

PREMIUM OFFICE / RETAIL CONDOS

FOR SALE or LEASE

Up to 9,500 SF Available



Windmill Square

1029 Refugee Road, Pickerington OH

Introducing an exciting business investment opportunity! Windmill Square is located on Refugee Road just west of State Route 256 in the growing community of Pickerington, OH. The all brick building is surrounded with ample landscaping and has beautiful views of Windmill Pond to form a soft commercial use campus.

SPECIFICATIONS:

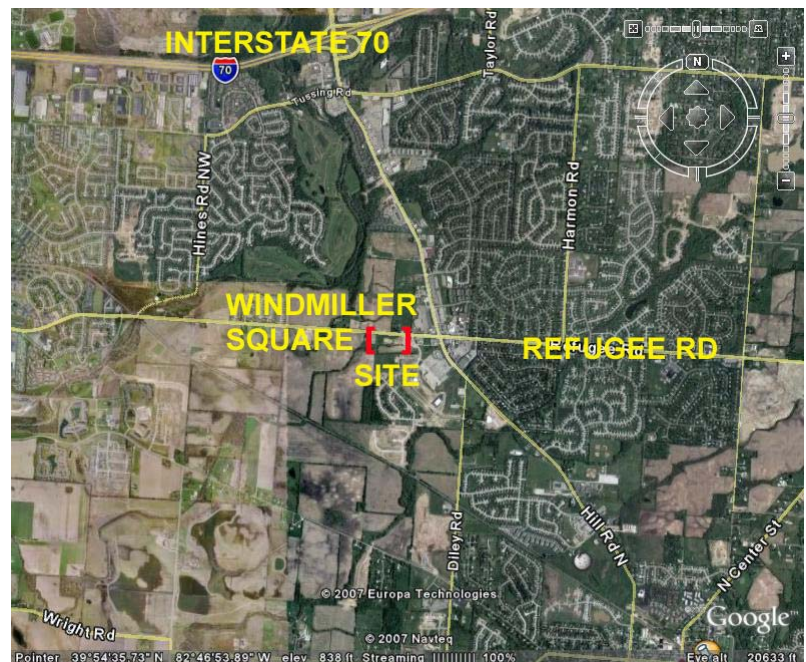
- EXCELLENT VISIBILITY WITH HIGH TRAFFIC COUNTS
- COMMERCIAL ZONING FOR RETAIL AND OFFICE USE
- 1500-9500 SF SPACES AVAILABLE
- 70' DEEP BUILDINGS
- BUILDING AND MONUMENT SIGNAGE
- DRIVE THRU CAPABILITY
- LARGE LANDSCAPE & SPRINKLERS
- BUILDING UP LIGHTS FOR INCREASED VISIBILITY
- CLOSE PROXIMITY TO RESTAURANTS, SHOPS, and SERVICES

For more information or to set up a personal showing contact

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**BERRY & MILLER
CONSTRUCTION, INC.**

A FULL SERVICE CONSTRUCTION GROUP

Windmill Square

Premium Office/Retail Condos

Building One Space Specifications:

Grey Box Specifications:

- 1500-5500 sq/ft space available
- Storefront glass with glass doors
- Drywall wall ready for paint
- Smooth concrete floor with 8' strip omitted for future plumbing
- 4 tons gas HVAC heating and cooling unit with digital thermostat
- Plumbing stub for restroom/kitchen
- 1" domestic water service to space
- 200 amp 3 phase power with breakers
- Emergency exit signs and egress lighting

Vanilla Box Specifications:

- Complete smooth concrete floor ready for flooring
- One ADA restroom with all fixtures, ceiling, lighting, exhaust complete
- 2 x 4 Armstrong acoustic ceiling
- One mop sink
- One ADA drinking fountain
- Ceiling 4 bulb florescent lighting, 1 fixture per 75 sq/ft
- All HVAC ductwork and diffuser

Purchase Option:

- **Grey Box** **\$116.00 / s.f.**
- **Vanilla Box** **\$128.00 / s.f.**
- **End Cap Premium** **\$134.00 / s.f.**

Leasing Option:

- **Grey Box** **\$13.75 / s.f / year triple net**
- **Vanilla Box** **\$15.25 / s.f / year triple net**
- **End Cap Premium** **\$16.00 / s.f / year triple net**

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

Property tax, insurance, landscape maintenance, snow removal, exterior electric, and water usage for lawn sprinkler

Condominium Fees/ CAM Fees:

\$2.75 per square foot

Includes: Property tax, insurance, landscape maintenance, snow removal, exterior electric, and water usage for lawn sprinkler

Condominium Association:

A condo association similar to a residential association will be formed by the owners of the individual units. The association will then elect a board. All decisions with regard to the property and its care will be addressed and managed by the board. Typically, the board elects to have a management company 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.



Windmill Square

Premium Retail and Office Condominiums

Typical Purchase vs. Lease Scenario

Unit Size:	1500 SF
Price with Vanilla Box:	\$192,000
Typical Cash/Equity Down (10%):	\$19,200
Finance Total:	\$172,800
Monthly Payment (7% Fixed 25 Year Amortization):	\$1,217
Price Per Month to Lease Space:	\$1906
SAVINGS PER MONTH:	\$689

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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Property Maps

