NAI Ohio Equities

For Sale
9,150 SF
Industrial Investment

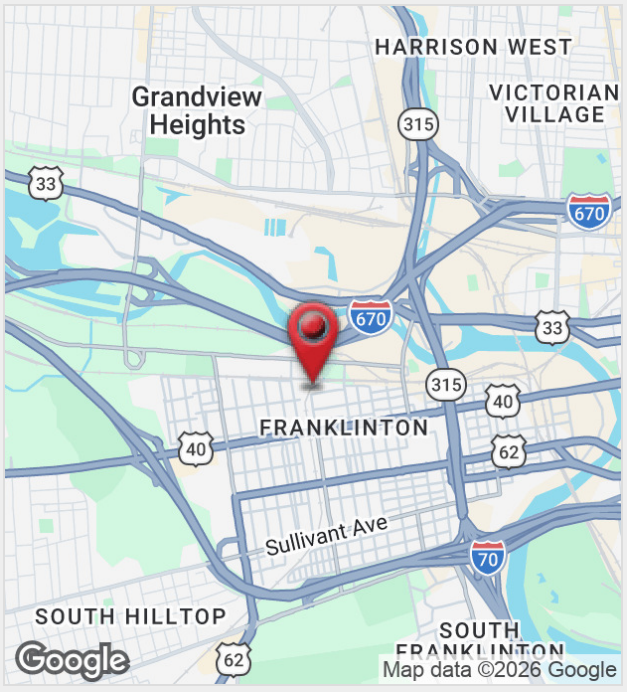
1111 Cable Avenue

Columbus, Ohio 43222

Property Features

- 9,150 SF Cold Storage Truck Terminal
- ±800 SF of Office Space
- 0.95 Acres
- Zoned Manufacturing (M)
- 15 Docks
- 9' - 15' Clear Height
- Three Phase Power
- $10,000/Month Net Until December 31st 2026
- $12,000/Month Net Until December 31st 2027
- Located in an Opportunity Zone

Sale Price: $1,650,000



For more information:

Ryan McGreevy
614 629 5282 • rmcgreevy@ohioequities.com

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Tenant Profile

ABOUT THE TENANT

What Chefs Want (formerly Creation Gardens) has been in business since 1987. What Chefs Want services chefs, foodservice operators and restaurateurs by offering them unparalleled service and quality products conveniently through a digital platform. What Chefs Want is family-owned and operated, serving 16,000 customers across select cities in Alabama, Colorado, Florida, Georgia, Illinois, Indiana, Kentucky, Missouri, North Carolina, South Carolina, Ohio and Tennessee. With 19 locations totaling over 950,000 SF of distribution space, they have a mission to deliver fresh, high-quality products quickly and reliably to their customers.

TENANT OVERVIEW

Company:	What Chefs Want (Formerly Creation Gardens)
Founded:	1987
Locations:	Colorado, Indiana, Ohio, Illinois, Kentucky, Tennessee, Georgia, Florida, Missouri
Lease Rate:	$10,000 Monthly (NNN)
Headquarters:	Louisville, KY
Website:	www.whatchefswant.com

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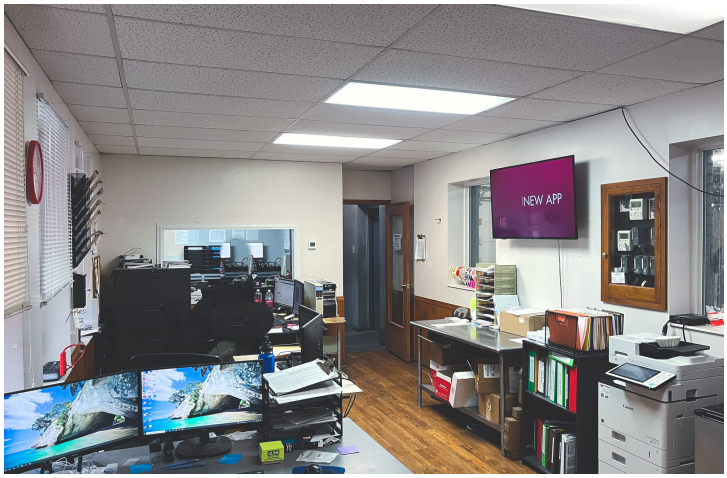
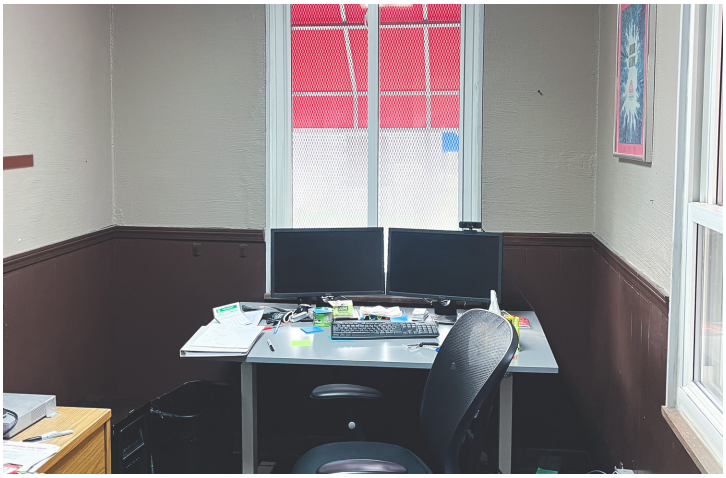
Exterior & Office Photos





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NAI Ohio Equities | 605 S Front Street Suite 200, Columbus, OH 43215 | +1 614 224 2400
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Cold Storage Facility Photos

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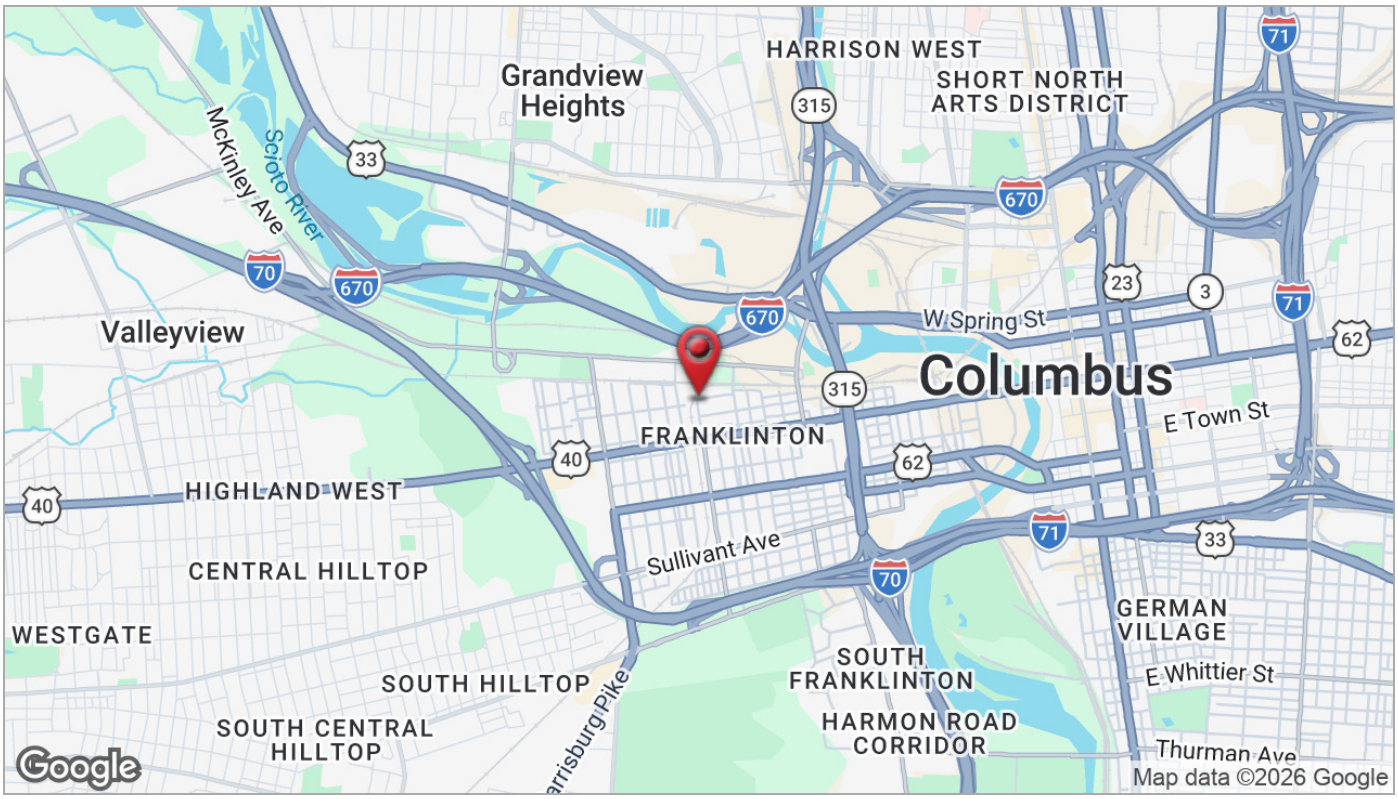
Location & Aerial Maps



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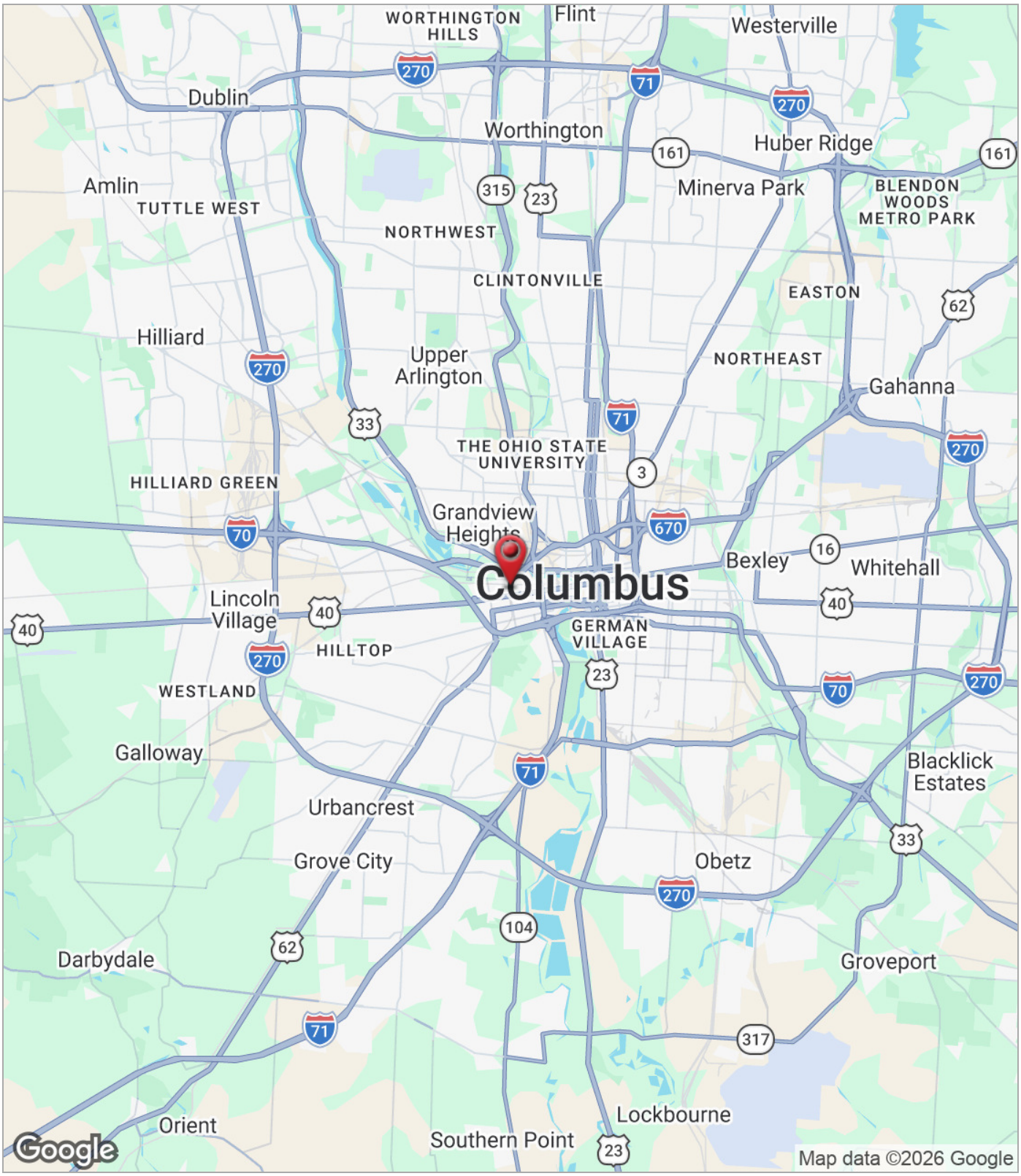
Regional Map



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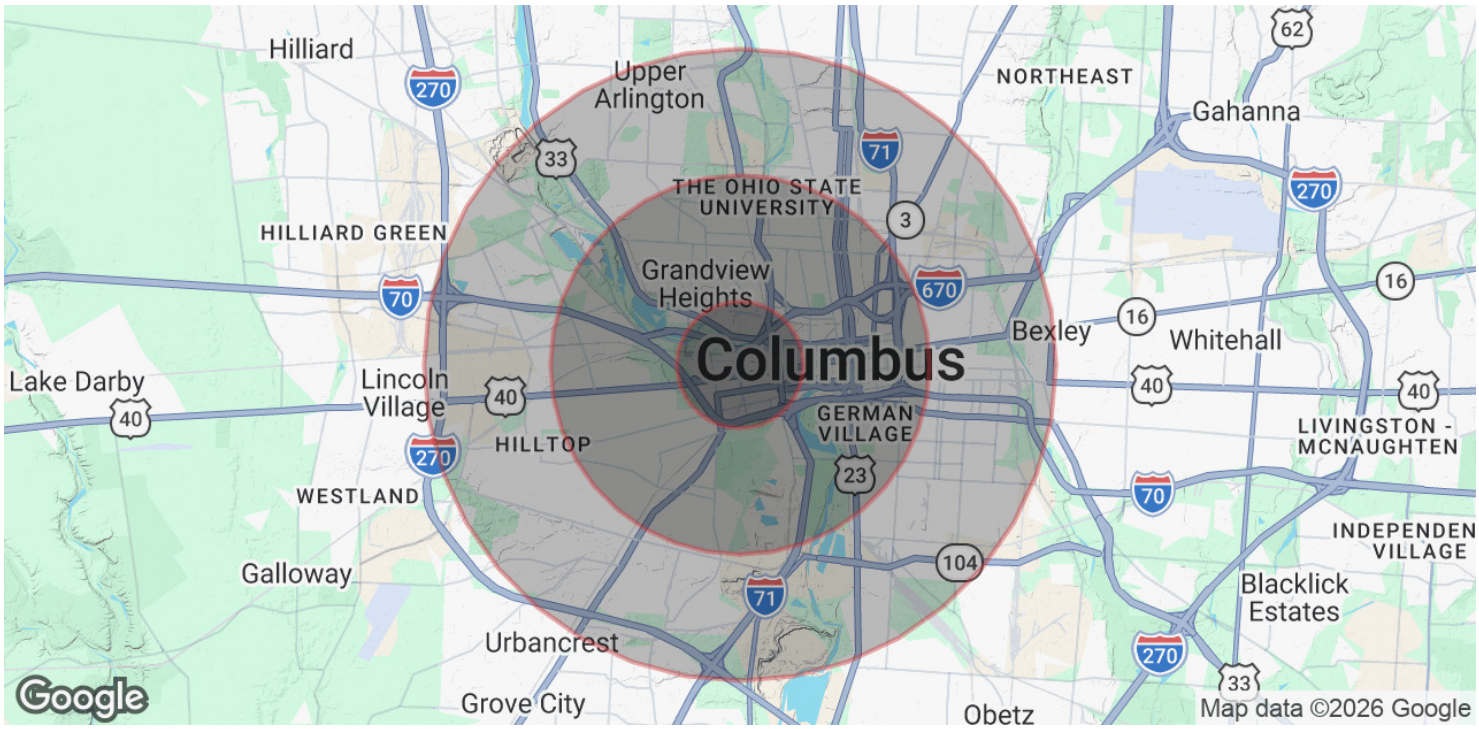
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,703	142,237	330,823
Average Age	36	35	36
Average Age (Male)	37	35	35
Average Age (Female)	36	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,210	67,178	141,803
# of Persons per HH	2.4	2.1	2.3
Average HH Income	$50,810	$85,231	$83,415
Average House Value	$243,407	$382,716	$326,566

Demographics data derived from AlphaMap

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