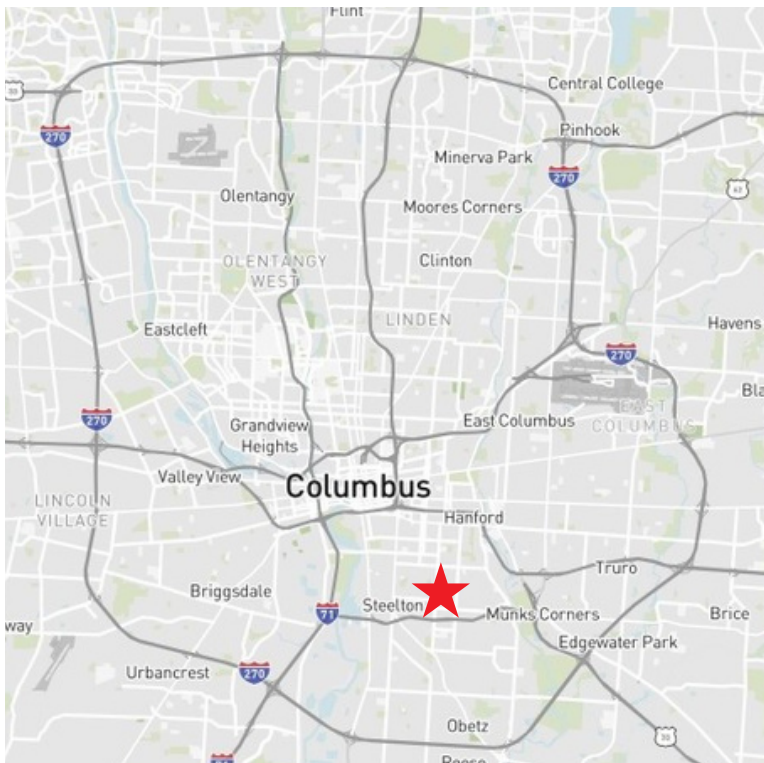![JLL logo]

6,000 SF
Investment sale opportunity

Class A testing lab facility

2040 Fairwood Ave

Columbus, Ohio 43207

Location
- Less than 2 miles to I-70 interchange and 3.20 miles to I-270
- Infill location
- Facility is at least 500 feet away from public spaces such as public parks, schools, and public libraries
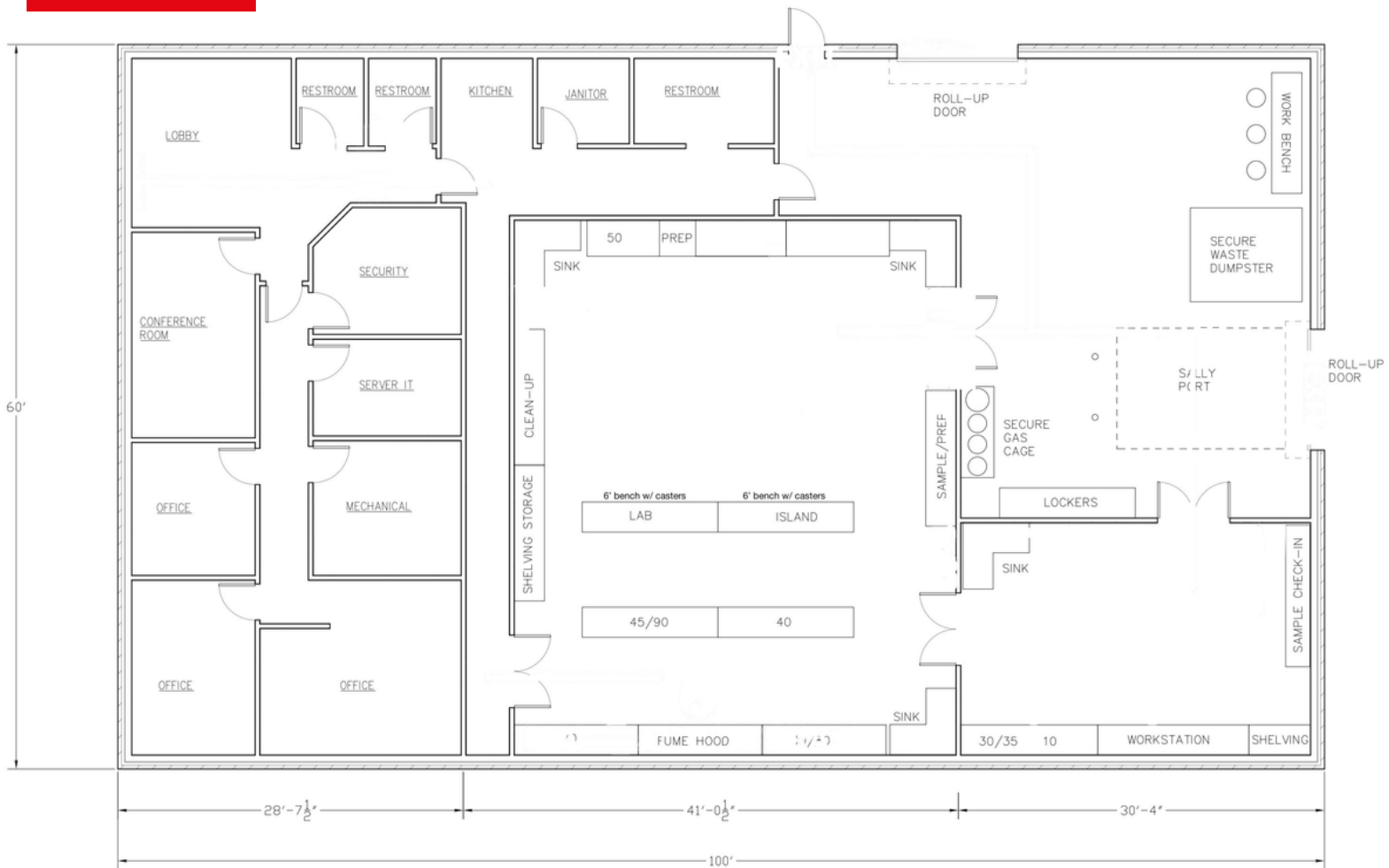
Advantages and amenities
- Stand-alone / single tenant asset
- State of Ohio Department of Commerce certified testing lab facility
- Tenant is an Ohio based company, and a global leader in all testing lab markets with ISO 17025 and 9001 accreditations
- Over 2,000 sf of specialty grade A lab space, including new plumbing, HVAC and exhaust requirements
- State of the art security system required by the state of Ohio

Lease Details
- Tenant: Smithers
- Five-year lease term (Commencement July 1, 2023)
- $21.60 PSF NNN
- 3.75% annual escalation
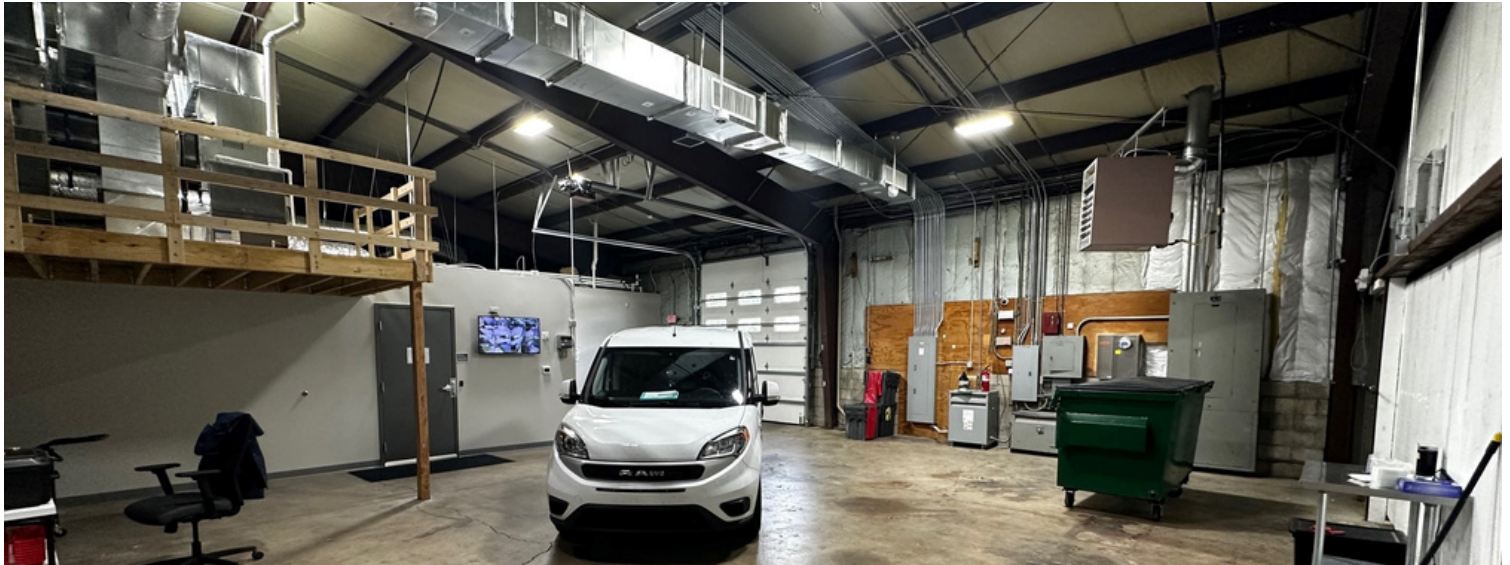- Year one annual NOI equal to $129,600.00

6,000 SF

Floor plan labels: LOBBY, RESTROOM, RESTROOM, KITCHEN, JANITOR, RESTROOM, ROLL–UP DOOR, WORK BENCH, SECURE WASTE DUMPSTER, CONFERENCE ROOM, SECURITY, SERVER IT, CLEAN–UP, 50, PREP, SINK, SINK, SAMPLE/PREF, SECURE GAS CAGE, SALLY PORT, ROLL–UP DOOR, OFFICE, MECHANICAL, SHELVING STORAGE, 6' bench w/ casters LAB, 6' bench w/ casters ISLAND, LOCKERS, SINK, SAMPLE CHECK–IN, 45/90, 40, OFFICE, OFFICE, FUME HOOD, SINK, 30/35, 10, WORKSTATION, SHELVING

Dimensions: 28'–7½", 41'–0½", 30'–4", 100', 60'

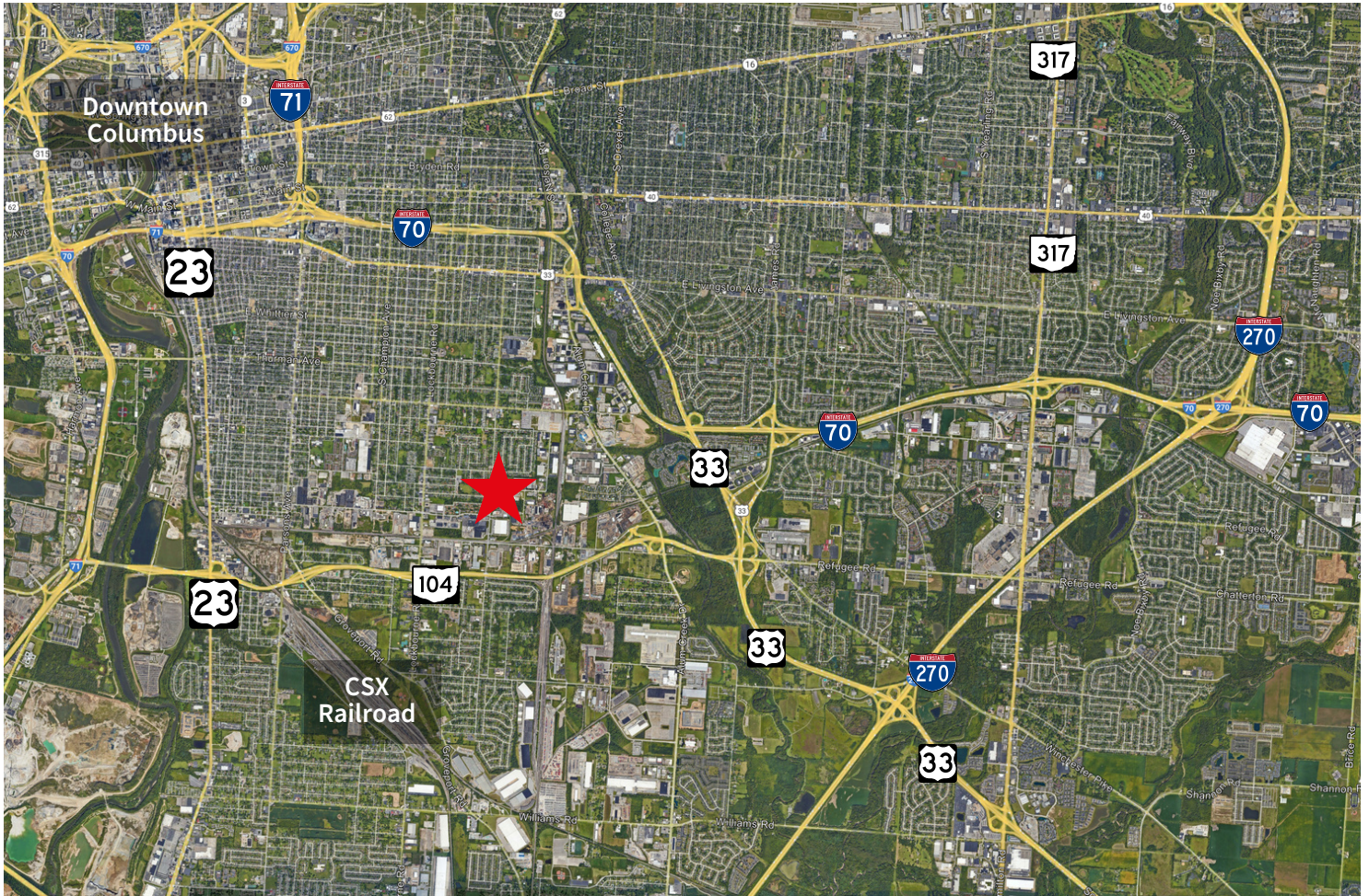|	
Building size	6,000 SF
Use	Ohio certified testing lab facility
Parcel size	.58
Office SF	2,500 SF
Lab SF	2,500 SF
Warehouse SF	1,000 SF
Building dimensions	60' x 100'
Column spacing	Clear span
Clear height	12'
Grade level doors	2 (10' x 12')
Roof	Metal
Warehouse lighting	LED
HVAC	Fully air-conditioned facility
Power	277/480v 3-Phase 4 wire 200Amp
Auto parking	15
Zoning	M-1 City of Columbus
Built	1974

6,000 SF

JLL

6,000 SF

Highway Access

1.56 miles
to US 33

1.51 miles
to I-70

0.45 miles
to SR 104

3.20 miles
to I-270

2.23 miles
to US 23

3.16 miles
to I-71

Regional Access

CSX Railroad
1.58 miles

John Glenn Columbus International Airport
6 miles

Downtown Columbus
3.4 miles

6,000 SF

Grade A testing lab facility

UNIVERSAL ROAD

FAIRWOOD AVE

JLL

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