

**For Lease:**  
**\$8.50 MG**

**34 Klema Drive**

Reynoldsburg, OH 43068



## *Office/Warehouse*

 [Click Here for Video](#)

- +/- 3,000 Sq. Ft. Clean Office Warehouse Unit.
- Includes +/- 700 Sq. Ft. Office.
- Space has 14' drive in door
- Easy Access to I-270
- Zoned M-1 for light manufacturing



BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
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UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
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We have no reason to doubt its accuracy, but we do not guarantee it.

**Customer Full****Office-Office**

<b>List Number:</b>	<b>Status:</b> Incomplete	<b>List Price:</b> \$8.5
	<b>Original List Price:</b> \$8.5	<b>VT:</b>
<b>Parcel #:</b> 063-140430-00.014	<b>Use Code:</b>	<b>Previous Use:</b> Warehouse
	<b>Tax District:</b> 063	<b>Zoning:</b> M-1
<b>For Sale:</b> No	<b>For Lease:</b> Yes	<b>Exchange:</b> No
<b>Occupancy Rate:</b> 75		<b>Mortgage Balance:</b>
<b>Gross Income:</b>		<b>Assoc/Condo Fee:</b>
<b>Total Op Expenses:</b>		
<b>Net Op Income:</b>		
<b>Tax Abatement:</b> No	<b>Abatement End Date:</b>	<b>Tax Incentive:</b>
<b>Taxes (Yrly):</b> 22,461	<b>Tax Year:</b> 2020	<b>Possession:</b>
<b>Assessment:</b>	<b>Add Acceptance Cond:</b> None Known	

**General Information**

<b>Address:</b> 34 Klema Drive N	<b>Unit/Suite #:</b>	<b>Zip Code:</b> 43068
<b>Between Street:</b> Cypress St SW & Taylor Road	<b>City:</b> Reynoldsburg	<b>Corp Limit:</b> Pataskala
<b>Complex:</b>	<b>County:</b> Licking	<b>Township:</b> None
<b>Dist To Intersxn:</b> 5.5	<b>Mult Parcels/Sch Dis:</b> No	<b>Near Interchange:</b> I-270 & E Broad

**Building Information**

<b>Total Available Sqft:</b> 3,000	<b>Minimum Sqft Avail:</b> 3,000	<b>Max Cont Sqft Avail:</b> 3,000
<b>Building Sqft:</b> 12,000	<b>Acreege:</b> 2.28	<b>Lot Size:</b>
<b># of Floors Above Gr:</b> 1	<b># of Elevators:</b> 0	<b>Parking Ratio:</b>
<b># of Docks:</b> 0	<b># Drive-In Doors:</b> 1	<b>Total Parking:</b>
<b>Year Built:</b> 2006	<b>Year Remodeled:</b>	<b>Basement:</b>
<b>Common Area Factor:</b>	<b>Ceiling Height Ft:</b>	

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

**Financials**

<b>Lease Rate \$/Sq Ft:</b> 8.5	<b>Term Desired:</b>
<b>Expenses Paid by L:</b>	<b>Will LL Remodel:</b>
<b>T Reimburses L:</b> Curr Yr Est \$/SF TRL: 8.5	<b>Finish Allow/SQFT \$:</b>
<b>T Contracts Directly:</b>	<b>Pass Exp Over BaseYr:</b>
<b>Curr Yr Est \$/SF TRL:</b> 8.5	<b>Exp Stop \$:</b>
<b>Curr Yr Est \$/SF LL:</b>	

**Features**

<b>Heat Fuel:</b>
<b>Heat Type:</b>
<b>Electric:</b>
<b>Services Available:</b>
<b>Building Type:</b>
<b>Construction:</b>
<b>Miscellaneous:</b>
<b>Alternate Uses:</b>
<b>New Financing:</b>
<b>MLS Primary PhotoSrc:</b> Realtor Provided

**Property Description**

Clean +/- 3,000 SF Office Warehouse located off of E Broad Street and Taylor Road. Approximately +/- 700 SF of office and +/- 2,300 SF of warehouse with a 14' drive-in door.

**Sold Info**

<b>Sold Date:</b>	<b>DOM:</b> 11	<b>SP:</b>
		<b>Sold Non-MLS:</b> No
	<b>SrCns:</b>	<b>SrAst:</b>

**Sold Non-MLS:** No

**May 20, 2021**

**Prepared by: Randy J Best**

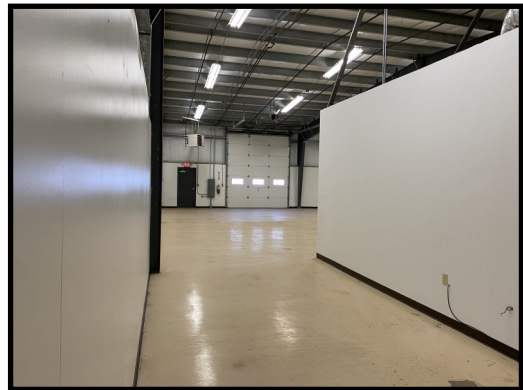
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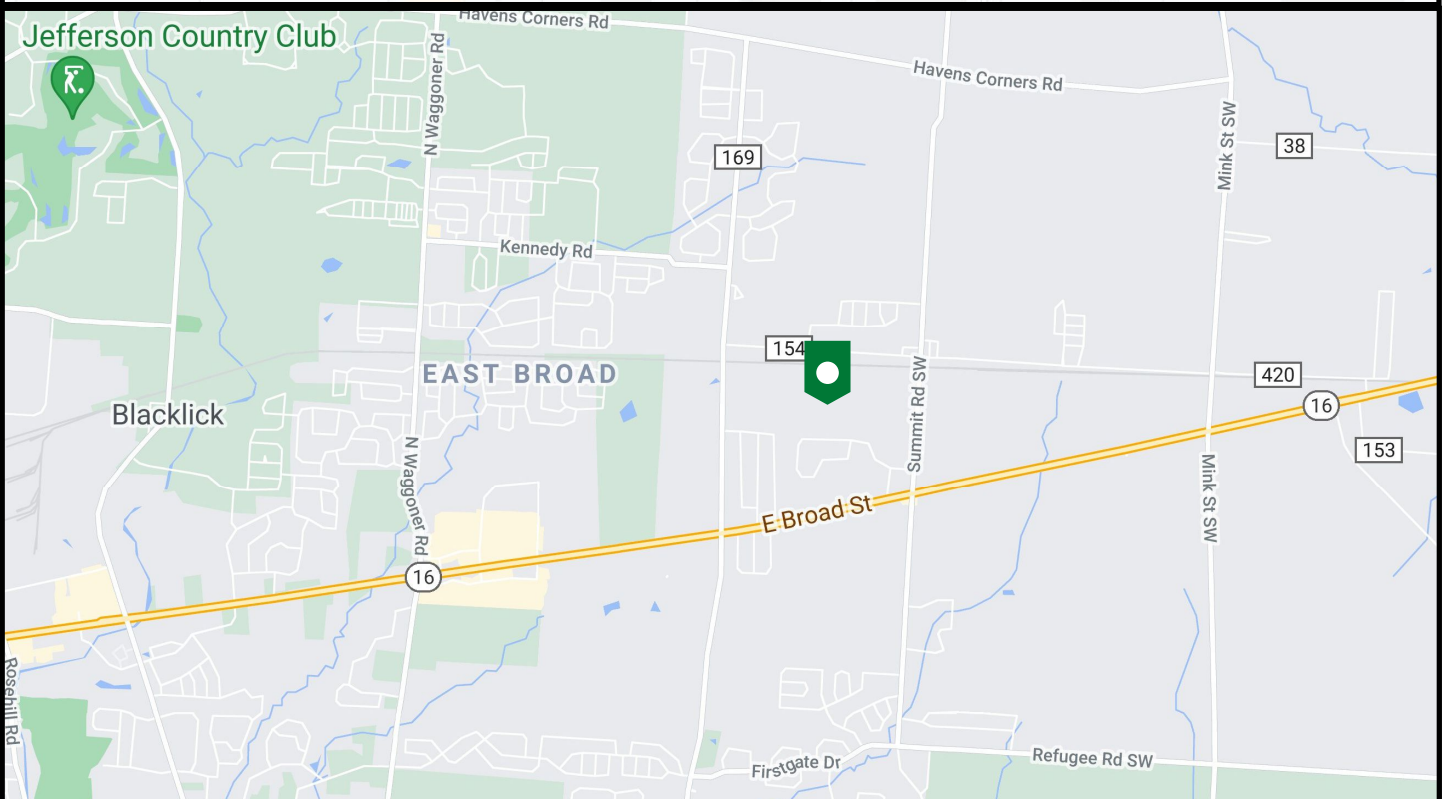
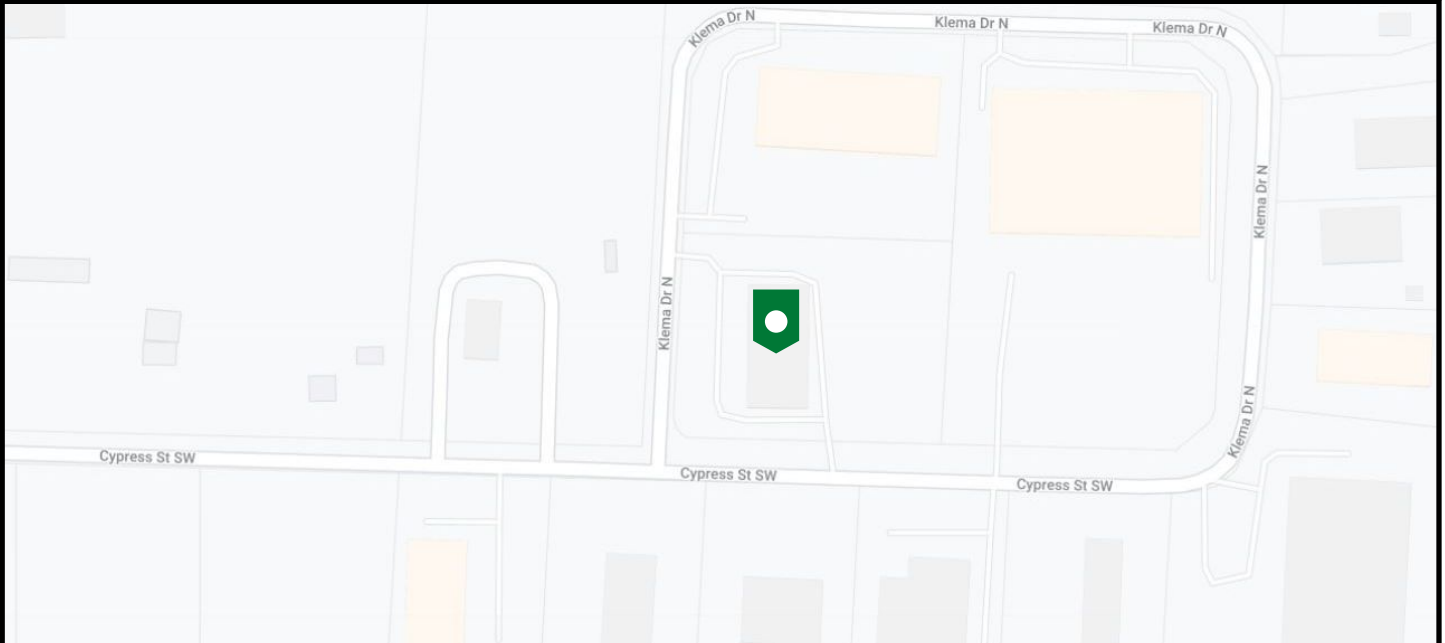
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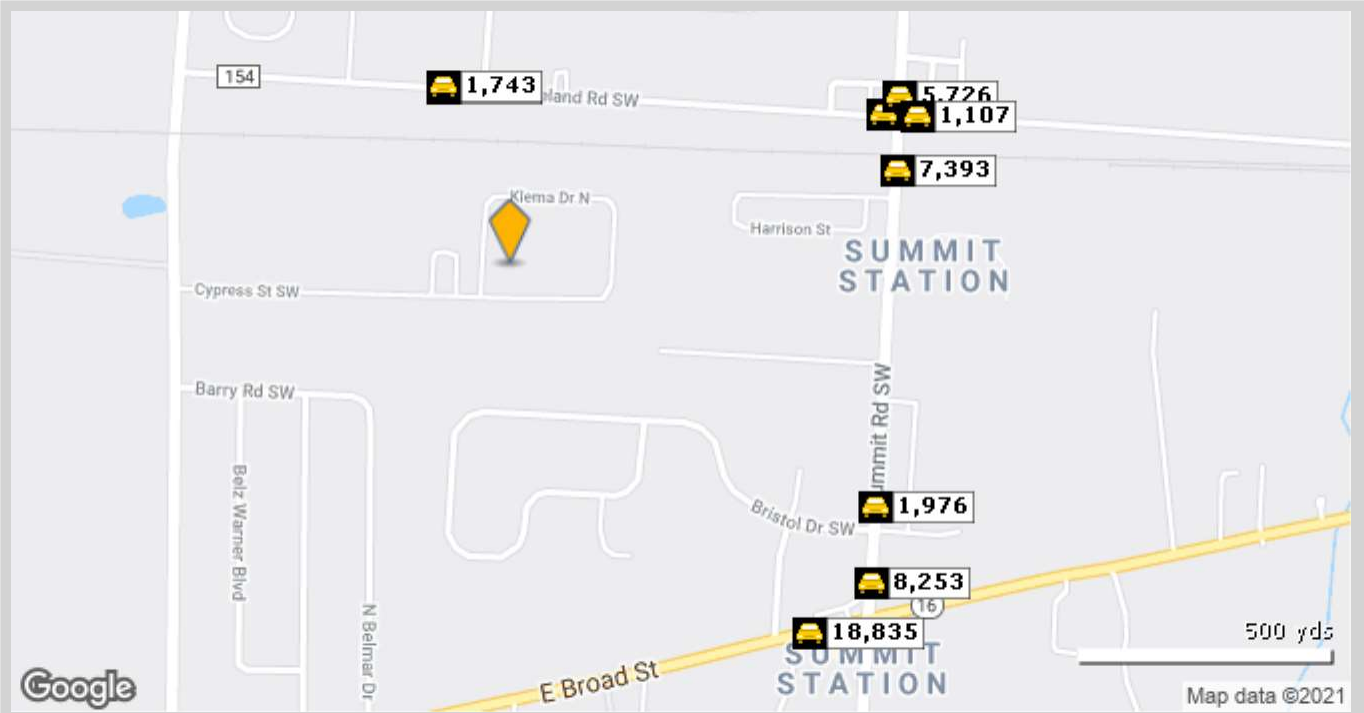
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# Traffic Count Report

28-34 Klema Dr W, Reynoldsburg, OH 43068

Building Type: **Industrial**  
 RBA: **12,000 SF**  
 Land Area: **2.28 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Cleveland Rd SW	Monarch Dr	0.05 E	2015	1,776	AADT	.22
2	Cleveland Road Southwest	Monarch Dr	0.05 E	2020	1,743	MPSI	.22
3	Summit Road Southwest	Harrison St	0.03 S	2020	7,393	MPSI	.46
4	Cleveland Road Southwest	Summit Rd SW	0.02 E	2020	1,405	MPSI	.46
5	Summit Road Southwest	Cleveland Rd SW	0.02 S	2020	5,726	MPSI	.49
6	Cleveland Road Southwest	Summit Rd SW	0.02 W	2020	1,107	MPSI	.50
7	Summit Rd SW	Bristol Dr SW	0.03 S	2018	1,976	MPSI	.50
8	Broad St SW	Summit Rd SW	0.07 E	2018	17,208	MPSI	.54
9	Broad St SW	Summit Rd SW	0.07 E	2020	18,835	MPSI	.54
10	Summit Rd SW	Broad St SW	0.04 S	2020	8,253	MPSI	.55





# Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	4,662	43,838	108,605
2020 Estimate	4,498	41,984	103,444
2010 Census	4,327	38,930	92,807
Growth 2020 - 2025	3.65%	4.42%	4.99%
Growth 2010 - 2020	3.95%	7.84%	11.46%
<b>2020 Population by Hispanic Origin</b>	160	1,620	3,790
<b>2020 Population</b>	4,498	41,984	103,444
White	3,368 74.88%	28,585 68.09%	74,141 71.67%
Black	844 18.76%	10,293 24.52%	22,177 21.44%
Am. Indian & Alaskan	11 0.24%	111 0.26%	278 0.27%
Asian	133 2.96%	1,531 3.65%	3,412 3.30%
Hawaiian & Pacific Island	1 0.02%	16 0.04%	53 0.05%
Other	139 3.09%	1,448 3.45%	3,383 3.27%
U.S. Armed Forces	9	60	139
<b>Households</b>			
2025 Projection	1,677	16,519	42,370
2020 Estimate	1,619	15,834	40,381
2010 Census	1,560	14,785	36,390
Growth 2020 - 2025	3.58%	4.33%	4.93%
Growth 2010 - 2020	3.78%	7.10%	10.97%
Owner Occupied	1,366 84.37%	12,390 78.25%	29,285 72.52%
Renter Occupied	253 15.63%	3,444 21.75%	11,096 27.48%
<b>2020 Households by HH Income</b>	1,620	15,835	40,381
Income: <\$25,000	91 5.62%	1,155 7.29%	4,232 10.48%
Income: \$25,000 - \$50,000	265 16.36%	2,462 15.55%	6,900 17.09%
Income: \$50,000 - \$75,000	283 17.47%	3,176 20.06%	7,556 18.71%
Income: \$75,000 - \$100,000	258 15.93%	2,544 16.07%	6,496 16.09%
Income: \$100,000 - \$125,000	232 14.32%	2,337 14.76%	5,257 13.02%
Income: \$125,000 - \$150,000	134 8.27%	1,822 11.51%	3,975 9.84%
Income: \$150,000 - \$200,000	285 17.59%	1,636 10.33%	3,619 8.96%
Income: \$200,000+	72 4.44%	703 4.44%	2,346 5.81%
<b>2020 Avg Household Income</b>	\$104,093	\$97,913	\$95,589
<b>2020 Med Household Income</b>	\$91,569	\$86,050	\$80,782





# COLUMBUS

## Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960  
residents



826,729  
households



\$63,498  
median household  
income

**#1**

Opportunity  
City

**#4**

City to Start  
a Business

**#5**

City for  
Entrepreneurs  
& Startups

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

FORBES MAGAZINE

## Top Employers





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