



## 1503-1505 Alum Creek Dr

Columbus, Ohio 43209

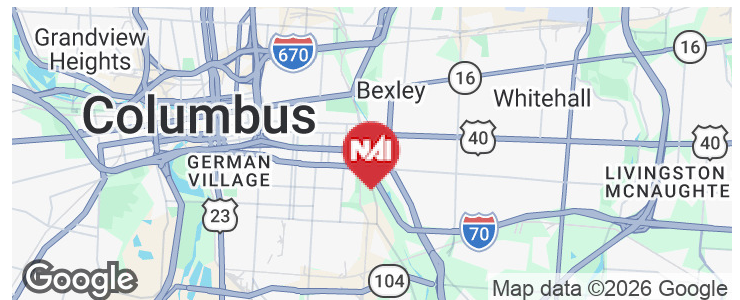
### Property Highlights

- ±11,600 SF Industrial Building
- Unit 1505 is Available (9,600 SF)
- Unit 1503 is Available (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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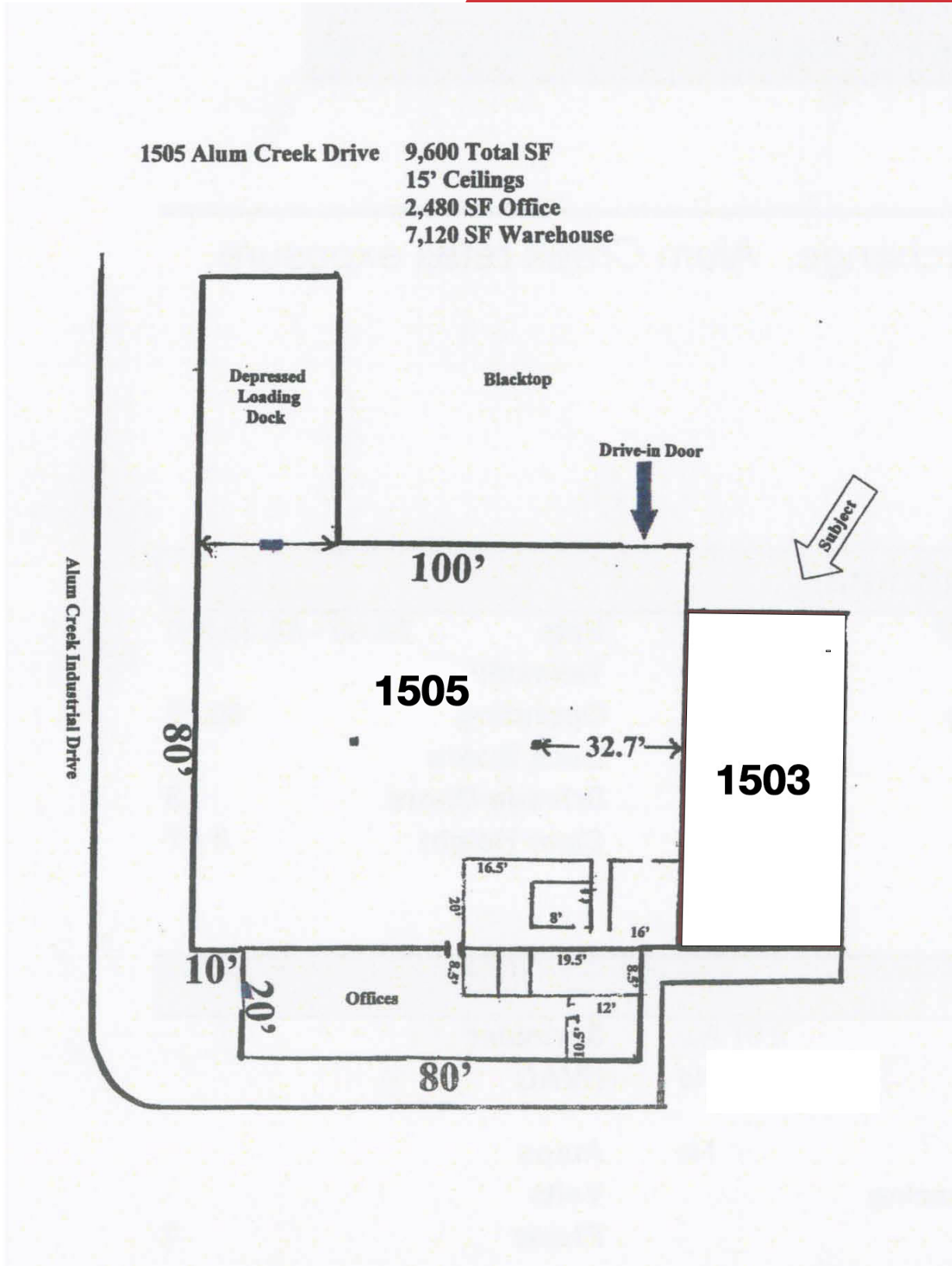
**Dan Sheeran**

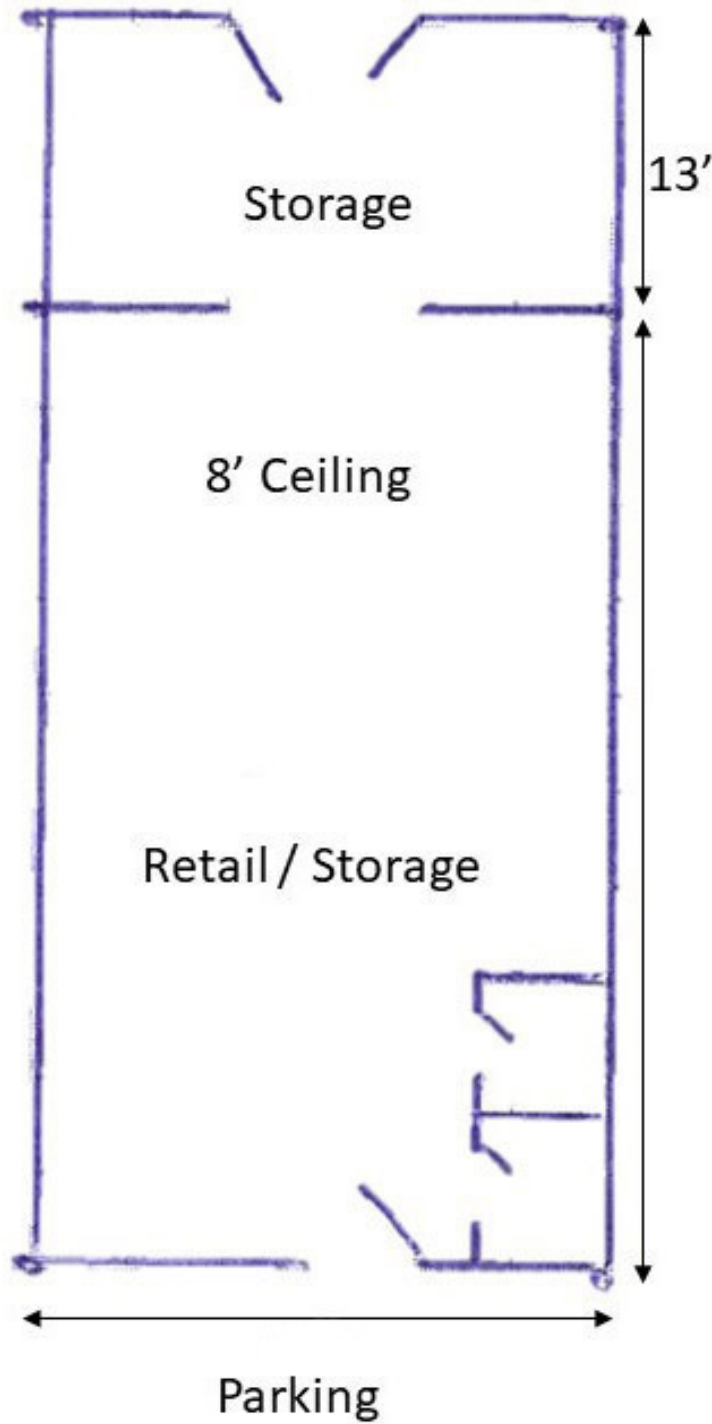
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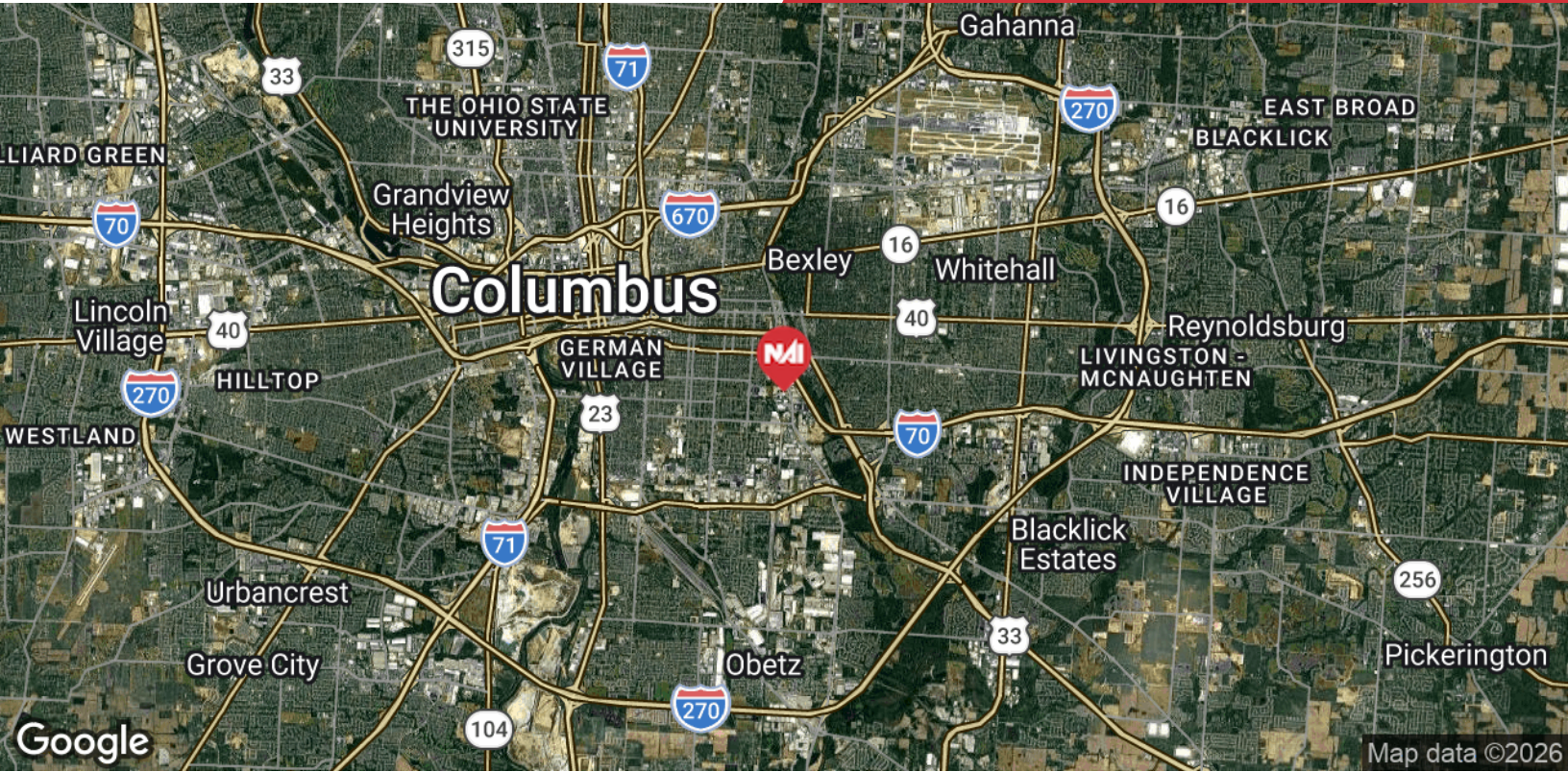
**Dan Sheeran, Jr.**

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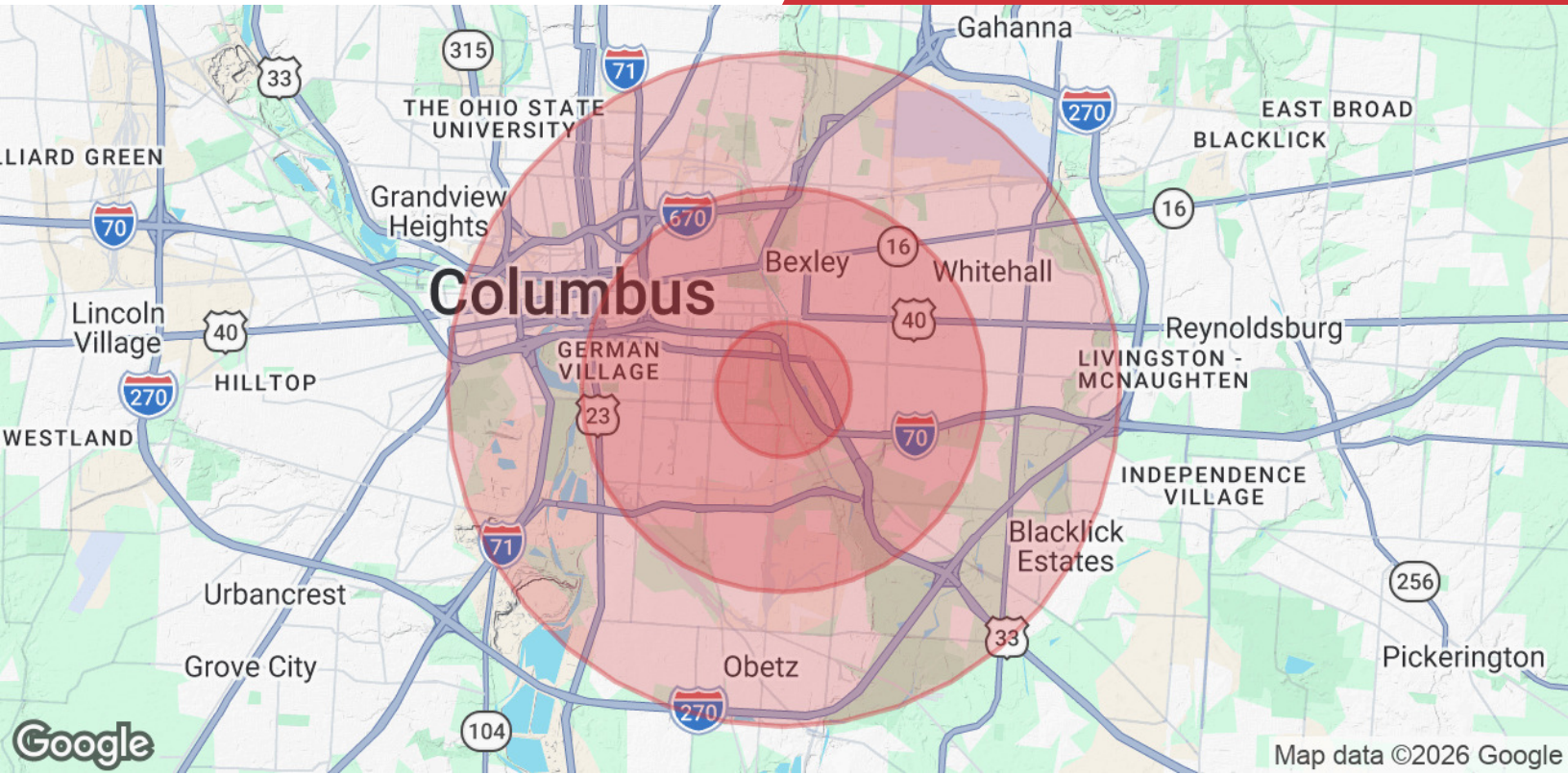






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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	11,409	111,485	240,523
<b>Average Age</b>	35.1	35.8	35.2
<b>Average Age (Male)</b>	33.6	34.0	33.6
<b>Average Age (Female)</b>	36.5	37.3	36.8
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	4,322	45,691	100,735
<b># of Persons per HH</b>	2.6	2.4	2.4
<b>Average HH Income</b>	\$45,442	\$53,643	\$49,776
<b>Average House Value</b>	\$139,615	\$149,158	\$141,242

\* Demographic data derived from 2020 ACS - US Census