



## April Lane Business Center

3723-3871 April Lane, Columbus, Ohio 43227

### Property Features

- Move-In Ready or Small Flex Units Available
- 1,200 SF Each with Office & Restroom
- 10' X 10' Overhead Door
- 12' Clear Height
- Close Proximity to I-70 & Other Industrial Parks
- Tenants are Responsible for Utilities
- Planned Improvements Include:
  - Full Parking Lot Resurfacing
  - New Roof Systems
  - Building Repairs & Paint
  - New Signage Package

**Lease Rate: \$1,100 - \$2,900/Month (Gross)**



For more information:

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Lease Rate:
\$1,100 - \$2,900/MONTH

Lease Type:
Gross

Total Space
1,200 SF

Lease Term:
Negotiable

|                      |                | LEASE TYPE | SIZE (SF) | AVAILABILITY |
|----------------------|----------------|------------|-----------|--------------|
| 3827 April Lane      | \$1,100 /Month | Gross      | 1200      | VACANT       |
| 3828 April Lane      | \$1,100 /Month | Gross      | 1200      | VACANT       |
| 3833/3835 April Lane | \$2,000 /Month | Gross      | 2400      | VACANT       |
| 3760/3762 April Lane | \$2,000 /Month | Gross      | 2400      | VACANT       |
| 3865/3867 April Lane | \$2,000 /Month | Gross      | 2400      | VACANT       |
| 3800 April Lane      | \$2,000 /Month | Gross      | 2400      | VACANT       |
| 3820 April Lane      | \$2,000 /Month | Gross      | 2400      | VACANT       |
| 3836 April Lane      | \$2,000 /Month | Gross      | 2400      | VACANT       |
| 3832 April Lane      | \$2,900 /Month | Gross      | 3600      | VACANT       |



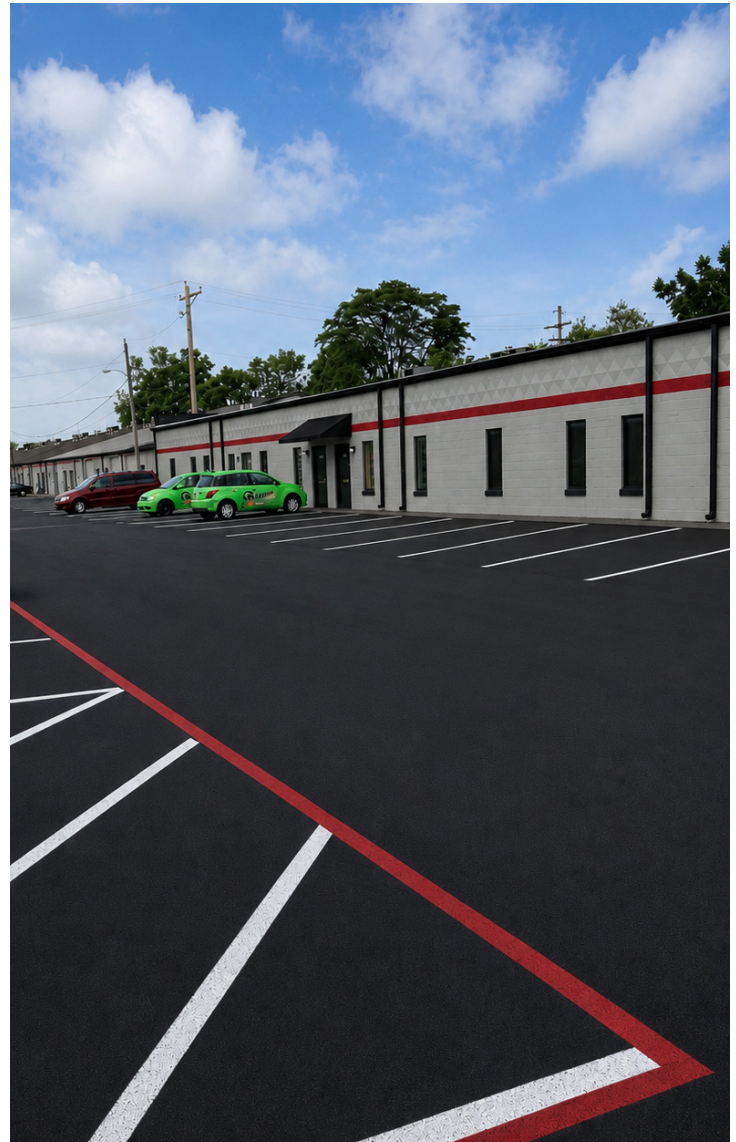




Current condition of the property.



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Red Outline is for Illustration Purposes Only



Side Aerial View

