



## 1150 Corrugated Way

Columbus, Ohio 43201

### Property Features

- 4,000-10,400 SF Ready for Lease
- Industrial Units with Diverse Small Bay Layouts
- Office Space Available
- Versatile Space for Storage, Distribution, Auto, or Creative
- M Zoning
- Docks and Drive-Ins Available
- 14' Clear Height
- 3P Heavy Power
- Easy Access near I-71 and 670

**Lease Rate: Negotiable**



For more information:

**Simon Kroos**

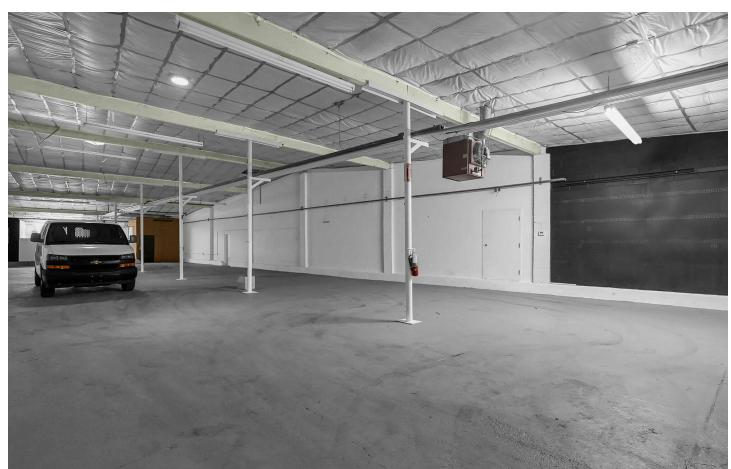
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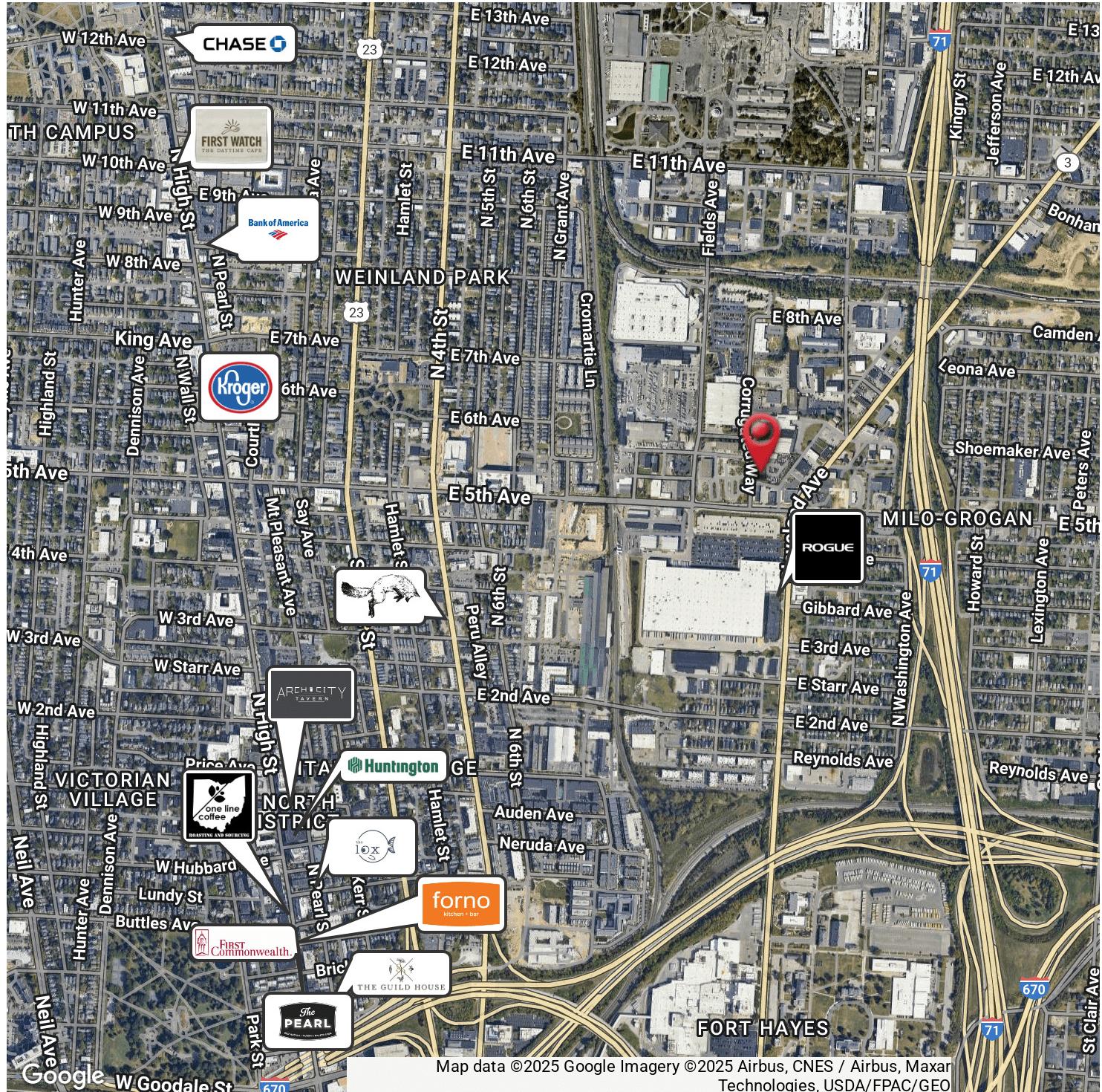
**Stephen Pryor**

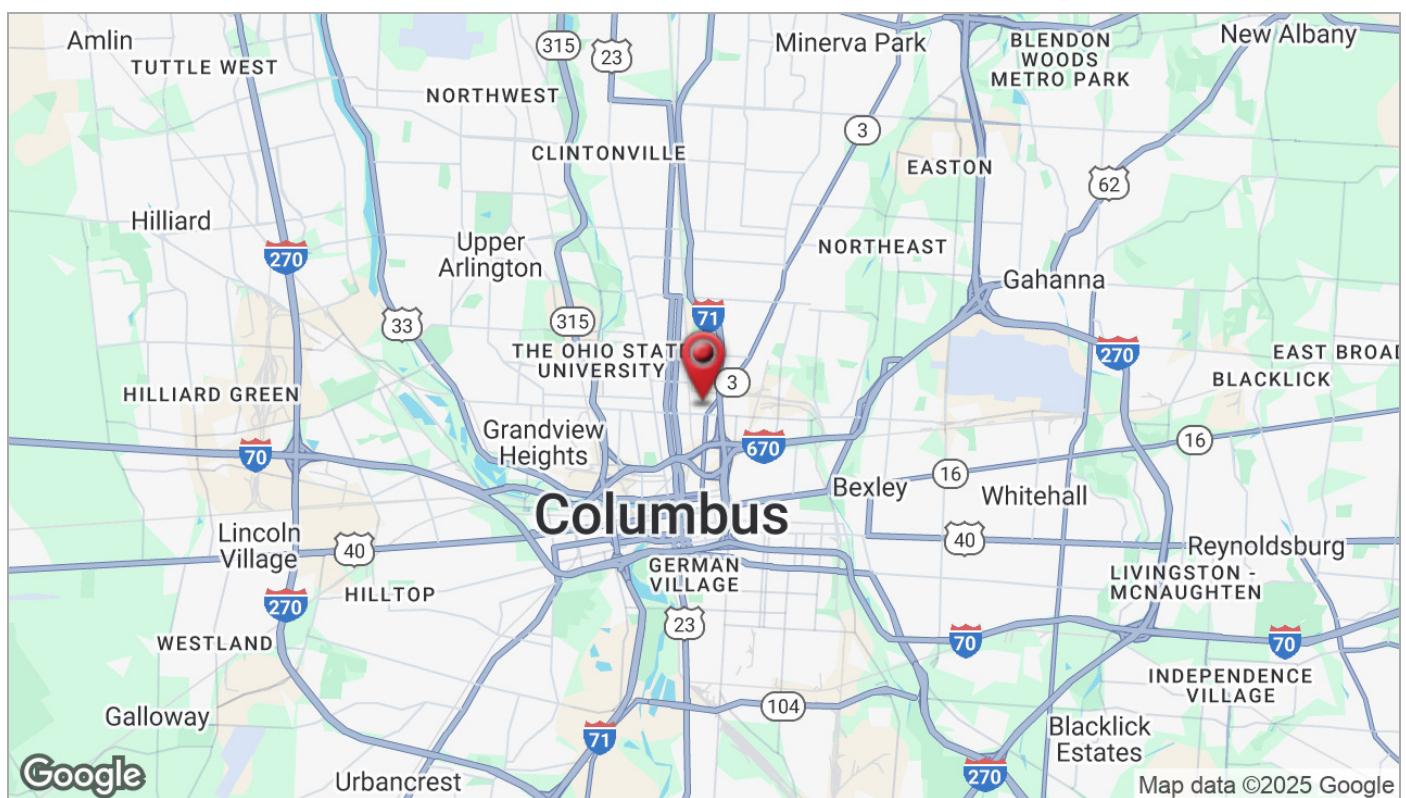
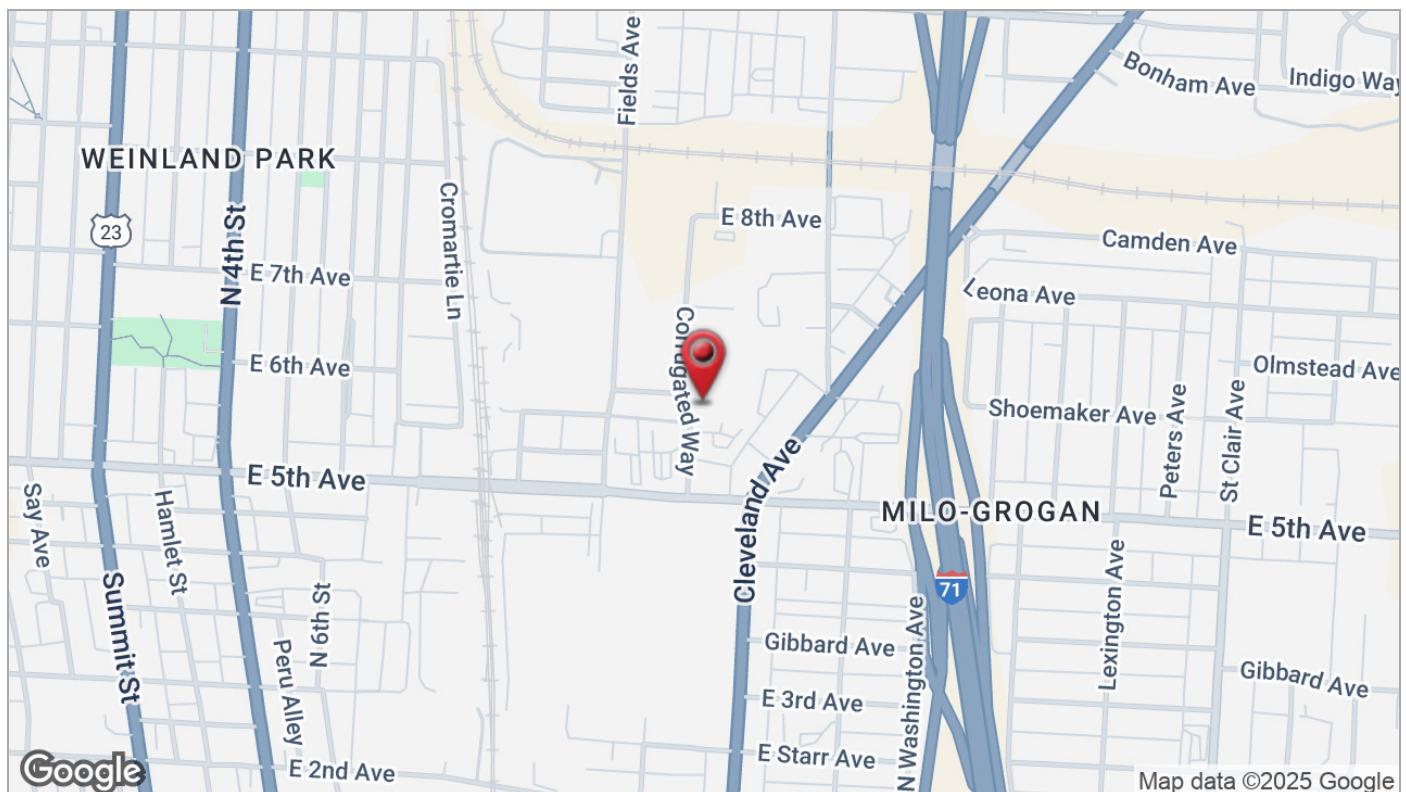
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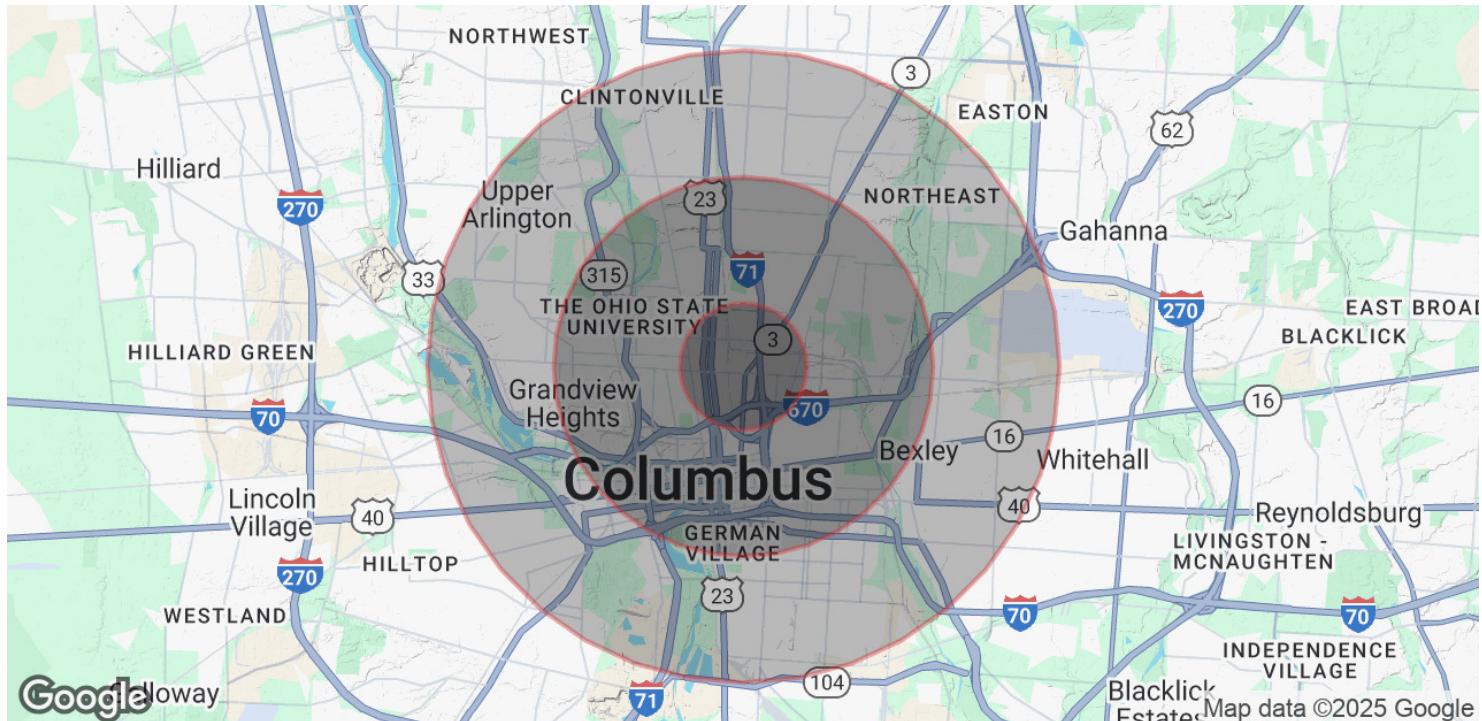


SPACE	SUITE #	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Unit 3	3	NEGOTIABLE	NNN	5,400 SF	VACANT
Unit 8	8	NEGOTIABLE	NNN	4,000 SF	VACANT
Unit 10	10	NEGOTIABLE	NNN	10,400 SF	COMING SOON









#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	20,381	170,028	374,410
Average Age	30	33	36
Average Age (Male)	31	33	35
Average Age (Female)	30	33	36

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,371	76,153	160,684
# of Persons per HH	2	2.2	2.3
Average HH Income	\$71,258	\$74,047	\$84,144
Average House Value	\$421,513	\$347,374	\$327,845

Demographics data derived from AlphaMap

**SIMON KROOS**

Senior Associate

skroos@ohioequities.com

Direct: **614.629.5265****PROFESSIONAL BACKGROUND**

Simon is a dedicated and experienced commercial real estate broker with a passion for building new relationships. He takes a proactive approach and possesses an in-depth understanding of the local commercial landscape, which combined with his extensive industry knowledge, allows him to deliver exceptional value to his clients.

Simon specializes in investment sales and leasing. His close relationships with real estate investment firms, family offices, and high-net-worth individuals enable him to effectively represent sellers, buyers, landlords and tenants, ensuring optimal outcomes. He is also well-versed in helping small businesses navigate the commercial real estate process. Simon takes the time to understand each business' unique need and provides guidance and transparency through every step of the transaction.

Simon is licensed in both Ohio and Florida and is committed to leveraging his expertise and network to provide tailored solutions that meet the unique needs of each client, fostering successful and long-lasting partnerships in the commercial real estate market.

**EDUCATION**

B.S., Education, The Ohio State University, 2021

**MEMBERSHIPS**

National Association of Realtors®

Ohio REALTORS®

Columbus REALTORS®

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Columbus, OH 43215  
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## STEPHEN PRYOR

Vice President

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## PROFESSIONAL BACKGROUND

Stephen Pryor is an established agent and licensed attorney. Stephen began his career in brokerage in 2011 before pursuing his law degree. After practicing law for eight years, he returned to the commercial brokerage space bringing with him a wealth of additional and unique experiences, knowledge and expertise. Stephen is well-versed in contract negotiations and legal drafting of business and real estate purchase and sale agreements, leasing and operational entity structuring across all asset classes. He is a seasoned broker, specializing in industrial sales and leasing, office, ground-up land development, retail and multi-family transactions.

## EDUCATION

J.D., Capital University Law School, 2016

B.S., Real Estate Finance, University of South Carolina Darla Moore School of Business, 2010

## MEMBERSHIPS

National Association of REALTORS®

Ohio REALTORS®

Columbus REALTORS®

Columbus Bar Association

Columbus Commercial Industrial Investment Realtors (CCIIR)

Athletic Club of Columbus

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