

FOR SALE

ROMANOFF ELECTRIC

1268-1288 RESEARCH RD
GAHANNA, OHIO 43230



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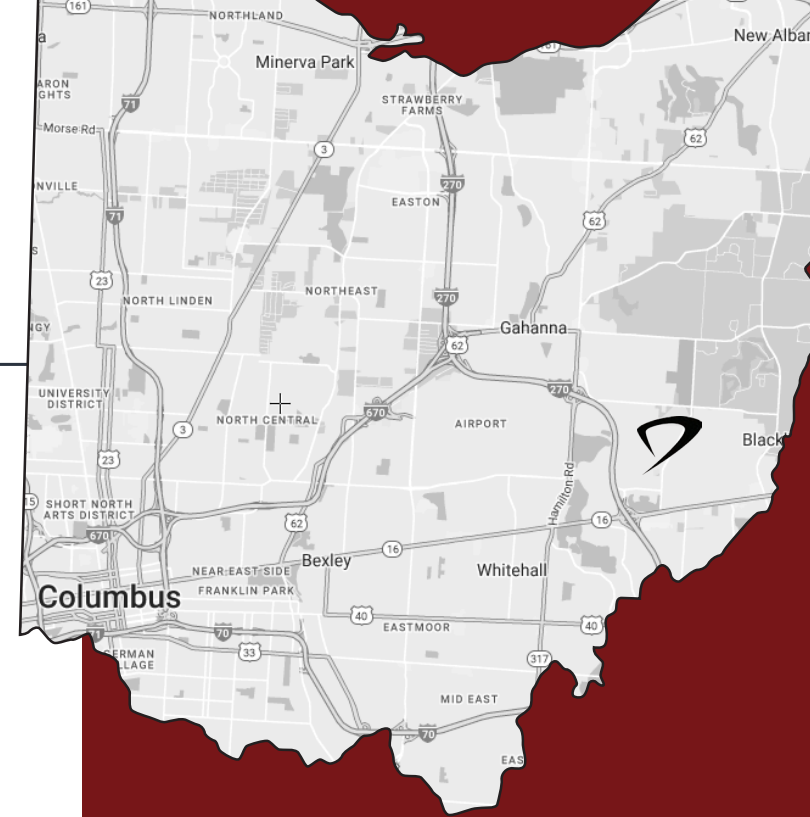
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DAIMLER

PROPERTY OVERVIEW

This site, totaling 2.59 acres, is improved with a one and two-story, 28,860 sf masonry office/warehouse building, which features approximately 16,492 sf of finished office space and 12,370 sf of warehouse/shop area. It also features two 12' x 12' drive-in doors and two 10' x 7' dock doors. In total the subject buildings total 38,462 sf. Separately, there are two one-story 4,800 sf storage buildings. Each of them features four drive-in doors. Additionally, there is 2.01 acres of adjacent land available together or separately.

The property is located along the northeast side of Research Road, a short distance southeast of Taylor Station Road, within the city of Gahanna. The subject's neighborhood is characterized by commercial, office, and light industrial improvements throughout the community.



28,862 SF
OFFICE BUILDING

10,370 SF
WAREHOUSE STORAGE

2.01 AC
ADJACENT LAND



PROPERTY **AERIAL**



PROPERTY PARCELS



PARCEL ID : 025-006926

TOTALING 2.59 ACRES

PARCEL ID : 025-012177

TOTALING 2.01 ACRES



NEARBY AMENITIES

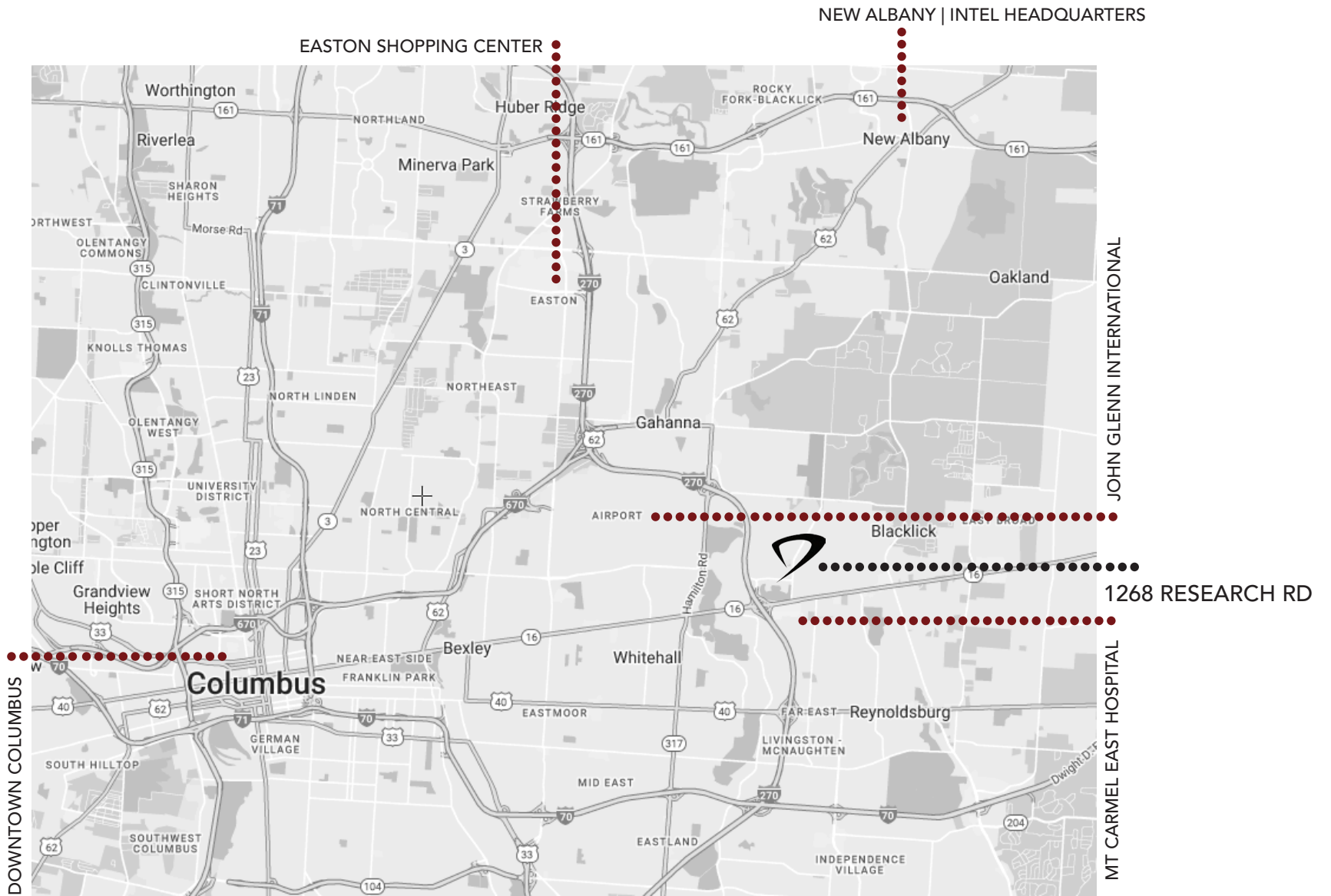


Gahanna is located northeast of downtown Columbus. The city of Gahanna is bordered on the north by the cities of Columbus, New Albany and Plain Township.

Recreational facilities include over 20 neighborhood parks, which include over fifty sporting event fields, picnic shelters, as well as a polo field, a paddle boat marina, playground attractions, and the Big Walnut Trail, a bikeway that follows the Big Walnut Creek through Gahanna. Area hospitals include Mount Carmel East and St. Ann's Hospital.

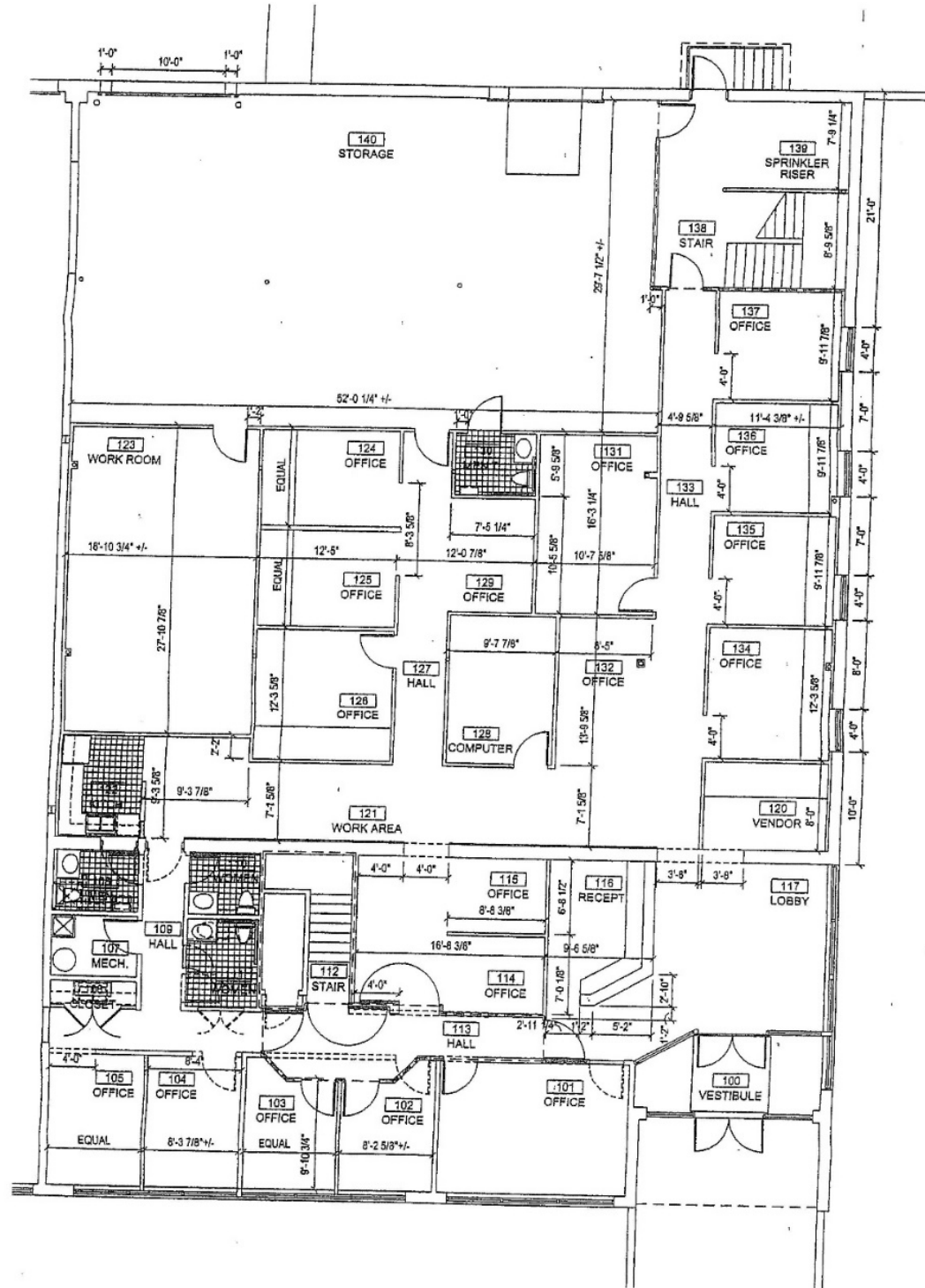


PROPERTY LOCATION



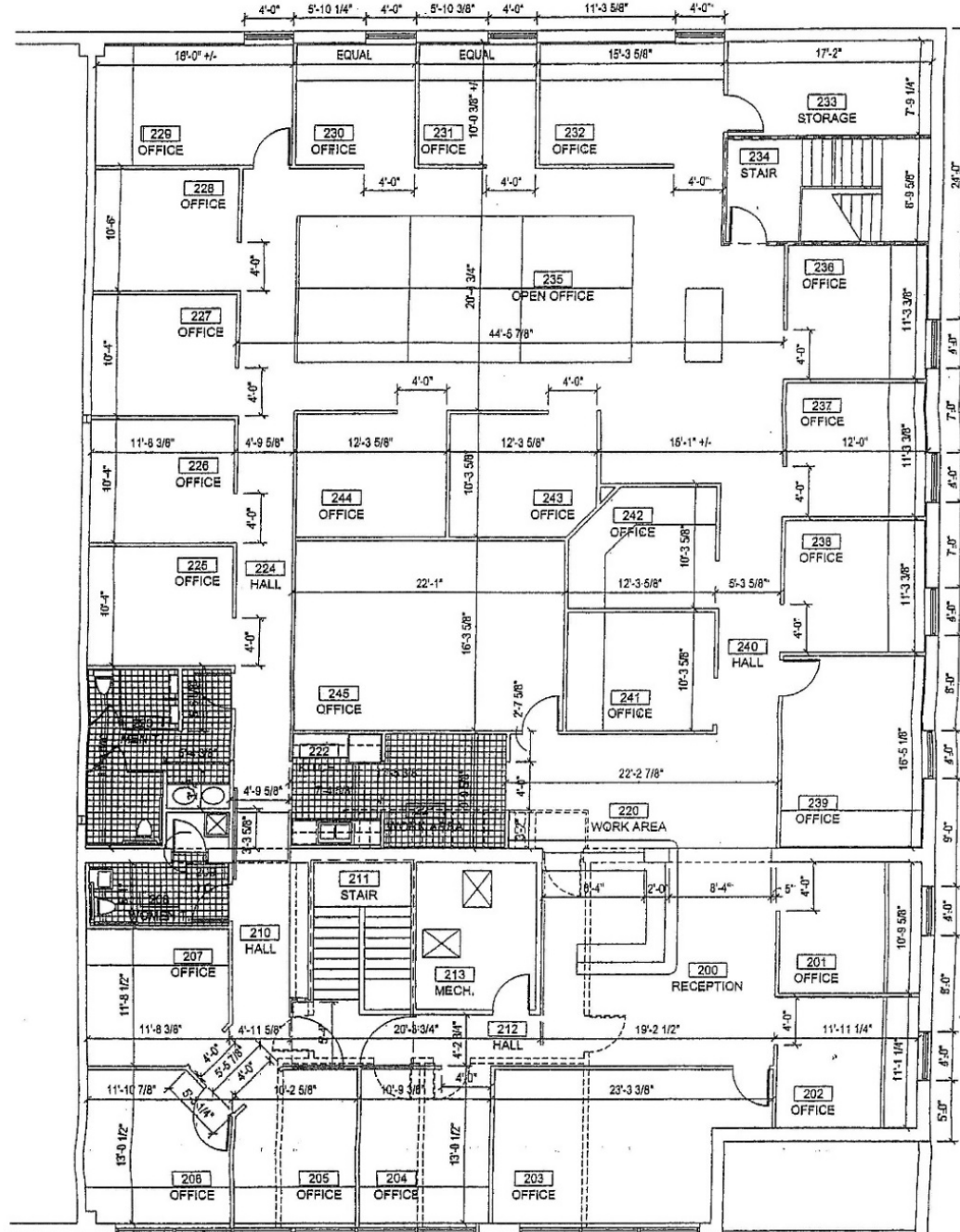
FLOOR PLANS

FIRST FLOOR OF PRIMARY BUILDING



FLOOR PLANS

SECOND FLOOR OF PRIMARY BUILDING



PROPERTY PHOTOS



PROPERTY PHOTOS



DETAILS OF PROPERTY

FOUNDATION

The foundation is poured concrete trench footings with a concrete slab over a compacted gravel base.

FLOOR

The floors are all concrete with 5'6" slab in the warehouse.

EXTERIOR WALLS

The primary building's exterior walls are masonry; the commercial garages' exterior walls are masonry and metal.

ROOF

The primary building's roof is flat rubber membrane roof that was replaced in 2016. This roof was assumed to be in good condition. The commercial garages have flat rubber membrane roofs that are also assumed to be in good condition.

HVAC

Primary Building: The office area is heated by natural gas and cooled by central AC. The warehouse area is heated with overhead heating units.

Commercial Garages: One garage has two overhead heating units; the other garage has no heater. Both garages are not air-conditioned.

PLUMBING

Primary Building: The gender specific restrooms, and kitchenettes all appear to be functioning normally. There are several sinks throughout the improvement and the entire building is sprinklered.

Commercial Garages: No Plumbing in either exterior building.

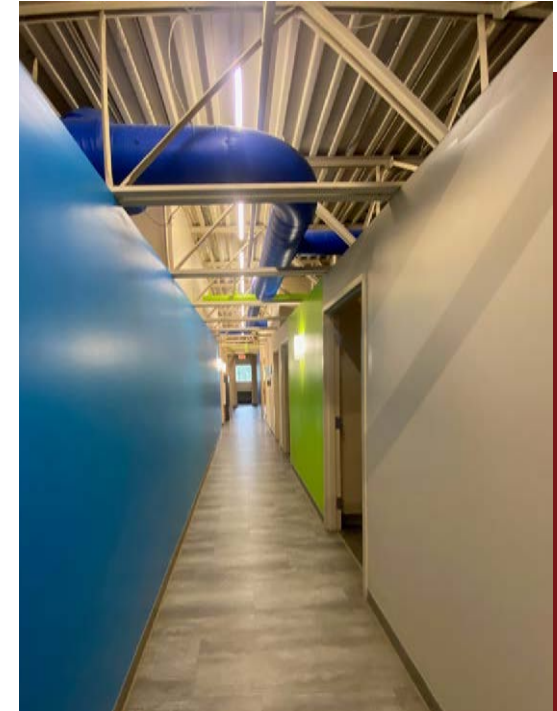
OVERALL AGE AND CONDITION

Primary Building: The subject's improvements were originally constructed in 1986 and have been well maintained. The roof was replaced in 2016; three (3) rooftop HVAC units were recently replaced; twelve (12) air purification machines were recently added. Overall, the subject property is in above average condition.

Commercial Garages: Both buildings are in average condition.

SITE IMPROVEMENTS

Site Improvements include concrete walks, commercial signage, paved parking, exterior lighting, flagpole, and security cameras. +/- 80 total parking spaces.



OPEN CEILING



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