



1503-1505 Alum Creek Dr

Columbus, Ohio 43209

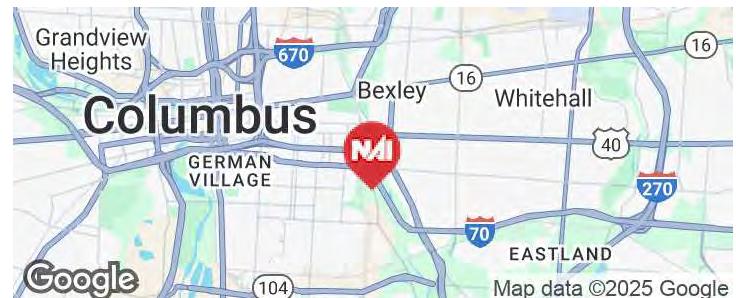
Property Highlights

- 11,712 SF Industrial Building
- Unit 1505 is Available for an Owner User (9,600 SF)
- Unit 1503 is Leased through May 2025 (2,000 SF)
- New Truck Dock and Doors Installed
- New 10x10 Drive In Door Installed
- 8'-15' Clear Height
- Three-Phase 208 | 400 Amps
- Convenient Access to I-70 and Other Travel Routes
- Billboard Not Included

Sale Price: \$1,695,000

Lease Rate: \$11.95 SF/Yr (NNN)

Est. Op Ex: \$2.25 SF/Yr



For More Information

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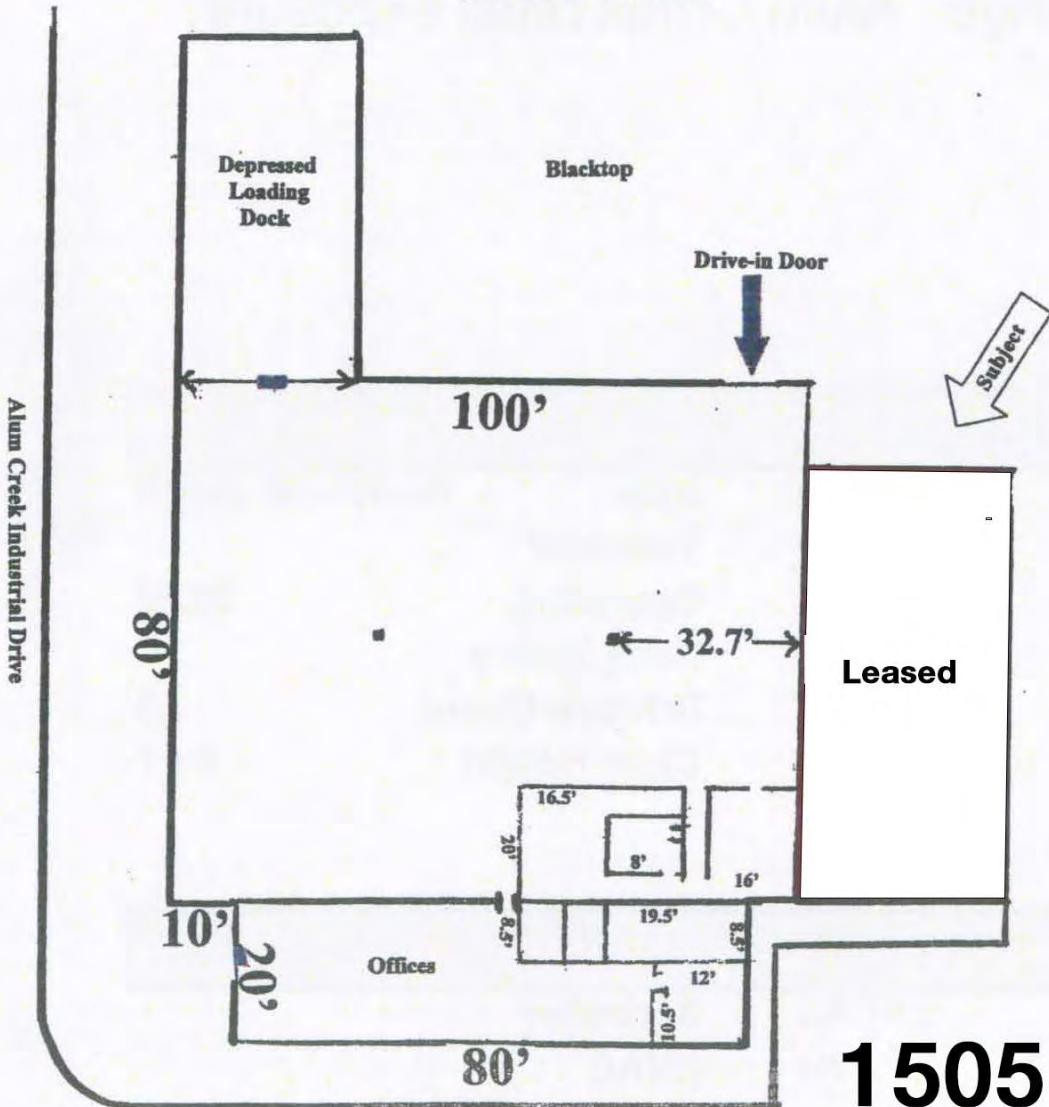
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1505 Alum Creek Drive **9,600 Total SF**
15' Ceilings
2,480 SF Office
7,120 SF Warehouse



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NAI Ohio Equities

Property Address: 1503-1505 Alum Industrial Drive, Columbus, Ohio 43209 Date Prepared: 08/06/24
 Property Size: 11,700 SF
 Occupancy: 17.0%
 Vacancy: 83.0%

Rent Roll

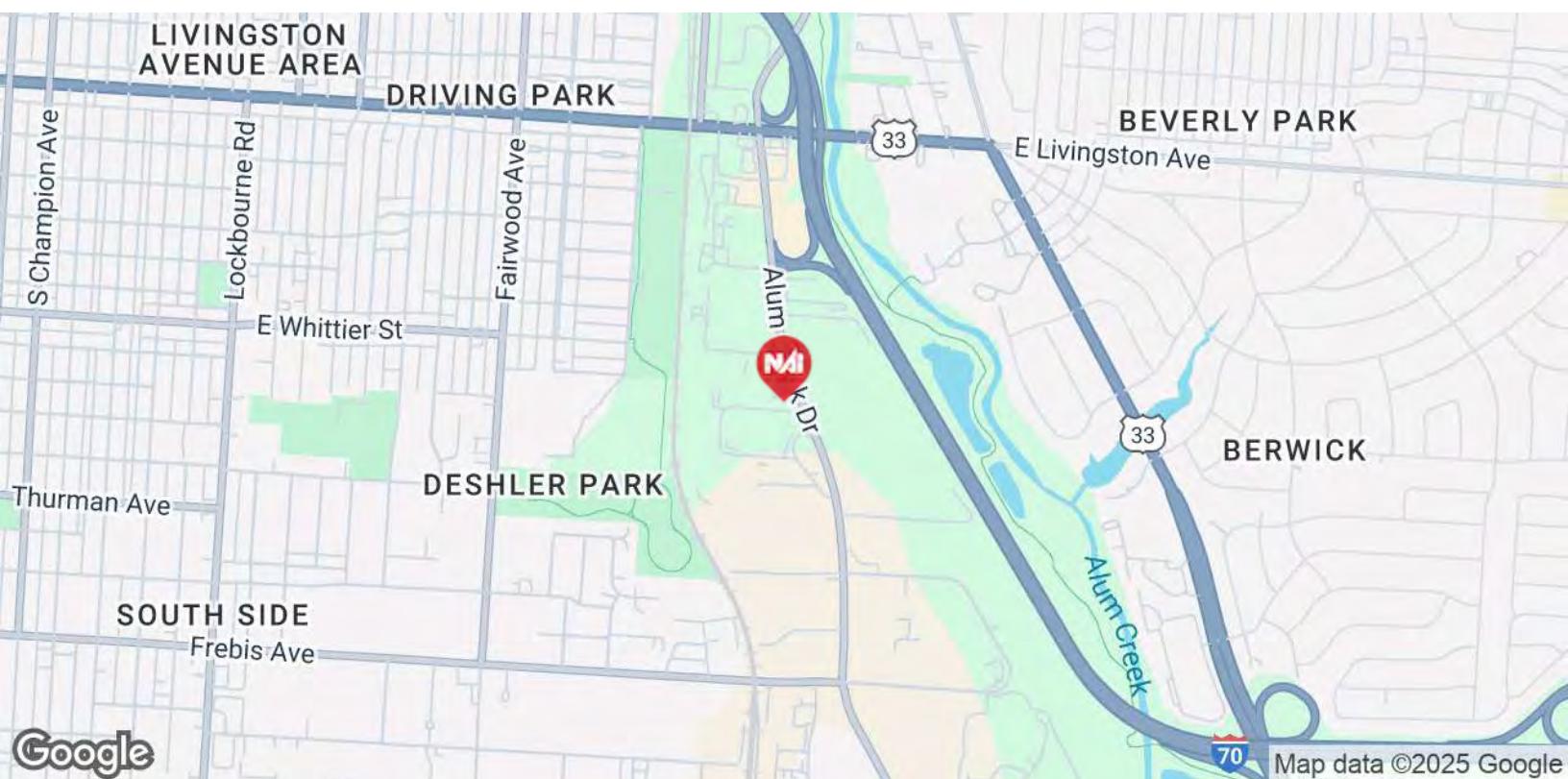
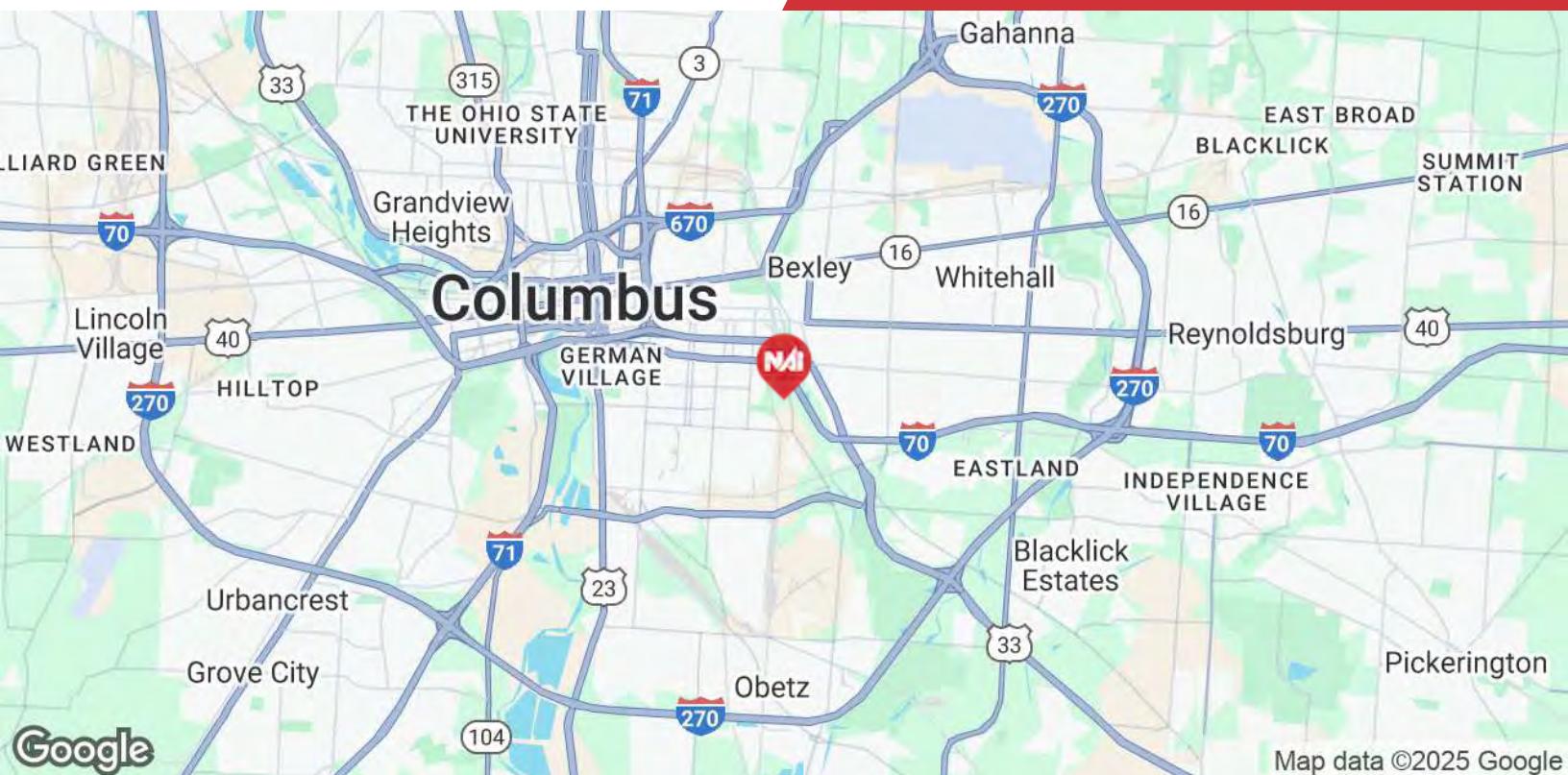
Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
1503 Alum Industrial Drive	2,100	\$ 1,219.75	\$ 14,637.00	2022	2025	1503
1505 Alum Industrial Drive	9,600	\$ -	\$ -			1505
Totals	11,700	\$ 1,219.75	\$ 14,637.00			

Income & Expense Summary

Income	PSF	Total	Summary	Total
Base Rent	\$	14,637.00	Total Income	\$ 14,637.00
Additional Rent Reimbursement	\$	-	Total Expenses	\$ 0.00
Total Income	\$	14,637.00	Net Operating Income	\$ 14,637.00

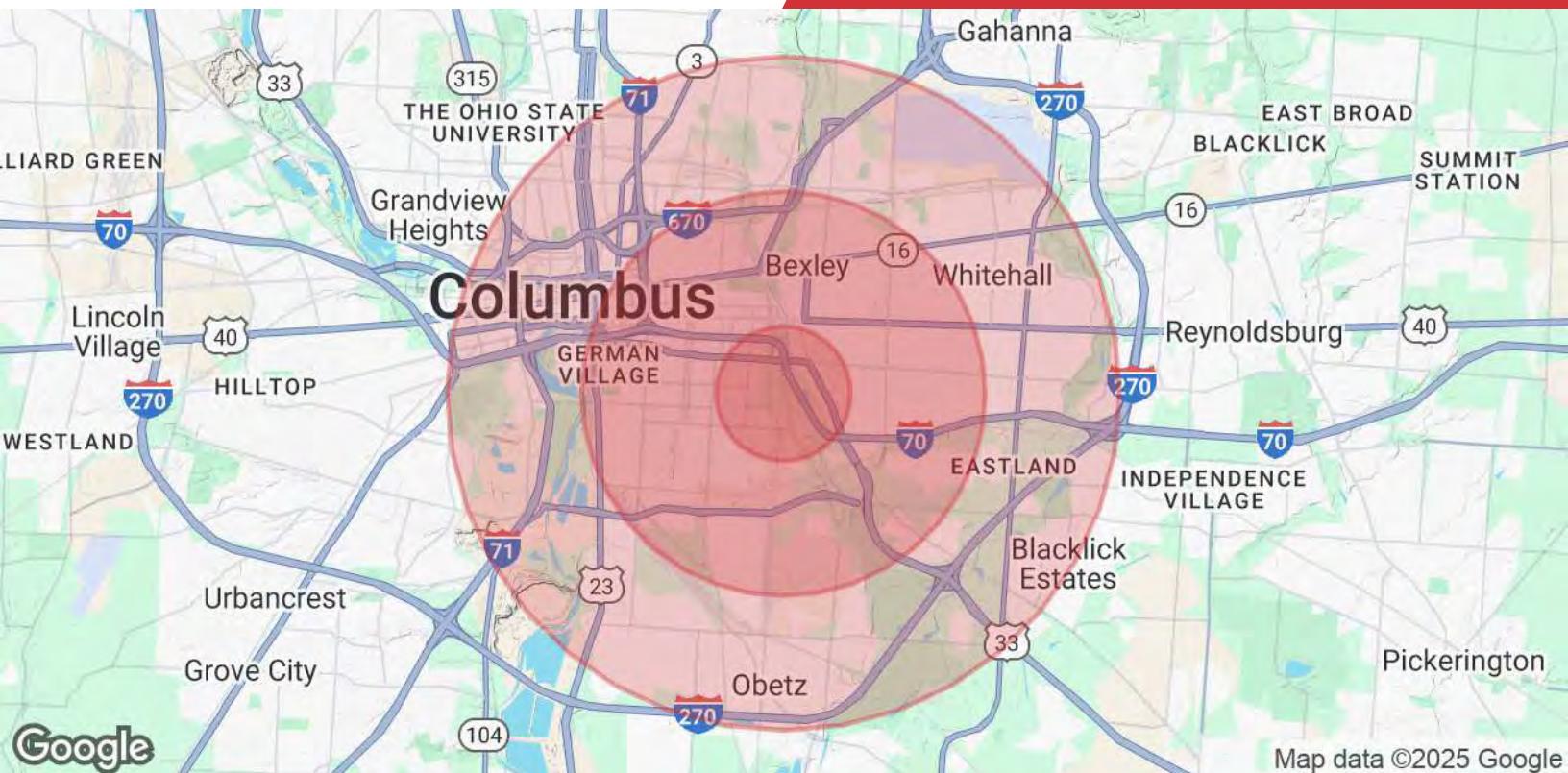
Expenses (Prior 12 Months)	PSF	Total	
1503-1505 Insurance	\$ 0.22	\$2,574.00	
1503-1505 Taxes	\$ 0.73	\$8,541.00	
1503-1505 Maintenance	\$ 0.27	\$3,159.00	
Total Expenses		\$14,274.00	

Valuation	Total
Our Valuation	\$1,485,000



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Population

	1 Mile	3 Miles	5 Miles
Total Population	11,409	111,485	240,523
Average Age	35.1	35.8	35.2
Average Age (Male)	33.6	34.0	33.6
Average Age (Female)	36.5	37.3	36.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,322	45,691	100,735
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$45,442	\$53,643	\$49,776
Average House Value	\$139,615	\$149,158	\$141,242

* Demographic data derived from 2020 ACS - US Census

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