

FOR SALE/LEASE



**4601 Homer Ohio Lane
Groveport, Ohio 43125**

Available Space: 12,240 SF
4,000 SF of Office

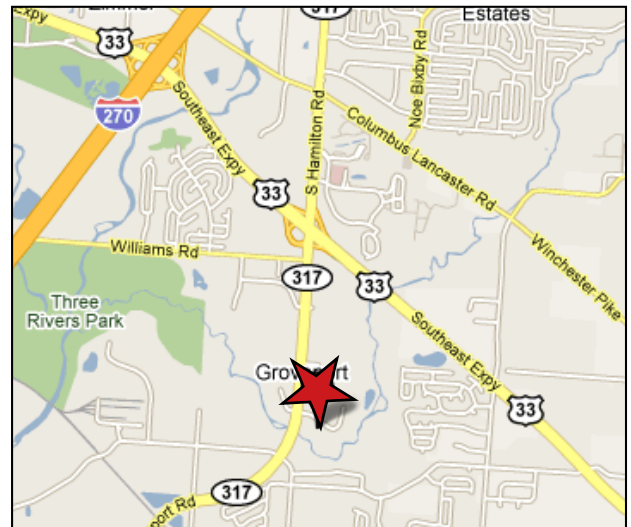
For Lease: \$4.95 PSF Net

For Sale: \$895,000 (12,240 SF)

Special Features & Amenities:

- ▶ Excellent warehouse/manufacturing building in Groveport area
- ▶ Location has 4,000 SF of office
- ▶ 16'- 19' clear height , 2 dock doors and 1 16' drive-in door
- ▶ Property has a fenced in lot and outdoor storage
- ▶ Located east of I-270, just off Hamilton Rd

All of the above information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein and Alterra shall have no responsibility as to environmental matters. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.



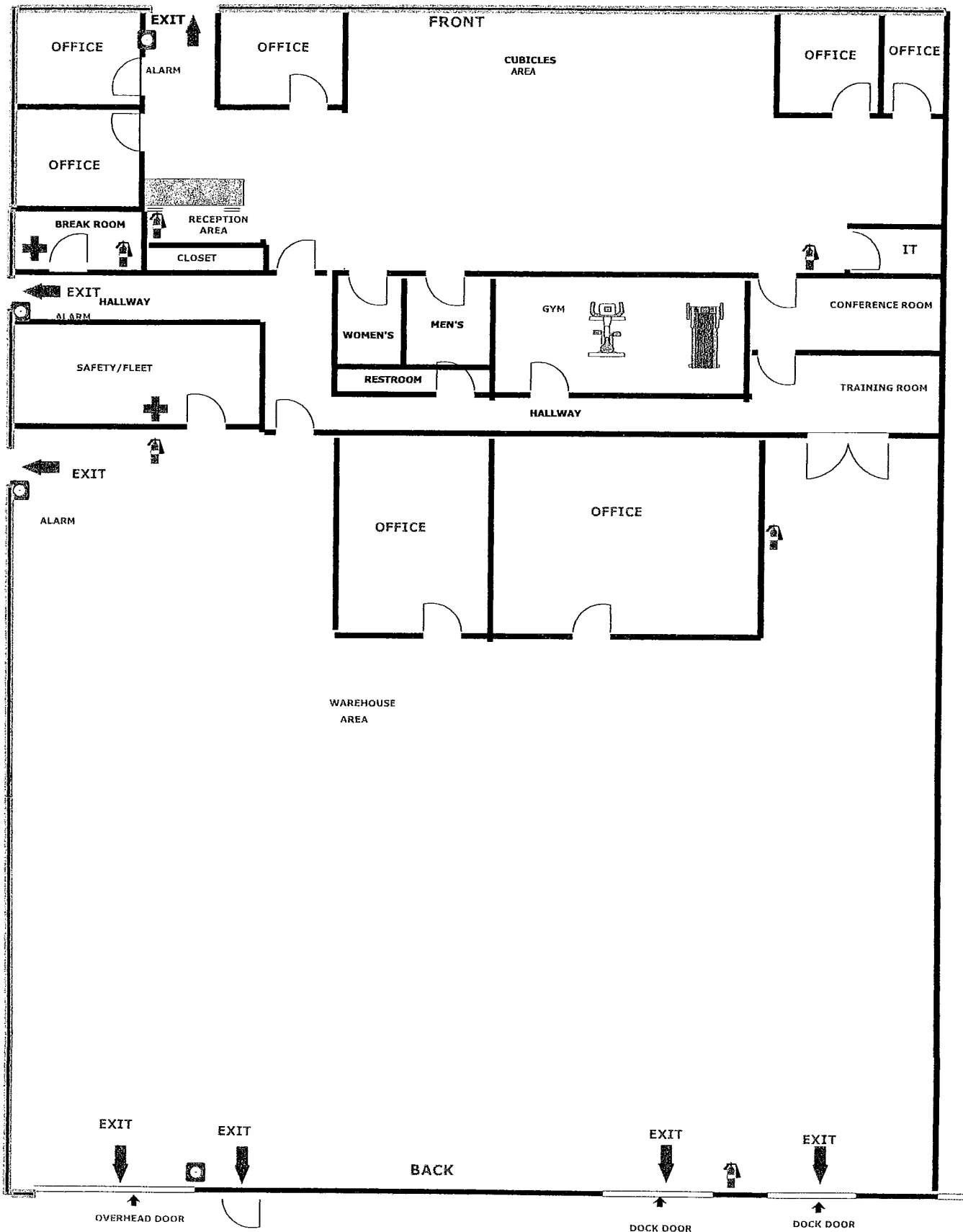
Located East of Hamilton Rd in Groveport

**Bradford L. Kitchen • 614.545.2155
bkitchen@AlterraRE.com**

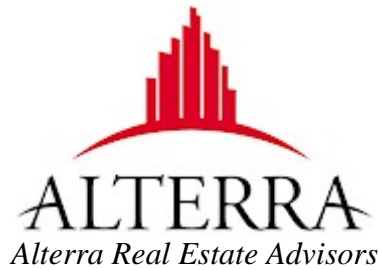
Alterra Real Estate Advisors
580 S. High St., Suite 330
Columbus, OH 43215



614.365.9000
614.280.0244 fax
www.AlterraRE.com



CONSUMER GUIDE TO AGENCY RELATIONSHIPS



We are pleased you have selected Alterra Real Estate Advisors to help you with your real estate needs. Whether you are selling, buying or leasing real estate Alterra Real Estate Advisors can provide you with expertise and assistance. This document was created by the State of Ohio to clarify the role of the agents and brokers with whom you are working. Below is some information that explains the various services agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their property for sale and/or lease with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care and, account for any money they handle in the transaction. In rare circumstances a listing broker may offer "sub-agency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information and, account for any money they handle in the transaction.

Dual Agency

Occasionally the same agent and brokerage that represents the seller also represents the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents", they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio you can also contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or on their website www.com.state.oh.us.

Working With Alterra Real Estate Advisors

Alterra Real Estate Advisors does offer representation to both buyers and sellers. Therefore the potential exists for one agent to represent a buyer who wishes to purchase property listed with another agent in our company. If this occurs each agent will represent their own client, but Alterra Real Estate Advisors and its managers will act as a dual agent.

This means the brokerage and its managers will maintain a neutral position and not take any actions that will favor one side over the other. Alterra Real Estate Advisors will still supervise both agents to assure that their respective clients are being fully represented and will protect the parties’ confidential information.

In the event that both the buyer and seller are represented by the same agent, that agent and Alterra Real Estate Advisors will act as a dual agent but only if both parties agree. As a dual agent they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that would place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can ask that another agent in our company be assigned to represent you or you can seek representation from another brokerage.

As a buyer you may also choose to represent yourself on properties Alterra Real Estate Advisors has listed. In that instance Alterra Real Estate Advisors will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

When Alterra Real Estate Advisors lists property for sale it also cooperates with, and offers compensation to, other brokerages that represent buyers. Alterra Real Estate Advisors does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because Alterra Real Estate Advisors shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that brokerage. Instead that company will be looking out for the buyer and Alterra Real Estate Advisors will be representing your interests. When acting as a buyer’s agent, Alterra Real Estate Advisors also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand. Because it is important that you have this information Ohio law requires that we ask you to sign below, acknowledging receipt of this consumer guide. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date



Agency Policy Receipt

I acknowledge that I have received the Alterra Real Estate Advisors, LLC agency policy

Acknowledged:

Signed

Date

Printed Name