

# OFFICE WAREHOUSE

## FOR SALE or LEASE

### 3,000 SF Available



## Windmill Flex Office Warehouse

773 Windmill Dr; Suite C, Pickerington OH

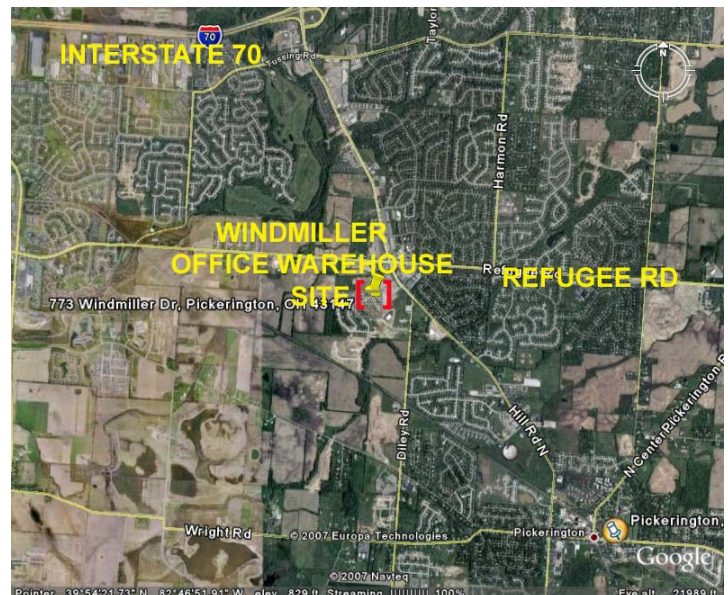
Introducing an exciting business investment opportunity! Windmill Pond Flex Office Warehouse is located on Windmill Pond Drive just west of State Route 256 in the growing community of Pickerington, OH. This is a great opportunity for small business owner who needs office and storage/warehousing.

### SPECIFICATIONS:

- EXCELLENT PICKERINGTON LOCATION. CONVENIENTLY LOCATED BEHIND THE KROGER CENTER
- COMMERCIAL ZONING
- 3000 SF SPACE AVAILABLE. 2700 SF WAREHOUSE / 300 SF OFFICE
- BUILDING SIGNAGE
- BUILT IN 2003
- CLOSE PROXIMITY TO RESTAURANTS, SHOPS, and SERVICES
- EXCELLENT FOR ANY TYPE BUSINESS NEEDING OFFICE AND WAREHOUSE/STORAGE

For more information or to set up a personal showing contact

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**BERRY & MILLER**  
**CONSTRUCTION, INC.**  
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# Windmill Flex Office Warehouse

## For Sale or Lease

### Building Space Specifications:

- 3,000 sq/ft space available
- Storefront glass with glass doors
- Drywall wall ready for paint
- Smooth concrete floor
- 4 tons gas HVAC heating and cooling unit with digital thermostat
- 1" domestic water service to space
- 200 amp 3 phase power with breakers
- Emergency exit signs and egress lighting
- One ADA restroom with all fixtures, ceiling, lighting, exhaust complete
- 2 x 4 Armstrong acoustic ceiling
- One mop sink
- Ceiling 4 bulb florescent lighting, 1 fixture per 75 sq/ft
- All HVAC ductwork and diffuser

### Purchase Option:

- \$200,000

### Leasing Option:

- \$1,700 / mo. NNN

**Note:** Leasing rates based on credit and 3 year lease terms professionally manage the property thus eliminating a majority of the work. The fees for the association will be calculated using the square footage of the entire property and the pro rata share of each will be assessed accordingly.



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### Typical Purchase vs. Lease Scenario

Unit Size:	3,000 SF
Price with Vanilla Box:	\$200,000
Typical Cash/Equity Down (10%):	\$20,000
Finance Total:	\$180,000
Monthly Payment (7% Fixed 25 Year Amortization):	\$1,272
Price Per Month to Lease Space:	\$1,700
SAVINGS PER MONTH:	\$428
ANNUAL SAVINGS:	\$5,136

**Invest in your future for less than leasing!**

**This unique *OWNERSHIP* opportunity is now being offered.**

**For more information and availability, contact:**

**Michael Berry**

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# Windmill Flex Office Warehouse Property Maps

