ft of development.
- Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA and Appalachia Ohio.

THE INFORMATION/IMAGES WERE GATHERED FROM COLUMBUSREGION.COM, PICKAWAY.ORG, TRAVELLENS.CO., PICKAWAYPROGRESS.COM. <a href="https://www.flaticon.com/free-icons/empire-state-building" title="empire state building icons">https://www.flaticon.com/free-icons/empire-state-building" title="empire state building icons">https://www.flaticon.com/free-icons/empire-state-building" title="empire state building icons">https://www.flaticon.com/free-icons/empire-state-building" title="empire state building icons">https://www.flaticon.com/free-icons/empire-state-building" title="empire state building icons">https://www.flaticon.com/free-icons/empire-state-building itile="empire state building icons">https://www.flaticon.com/free-icons/empire-state-building itile="empire state building icons">https://www.flaticon.com/free-icons/empire-state-building itile="empire state building icons"</a>

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