

For sale - 2,184 s.f. on 2.16 acres

Investment Opportunity 1804 N 2nd Street, Ironton, Ohio 45638



Executive summary

JLL is pleased to present an exceptional investment opportunity located in Ironton, Ohio. This property boasts multiple access entry points, a large graveled, fully fenced and gated lot. Additionally, it benefits from an existing tenant already in place. The current tenant has been in business since 1998 and has leased this property since 2007.

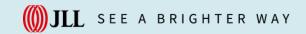
1804 N 2nd Street, Ironton

Size	2,184 s.f. (office)
	2.16 acre lot

Lease term January 31, 2028

In-place NOI \$64,488





Tenant profile



Our History

In 1999, our founders established Storage on the Spot (SOTS), Inc., to address the emerging needs of their clientele. SOTS provides 16-gauge corrugated steel storage containers for construction, commercial, residential, and industrial settings. These lockable storage containers have helped save millions of dollars in losses due to theft and worksite vandalism. Additionally, SOTS offers stackable container modifications, such as twenty and forty-foot office/break-rooms, complete with insulation, HVAC systems, electrical outlets, overhead lighting, and other portable products.



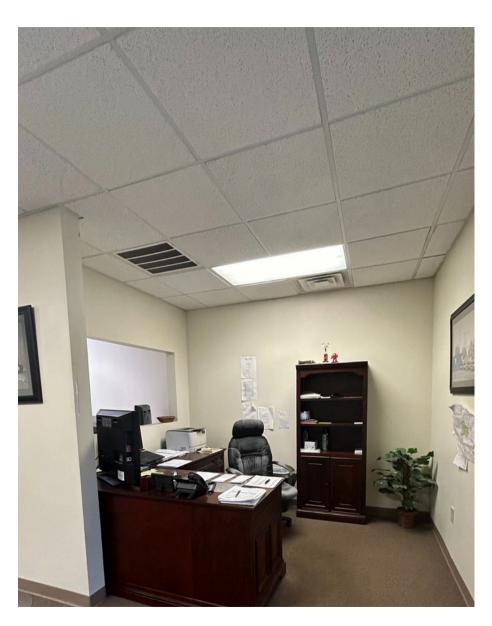




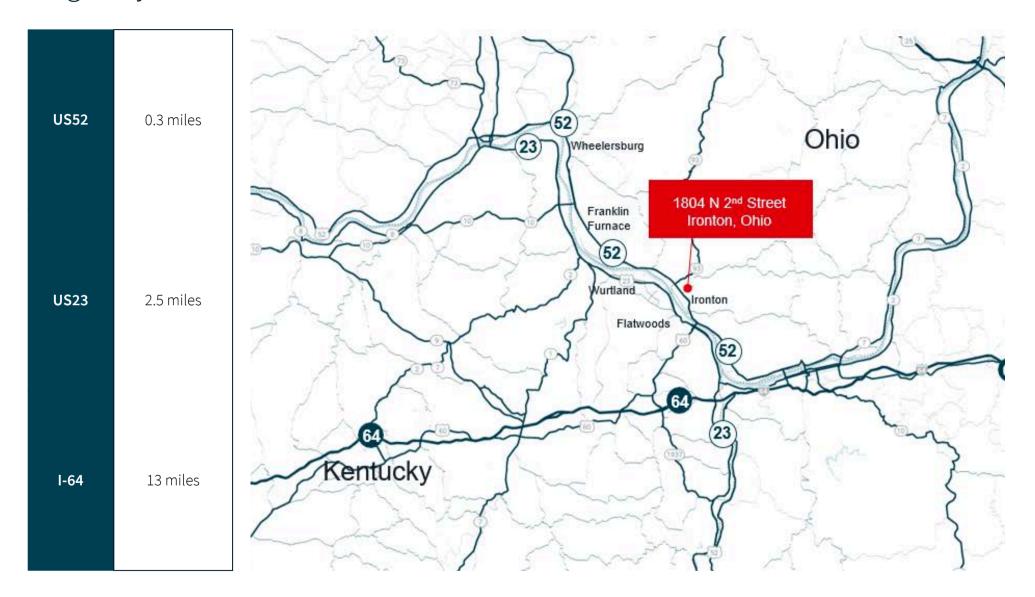
Property photos



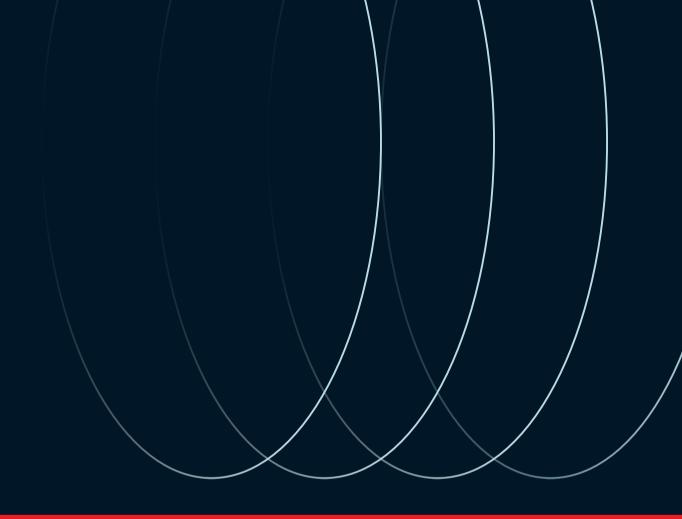




Highway access







JLL

Matthew Collins matthew.collins@jll.com +1 (740) 815 7986

Joe Davis joseph.davis@jll.com +1 (614) 439 5434

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.