

OME
FEDERAL CREDIT UNION

HILLIARD BRANCH

FOR LEASE

4083-4097 TRUEMAN BLVD. HILLIARD, OH 43026

ROTH

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Situated in a prime location, this industrial property offers high visibility and convenience. Built in 1951 and renovated in 2017, it features a modern touch while retaining its classic charm. Boasting a single tenancy, the **building encompasses 21,844 square feet of rentable space with a clear ceiling height of 12 feet**, making it versatile for various industrial purposes. With ample parking space **comprising 120 spots**, accessibility is a breeze for employees and visitors alike, ensuring smooth operations. The property also benefits from being in an **Opportunity Zone**, providing potential tax incentives for investors. A standout feature is the **12-foot drive-in door**, facilitating easy loading and unloading of goods. Additionally, the spacious **lot size of 2.02** acres offers room for expansion or outdoor storage if desired. This property presents a compelling opportunity for businesses seeking a strategic location coupled with functional amenities in an industrious setting.

QUICK FACTS



RENTAL RATE

\$19.56
/SF/YR



LOCATION

LOCATED ON
TRUEMAN BLVD,
JUST NORTH OF
CEMETERY RD



SQUARE FEET

3,096 SF



YEAR RENOVATED

2017



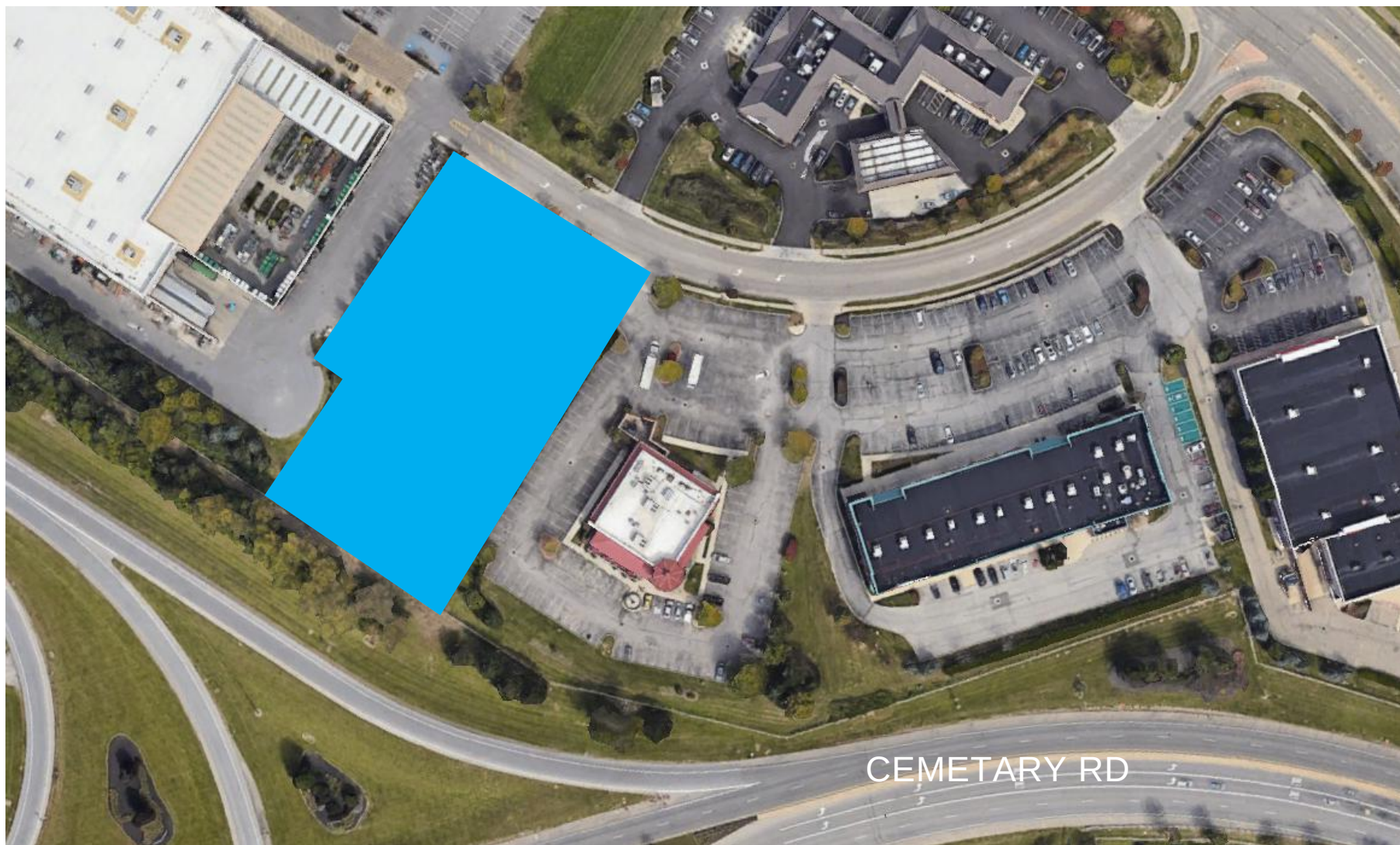
PARKING RATIO

120 Spaces

SURROUNDING AREA



WITHIN A TWO MILE RADIUS:
 3 MAJOR GROCERS | 7 HOTELS | 4 MAJOR BIG BOX CHAINS | 10 + APARTMENT COMPLEXES



CEMETARY RD

PARCEL ID: 050-010113-00

PARCEL ID

PROPERTY HIGHLIGHTS



ON SITE PARKING

MONUMENT SIGNAGE

COVERED PATIO

DRIVE-THRU

2,936 TOTAL SF

CONVIENTLY LOCATED OFF I-270

FOR LEASE

4099 TRUEMAN BLVD HILLIARD, OH



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