



1513-1519 Alum Industrial Dr

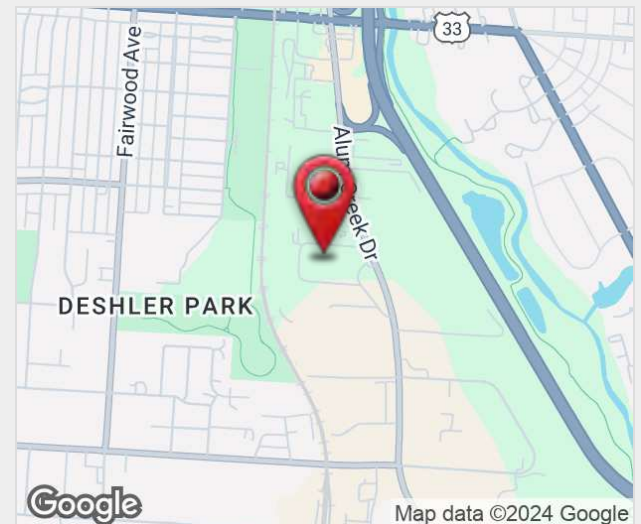
Columbus, Ohio 43209

Property Features

- ± 51,920 SF Industrial Building
- Unit 1519 A: 13,000 SF
- Investment Opportunity or Potential Owner User
- 17' Clear Ceiling Height
- 4 Dock Doors
- 3 Drive-in Doors (9' w x 14' h)
- 3 Phase Power
- Zoned M - Manufacturing Within the City of Columbus
- Two Long Term Tenants in Place

Sale Price: \$5,295,000

Price Is Based On 100% Occupancy



For more information:

Mike Semon

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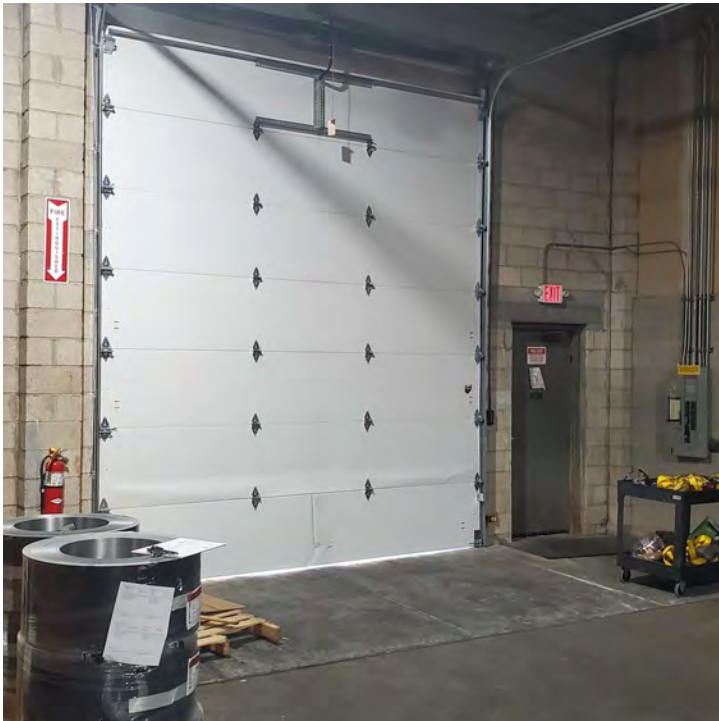
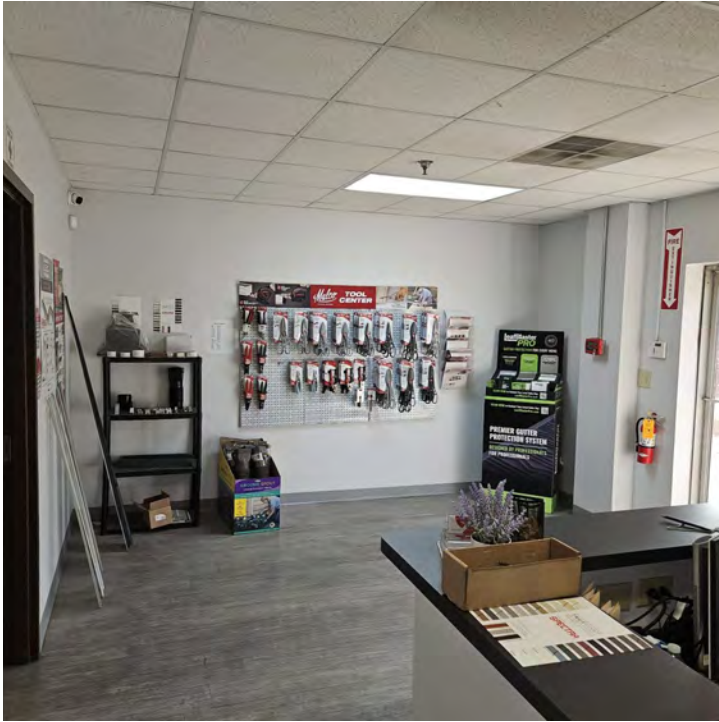
Dan Sheeran

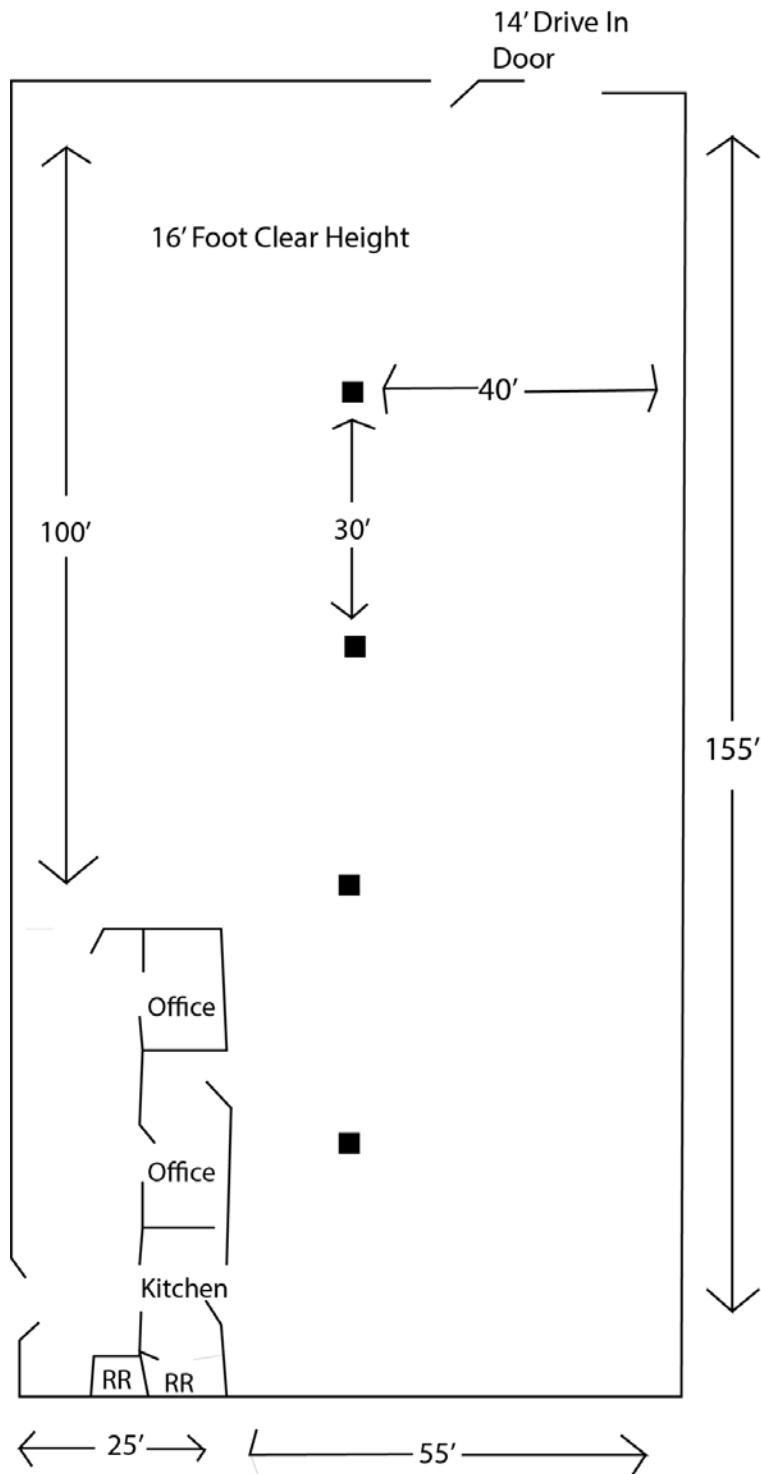
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Property Address:

1513-1519 Alum Creek Commerce Park

Date Prepared: 10/03/24

Rent Roll

Tenant Name	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
*Ohio Foam	26,000	\$ 7,583.00	\$ 90,996.00	1965	2030	1513
**Green Investments	12,645	\$ 8,175.00	\$ 98,100.00	2018	2028	1519 B
Spectra Metals	12,645	\$ 9,431.00	\$ 113,172.00	2021	-	1519 A
Totals	51,290	\$ 25,189.00	\$ 302,268.00	-		

Income & Expense Summary

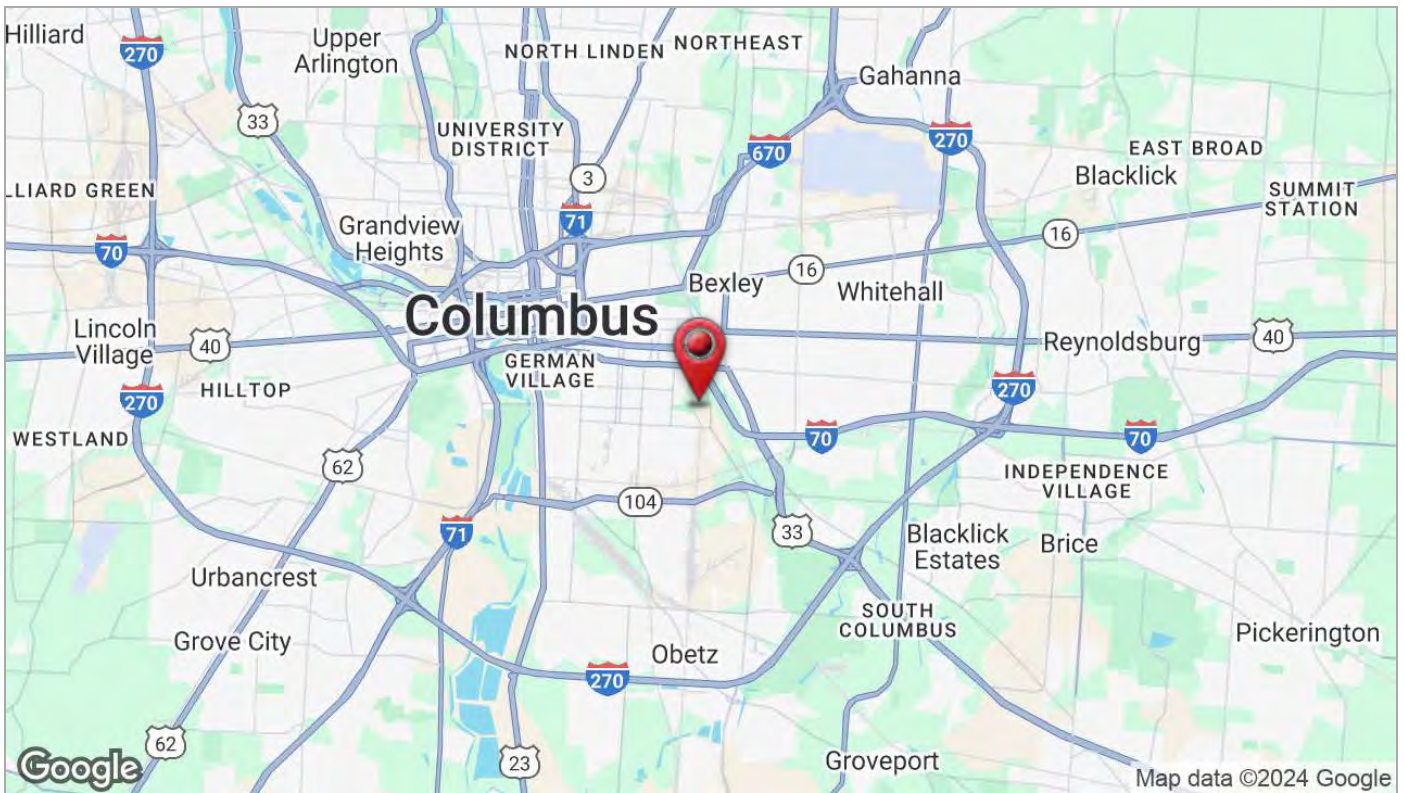
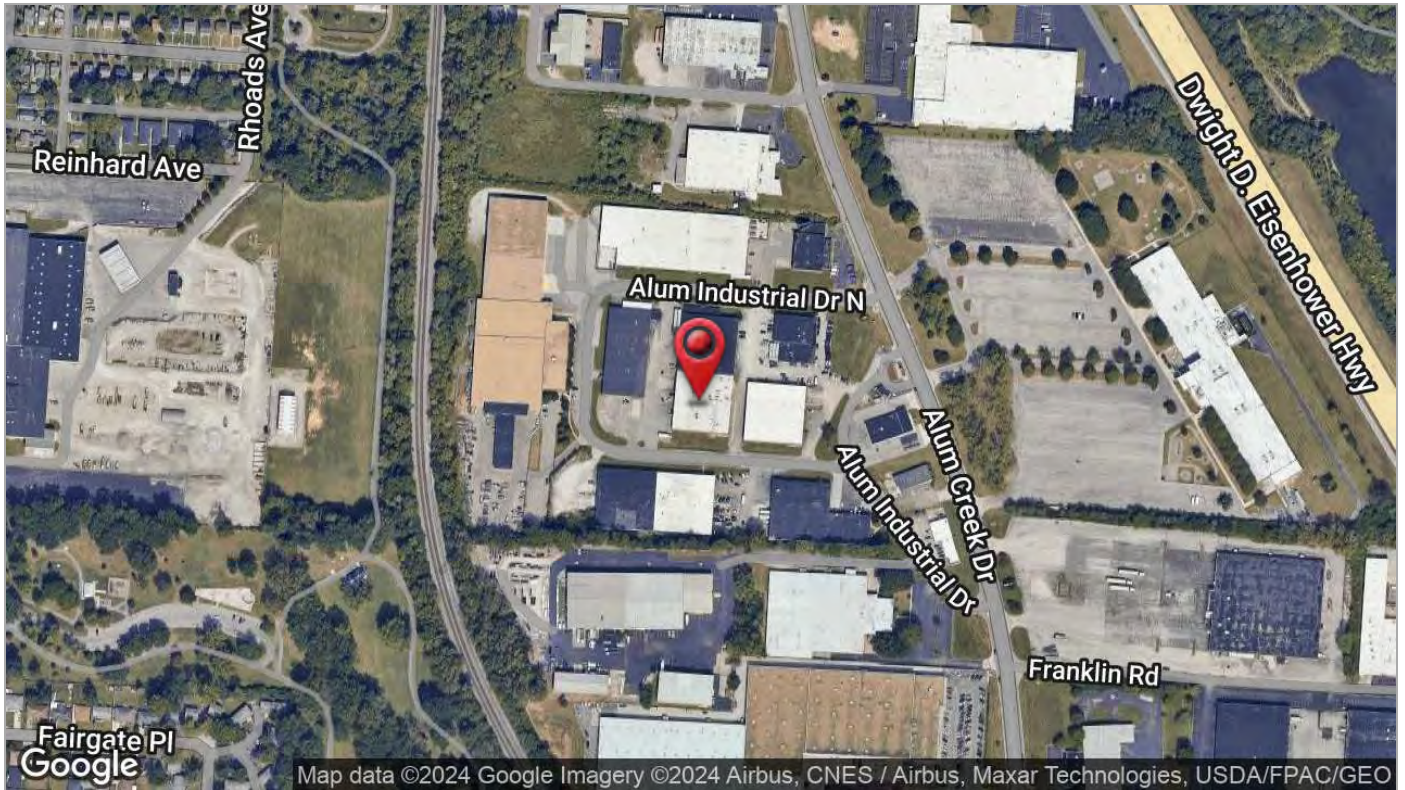
Income	PSF	Total	Summary	PSF	Total	
Base Rent	-	\$ 302,268.00	Total Income	-	\$ 315,658.00	
***Additional Rent Reimbursement	-	\$ 13,390.00	Total Expenses	-	\$ 27,552.00	
Total Income		\$315,658	Net Operating Income	\$ -	\$ 288,106.00	
Expenses (Prior 12 Months)	PSF	Total	Assumptions			
Taxes	\$ 0.32	\$ 16,552.00				
Insurance	\$ 0.11	\$ 6,000.00				
Maintenance	\$ 0.09	\$ 5,000.00				
Insurance estimated at \$6,000 & Maintenance \$5,000 annually						
Total Expenses		\$ 27,552.00	Valuation	CAP%	PSF	Total
			Our Valuation	5.44%	-	\$5,295,000

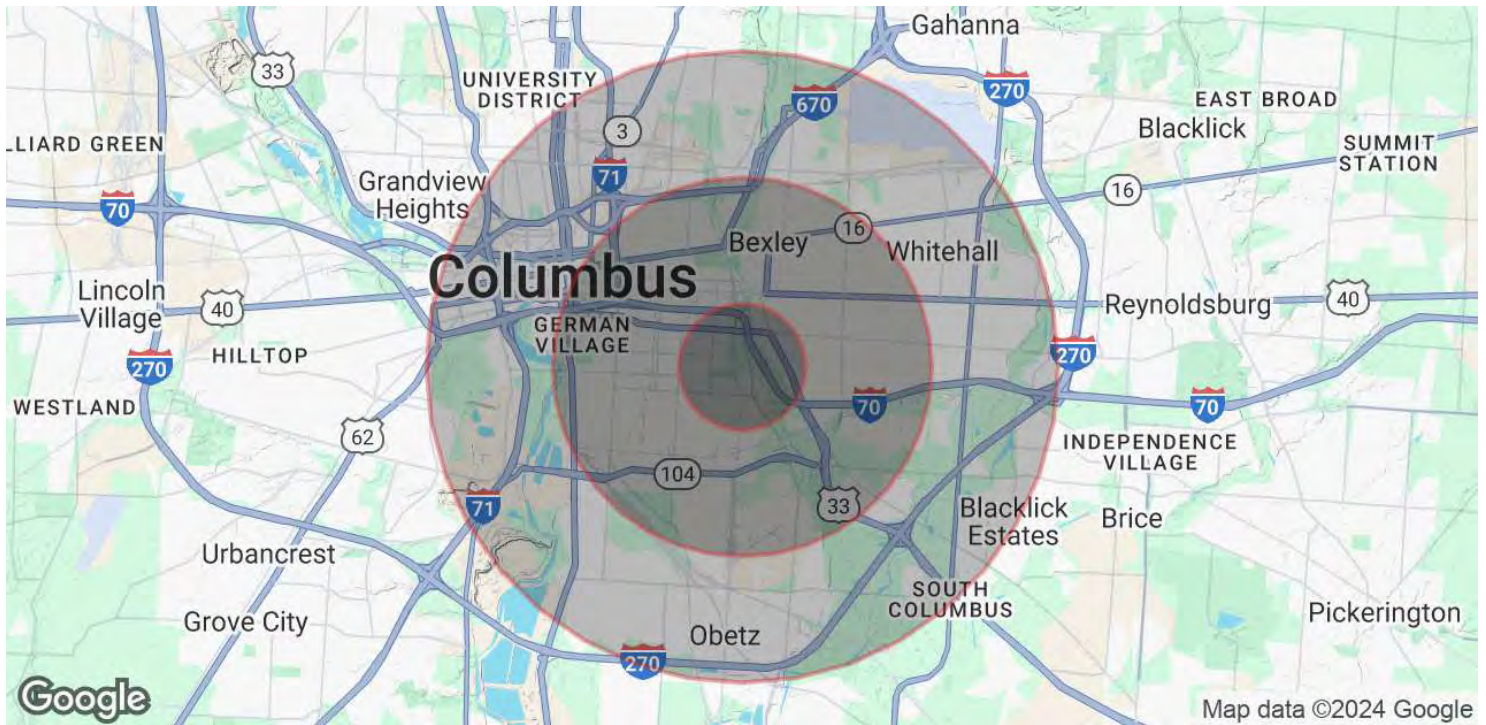
*Rent in 2024 shown above, rent increases by 14% in 2027 thru 2023

**Rent increases annually between 5.5% and 7.1%

***Tenants green investment and Spectra Metals payback 24.3% of expenses annually

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,795	110,560	238,538
Average Age	36.2	35.9	35.3
Average Age (Male)	34.6	34.1	33.6
Average Age (Female)	37.6	37.4	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,156	45,400	100,046
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$42,673	\$54,074	\$49,853
Average House Value	\$130,003	\$149,308	\$142,484

2020 American Community Survey (ACS)