

1632-1644 CLARA ST. FOR SALE OR LEASE

Columbus, OH 43211

Offering Memorandum



EXCLUSIVE LISTING AGENTS:



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BROKER OF RECORD

MATTHEW WALLACE
License No. REC.2022007141 (OH)



EXECUTIVE SUMMARY

Located right off of I-71, 1632-1644 Clara St is a $\pm 12,120$ SF industrial property situated on 0.72 acres. The property is split into two $\pm 6,060$ SF suites measuring 60' W X 81' D. Each suite has $\pm 1,200$ SF of office. The warehouse includes 13' clear ceilings, two overhead doors, and one doc door (North East side of building). The southern suite includes a central HVAC unit in the warehouse providing the possibility for climate controlled storage. A 0.24 AC fenced lot at the southern end of the building allows for outdoor storage. Ownership is actively equipping the property with new LED lighting, overhead doors, fresh paint, carpet, and a new roof over the office. Available for immediate occupancy.

OPTION 1



\$9.25/SF NNN

$\pm 12,120$ SF BUILDING AND ± 0.72 AC

OPTION 2



\$10/SF NNN

$\pm 6,060$ SF SUITE

OPTION 3



\$11.60 NNN

$\pm 6,060$ SF SUITE AND FENCED LOT

OPTION 4



\$1,600,000

OPTION TO PURCHASE

OPTION 1



OPTION 2



OPTION 3



PROPERTY HIGHLIGHTS



±12,120 SF
TOTAL SF



±0.72 AC
TOTAL ACRES



0.24 AC
FENCED LOT



M - MANUFACTURING DISTRICT
ZONING



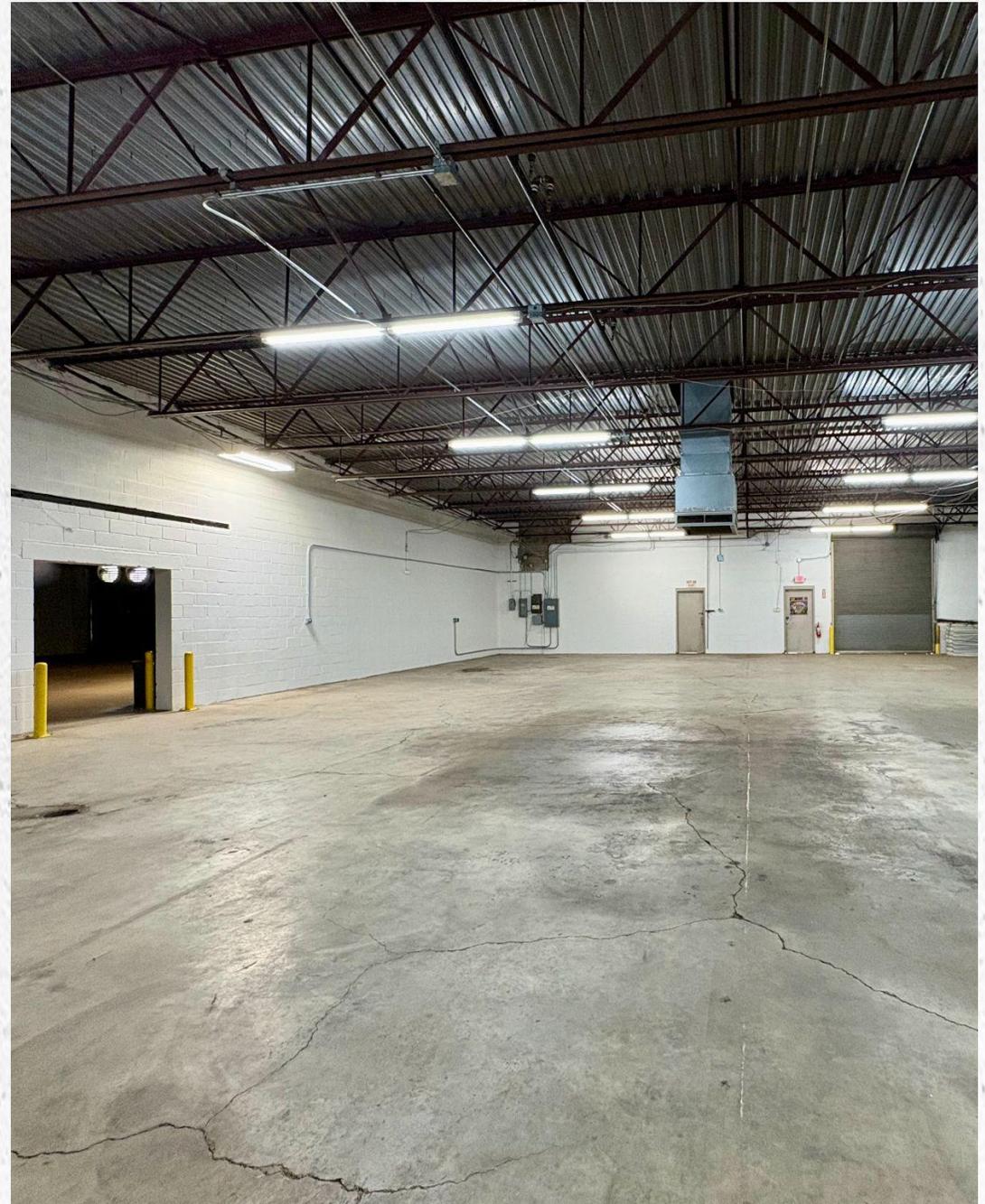
13' CLEAR
WAREHOUSE



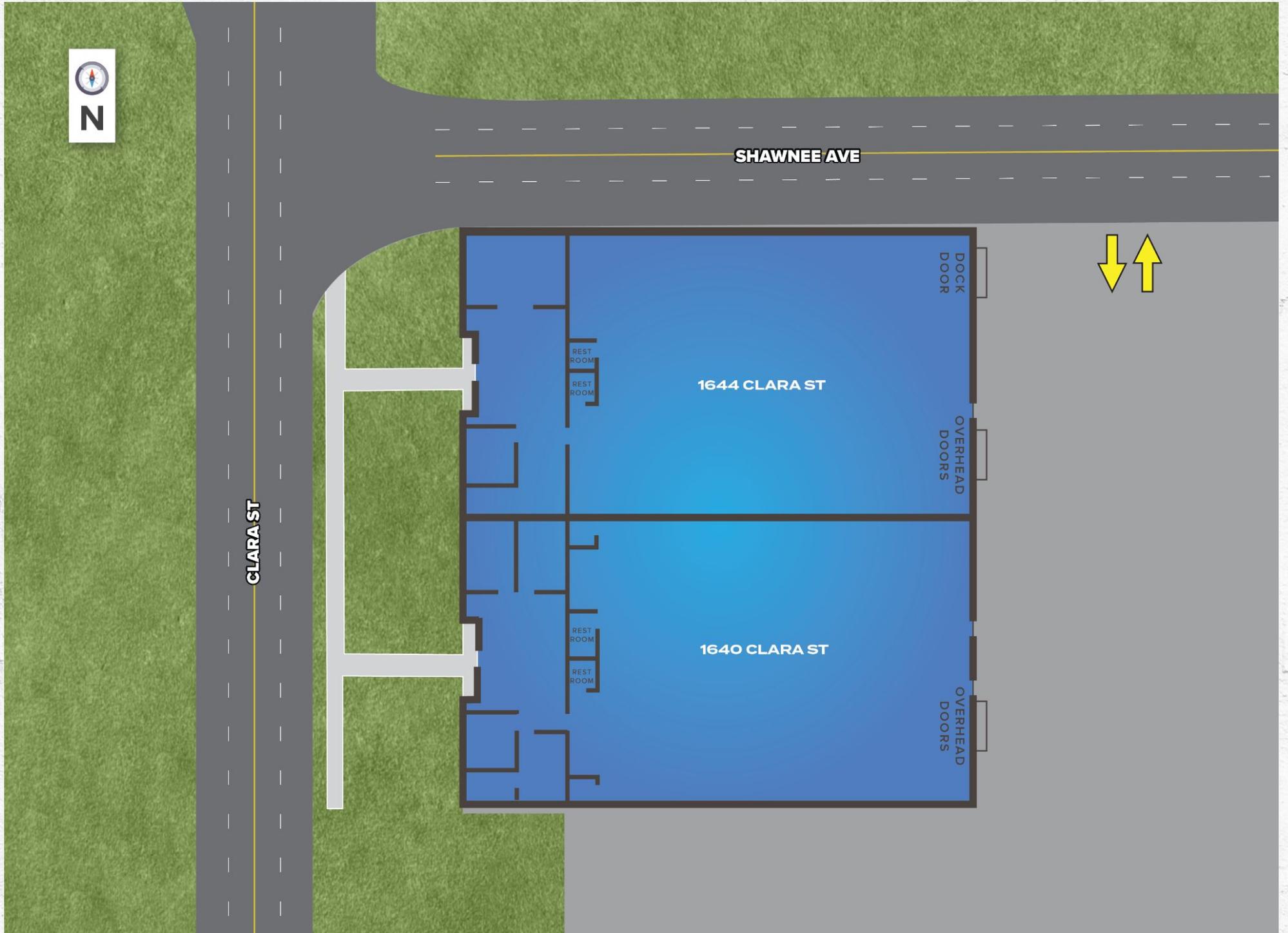
0.35 MI TO I-71
HIGHWAY PROXIMITY



**TWO OVERHEADS (10X12),
ONE DOC**
LOADING



FLOOR PLAN



AREA MAP



PROPERTY PHOTOS



INTERIOR PHOTOS



MARKET OVERVIEW



COLUMBUS, OHIO

With a city population of over 920,000 residents, Columbus is the most populous city in the state of Ohio and the 14th most populous city in the United States. Columbus has a strong economy with the health care, education, and technology sectors supporting most of the local economy. Five fortune 500 companies are headquartered in the city along with national retailers.

Columbus is also a popular tourist destination due to its exciting attractions, variety of events and festivals, major shopping centers, and professional and collegiate sporting events. Columbus is home to Ohio State University, the fifth largest university in the country. The city is served by the John Glenn Columbus International Airport where 9 airlines have nonstop service to 47 destinations in the United States. Columbus is an ideal place for families, working professionals, and businesses to thrive.

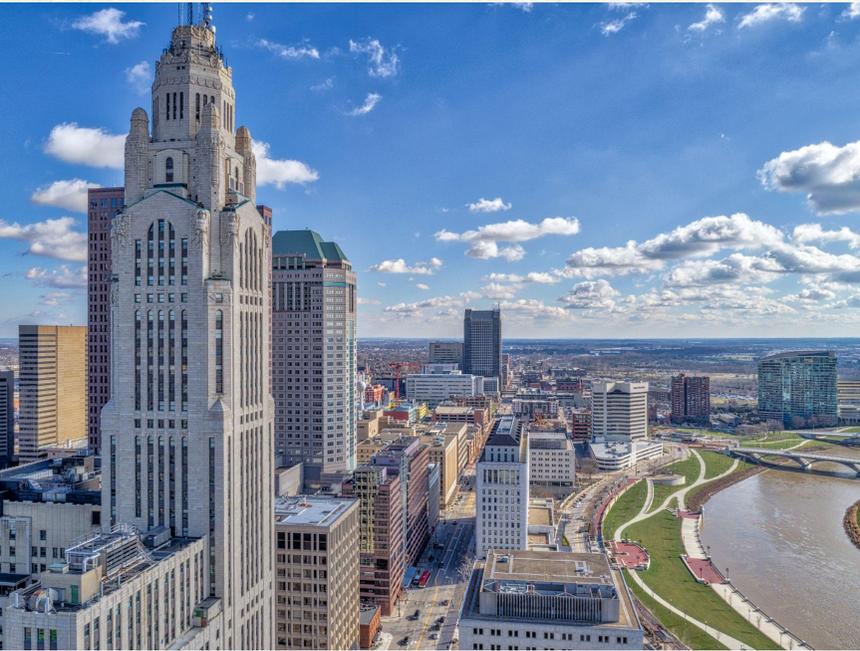
1. Columbus is the capital and largest city of the U.S. state of Ohio, located in the central part of the state.
2. It is home to The Ohio State University, one of the largest and most prestigious public universities in the United States.
3. Columbus boasts a vibrant arts and cultural scene, with numerous galleries, theaters, and music venues, including the renowned Wexner Center for the Arts.
4. The Scioto Mile is a scenic area along the Scioto River that features parks, fountains, biking trails, and walking paths, making it a popular spot for outdoor recreation.
5. The city offers a diverse range of culinary options, from local comfort food to international cuisines, with the North Market being a hub for food enthusiasts.

BUSINESS

The business scene in Columbus, Ohio, is a dynamic and diverse landscape encompassing industries such as finance, healthcare, technology, and retail. The city's strategic central location fosters a thriving logistics and distribution sector, while a robust ecosystem of startups and innovation hubs drives entrepreneurship and technological advancement. Corporate headquarters, along with research institutions like The Ohio State University, contribute to a well-educated workforce, and a collaborative atmosphere encourages networking and growth. This vibrant business environment, supported by government initiatives and a high quality of life, positions Columbus as a rising hub for both established corporations and emerging ventures.

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	6,154	81,828	214,882
Current Year Estimate	6,050	77,409	207,733
Growth Current Year-Five-Year	1.72%	5.71%	3.44%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,785	33,980	86,821
Current Year Estimate	2,790	32,674	85,093
Growth Current Year-Five-Year	-0.16%	4.00%	2.03%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$116,783	\$108,416	\$108,844

ECONOMIC DEVELOPMENT



The economic development of Columbus, Ohio, is characterized by a diverse and vibrant landscape that spans industries such as finance, healthcare, technology, and logistics. Its strategic central location has established the city as a thriving hub for distribution and e-commerce, while an active startup ecosystem and technological innovation drive entrepreneurship and job creation.

Home to corporate headquarters, world-class research institutions, and a strong workforce, Columbus fosters economic growth through collaborative initiatives, cultural investments, and community engagement, establishing itself as a dynamic center of commerce and innovation in the heart of the state.

**#1 IN TOP 10 REMOTE-READY CITIES IN THE US
(LIVABILITY, 2021)**



**#1 IN BEST PLACES TO LIVE IN OHIO
(U.S. NEWS & WORLD REPORT, 2020-2021)**

#8 IN THE WORLD FOR QUALITY OF LIFE (NUMBEO, 2021)

EMPLOYERS	EMPLOYEES
J.P. Morgan Chase	20,316
Nationwide	12,862
Honda	11,077
L Brands	7,662
Cardinal Health	5,075
Amazon	4,828
American Electric Power	3,627
Alliance Data	4,828
Abercrombie & Fitch	3,627
Safelite	2,551

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1632-1644 Clara St. Columbus, OH 43211** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs located at **321 Outerbelt St, Columbus, OH 43213** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.