

PREMIUM FLEX OFFICE WAREHOUSE

FOR SALE or LEASE

1,750-3,500 SF Available



CANAL POINTE FLEX OFFICE WAREHOUSE

8120 Howe Industrial Parkway; Suite B and C; Canal Winchester, OH

Introducing an exciting business investment opportunity! Canal Pointe is a beautiful new built office/warehouse conveniently located in Canal Winchester just east of State Route 33 and Diley Road. Two premium spaces are available, each with 300 SF of office space and 1450 SF of warehouse space. This is a great opportunity for small business owner who needs office and manufacturing/storage/warehousing.

SPECIFICATIONS:

- EXCELLENT CANAL WINCHESTER LOCATION. CONVENIENTLY LOCATED JUST EAST OF STATE ROUTE 33 AND DILEY ROAD
- LITE MANUFACTURING ZONING
- 1750 SF SPACE AVAILABLE. 1450 SF WAREHOUSE / 300 SF OFFICE
- BUILT IN 2007
- BUILDING AND MONUMENT SIGNAGE
- AMPLE EXTERIOR PARKING
- 225 AMP 3 PHASE ELECTRIC
- CLOSE PROXIMITY TO RESTAURANTS, SHOPS, and SERVICES

For more information or to set up a personal showing contact

MICHAEL BERRY

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614.207.6434



CANAL POINTE FLEX OFFICE WAREHOUSE

Building Specifications:

- 1750-3500 sq/ft space available
- Storefront glass with glass doors
- Drywall wall ready for paint
- 4 tons gas HVAC heating and cooling unit with digital thermostat
- Full ADA restroom and mop sink
- 1" domestic water service to space
- 200 amp 3 phase power with breakers
- High bay warehouse lighting
- General 2x4 florecent office lighting
- Emergency exit signs and egress lighting
- Complete smooth concrete floor ready for flooring
- One ADA restroom with all fixtures, ceiling, lighting, exhaust complete
- 2 x 4 Armstrong acoustic ceiling
- One ADA drinking fountain
- All HVAC ductwork and diffuser

Purchase Option:

- **Inside Unit:** **\$175,000**
- **End-Cap Unit:** **\$185,000**

Leasing Option:

- **Inside Unit:** **\$1,450 / mo. NNN**
- **End Cap Unit:** **\$1,550 / mo. NNN**

Note: Leasing rates based on credit and 3 year lease terms

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Typical Purchase vs. Lease Scenario

Unit Size:	1750 SF
Purchase Price:	\$175,000
Typical Cash/Equity Down (10%):	\$17,500
Finance Total:	\$157,500
Monthly Payment (7% Fixed 25 Year Amortization):	\$1,113
Price Per Month to Lease Space:	\$1,450
SAVINGS PER MONTH:	\$337
SAVINGS PER YEAR:	\$4,044

Invest in your future for less than leasing!

This unique *OWNERSHIP* opportunity is now being offered.

For more information and availability, contact:

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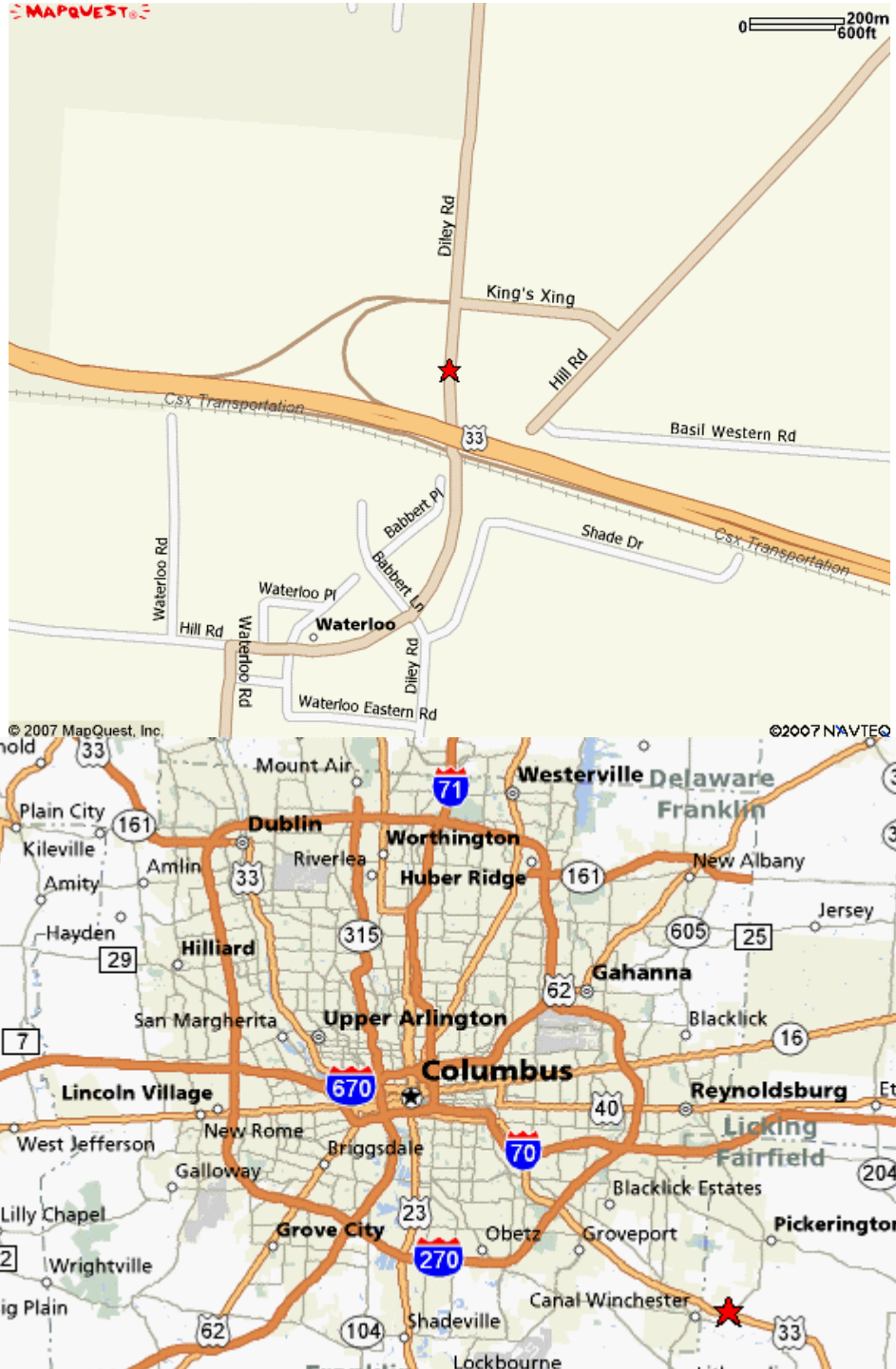


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Property Maps



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