



**OHIO INDUSTRIAL
COMPANIES**

**THE TOTAL SERVICE
CONCEPT FOR
INDUSTRIAL &
COMMERCIAL
DEVELOPMENT**

**FREE REPORTING
AVAILABLE BUILDINGS & SITES**

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EXISTING SPACE

Ohio Industrial Realty Co., Inc. (OIR) can provide assistance in locating a building or building site anywhere in the United States, including detailed analogies of all location parameters associated with a Plant Location Study.

Locally, OIR is aware of **every** available building in Central Ohio in excess of 10,000 square feet. Whether it be manufacturing space, distribution space, or commercial space; OIR can show you **every** possibility.

HOW TO FIND YOUR SPACE

You work with OIR and OIR works for you...

- STEP 1.** We determine your physical space parameters, i.e. square footage, clear height, acreage, etc.
- STEP 2.** We determine your geographic boundaries and parameters.
- STEP 3.** We give you a report describing every available building within the confines of your parameters.
- STEP 4.** You eliminate as many buildings as possible both from the written report and your own "windshield tour".
- STEP 5.** We make arrangements for you and OIR to physically inspect the remaining buildings.
- STEP 6.** We initiate, per your direction, lease/purchase negotiations on the building of your choice.

FREE SERVICES

OIR specializes in client representation on an exclusive basis. We conduct your available building or site search in the aforementioned sequence and are compensated, not by the client, but by either the landlord, the seller, or the cooperating brokerage company. THE CLIENT GETS OIR SERVICES FREE OF CHARGE.

TOTAL SERVICES

REAL ESTATE BROKERAGE

- Available Properties Selection
- Sale or Lease Negotiation
- Listing & Marketing Services

NATIONAL LOCATION SERVICES

- Plant Location Siting & Consulting
- Location Parameter Surveys
- Property Brokerage

ENERGY

- Natural Gas Sourcing & Transportation
- Electricity Sourcing & Wheeling
- Facility Monetizing

FINANCING

- Conventional Lending
- Local Assistance Programs
- State Incentive Programs

CONSTRUCTION

- Design/Build
- Design/Build/Leaseback
- Construction Management