



INDUSTRIAL INVESTMENT OPPORTUNITY

793 HARMON AVE

COLUMBUS, OH 43223



INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



WOODY WALTON

ASSOCIATE

DIRECT +1 (270) 535-2265

woody.walton@matthews.com

License No. 2021003152 (OH)



CALEB GIANANGELI

ASSOCIATE

DIRECT +1 (614) 812-0138

MOBILE +1 (614) 579 1230

caleb.gianangeli@matthews.com

License No. 2023002792 (OH)

MATT WALLACE

Broker of Record

License No. REC.2022007141 (OH)

INVESTMENT HIGHLIGHTS

793 Harmon Ave is an industrial building totaling $\pm 8,069$ SF on ± 0.75 acres. The property was fully renovated in 2020 including a new parking lot, electrical systems, plumbing, and HVAC. The office was expanded and fully remodeled featuring six private offices, a large conference room, four restrooms, and an updated kitchenette. The warehouse totals 5,084 SF and includes one dock door with leveler, drive in door, and 12' clear ceilings. The warehouse is comprised of three separate bays. The western bay totals $\pm 1,575$ SF and is fully climate controlled with a separate HVAC system. The adjacent lot allows for additional parking or outdoor storage. This an opportunity for company to purchase a versatile, flex property, positioning itself in the center of Columbus.



PROPERTY OVERVIEW



2020
YEAR RENOVATED



±0.75 AC
ACREAGE



±8,069 SF
TOTAL GLA



±2,985 SF
OFFICE SPACE GLA

PROPERTY SUMMARY

Sale Price	Contact Broker
Parcel ID	010-061457-00, 010-061453-00
Coverage	27%
Zoning	Manufacturing (M)
Construction	Masonry
Clear Height	12'
Drive In Doors	One (1): 10 W x 10 H
Doc Doors	One (1): 8.5 W X 10 H
Power	Three Phase
Lighting	Automatic LED
Climate Controlled	1,575 SF of Warehouse
Roof	Flat Rubber Membrane
HVAC	Two Roof Top Units
Heat	Suspended, Forced Air (3)

FULLY RENOVATED IN 2020

**ALL ELECTRICAL, PLUMBING, AND
HVAC SYSTEMS REPLACED IN 2015**

**±3.0 MILES FROM THE HEART OF
DOWNTOWN COLUMBUS**

±0.6 MILES FROM I-71

FINANCING INQUIRIES

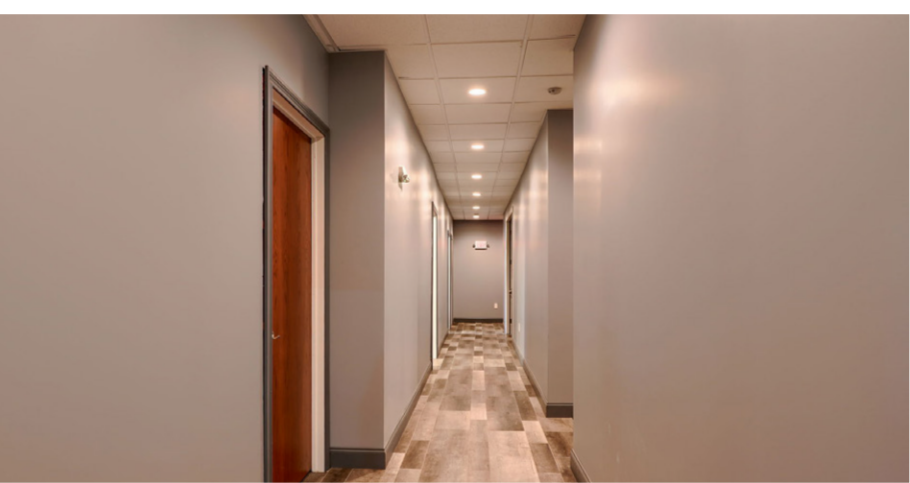
For financing options reach out to:

Jack Quigley

jack.quigley@matthews.com

+1 (216) 373-1450







cosi CENTER FOR RESEARCH & EVALUATION
Center of Science and Industry

DOWNTOWN COLUMBUS

SETTERLIN



± 145,000 VPD

Volunteers of America
OHIO & INDIANA

meals on wheels
AMERICA

BERGLUND

 **JOHN GLENN COLUMBUS INTERNATIONAL AIRPORT**
± 10.3 MILES AWAY



± 124,000 VPD

ITS

IRS INNOVATIVE
ROOFING SYSTEMS + CONSTRUCTION

COMTEX
Central Ohio Medical Textiles

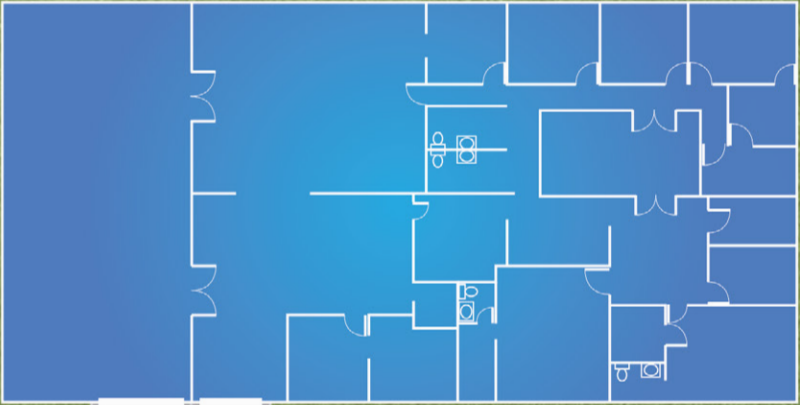
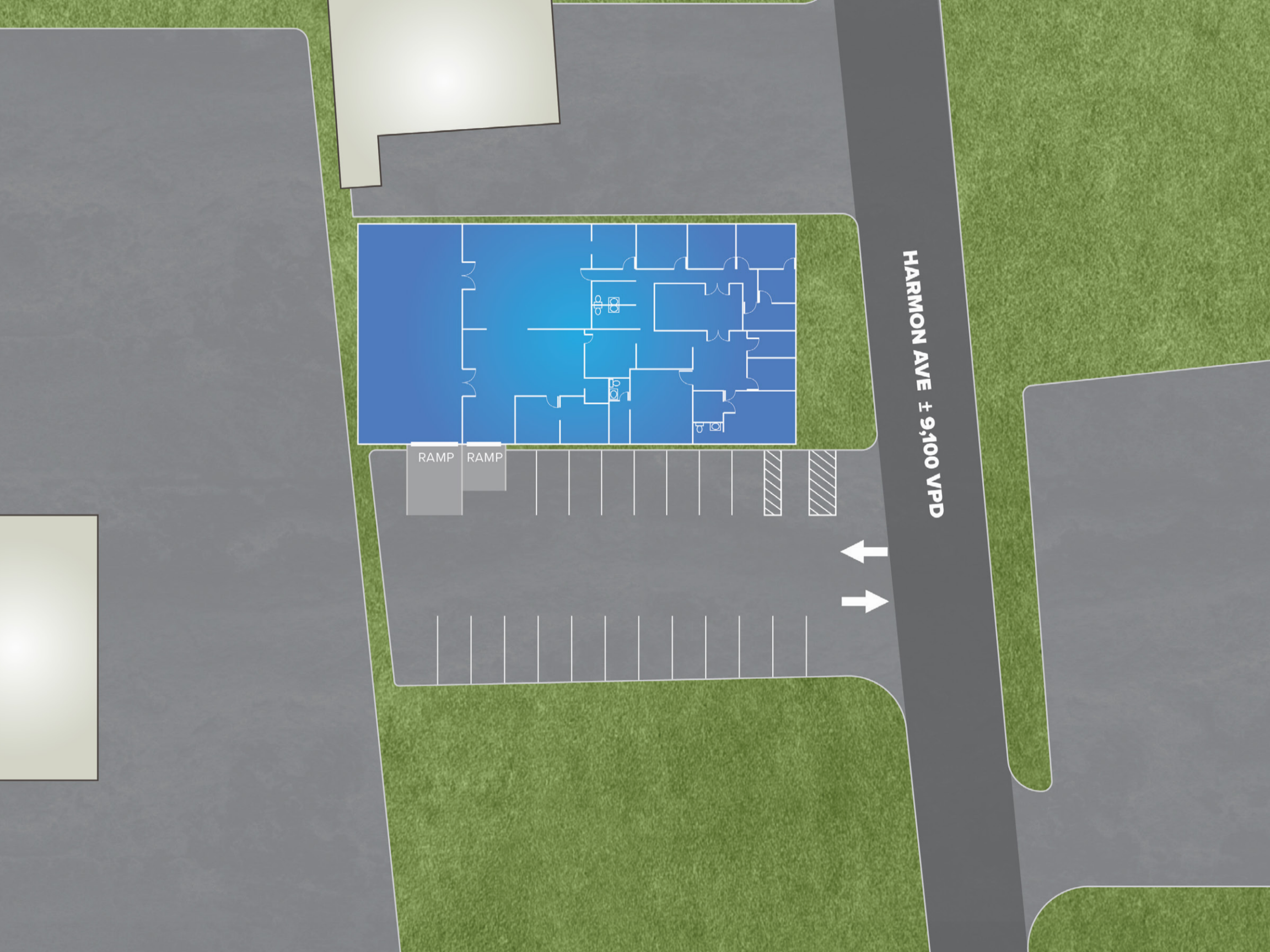
 **BOSTIK**

HARMON AVE ± 9,100 VPD

COMPLETE HOME MAINTENANCE

SUBJECT PROPERTY

 **CJE**



RAMP RAMP

HARMON AVE ± 9,100 VPD



COLUMBUS, OH

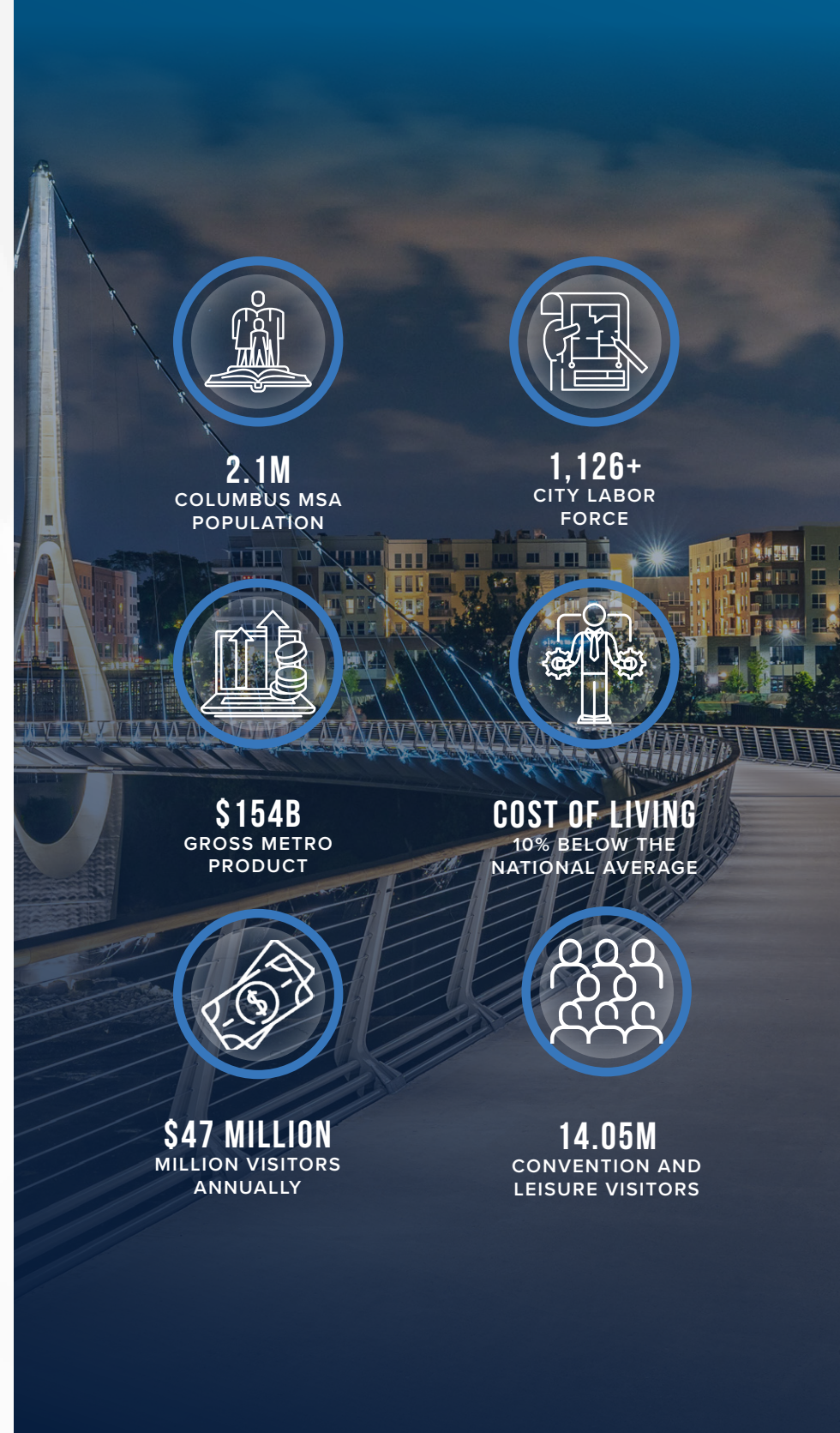
Columbus, Ohio is a thriving city that has undergone a remarkable economic transformation in recent years. Once known as part of the Rust Belt, the city has diversified its business proposition and is now a hub for advanced manufacturing, research and development, and innovation. The city's economy is highly diversified, with strong representation from sectors such as aviation, banking, defense, education, energy, food production, government, healthcare, hospitality, insurance, logistics, retail, steel, and technology. Columbus is home to the headquarters of six Fortune 500 companies, including Alliance Data, American Electric Power, Cardinal Health, Huntington Bancshares, L Brands, and Nationwide Mutual Insurance.

In addition to its thriving economy, Columbus offers a range of attractions and amenities that make it an attractive place to live and invest. The city is home to the Franklin Park Conservatory and Botanical Gardens, as well as COSI (Center of Science and Industry), which provide entertainment and educational opportunities for residents and visitors alike. With its affordable housing market, competitive quality of life, and strong rental demand, particularly in neighborhoods like Bexley, Clintonville, the University District, German Village, and Reynoldsburg, Columbus is an excellent destination for real estate investors. The city's diverse population, growing economy, and ongoing development projects make it a promising investment opportunity for those looking to capitalize on the Midwest's transformation.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimate	7,151	125,231	322,800
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Estimate	3,277	58,225	137,030
INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$61,273	\$80,523	\$75,912







ECONOMY

As the capital of Ohio, Columbus is a well-blended mixture of government, industry, and the enormous Ohio State University. There is a strong high-tech presence in the city, in addition to other major industries of education, insurance, banking, fashion, defense, medical research, and hospitality, amongst others. The diverse economic base in Columbus brings it more economic stability and growth than many of its Rust Belt neighbors.

Having been ranked as one of the best places in the country to operate a business in, Columbus is home to the headquarters of five Fortune 500 companies: Nationwide Mutual Insurance Company, American Electric Power, L Brands, Cardinal Health, and Alliance Data. Other major employers in the city include schools, such as Ohio State University, hospitals, such as OhioHealth, Mount Carmel, and Nationwide Children's Hospital, research and development, such as the Battelle Memorial Institute, information and library companies, such as OCLC and Chemical Abstracts Service, and financial institutions such as JP Morgan Chase and Huntington Bancshares. Several national retailers are also based in the city such as Big Lots, Abercrombie & Fitch, Express, and Designer Shoe Warehouse (DSW).

Efforts to revive the downtown area and inner neighborhoods have been underway with the emergence of sprawling and attractive residential suburbs just west of the university. These areas have excellent housing, shopping, schools, golf courses and civic amenities in a layout more spacious, wooded and appealing than many similar cities in the region. Plenty of employment opportunities in commercial centers are available in and near these suburbs and with the added low cost of living for the available amenities, Columbus continues to entice those looking to relocate to a more affordable city.



#17

TOP PUBLIC SCHOOLS

SOURCE: US NEWS



60,540

TOTAL ENROLLMENT

SOURCE: US NEWS



\$18,623

AVG IN-STATE COST

SOURCE: US NEWS



32%

LIVE ON CAMPUS

SOURCE: US NEWS

Ohio State University, founded in 1870 and located in Columbus, Ohio, is one of the largest and most comprehensive public universities in the United States. With an enrollment of over 61,000 students, OSU offers more than 200 undergraduate majors and a vast array of graduate and professional programs. It is renowned for its research contributions, consistently ranking among the top public research universities in the nation. The university boasts numerous achievements, including being a member of the prestigious Association of American Universities (AAU) and securing substantial research funding, exceeding \$1 billion annually. OSU's athletic teams, known as the Buckeyes, have a storied history of success, particularly in football, where they have claimed multiple national championships. Additionally, Ohio State is celebrated for its vibrant campus life, diverse student body, and commitment to community engagement and public service. Beyond its academic and research prowess, Ohio State University is also a leader in innovation and technology.

The university's Wexner Medical Center is a top-tier medical facility, known for cutting-edge research and exceptional patient care. Ohio State's emphasis on sustainability is evident through its various green initiatives, including achieving significant reductions in greenhouse gas emissions and promoting sustainable practices across campus. The university also prides itself on fostering a supportive and inclusive environment, with numerous programs dedicated to enhancing diversity, equity, and inclusion. Moreover, OSU's alumni network, comprising over 550,000 members worldwide, plays a crucial role in various industries, contributing to the global community and enhancing the university's reputation. The vibrant student organizations, robust study abroad programs, and extensive internship opportunities further enrich the student experience, making Ohio State University a distinguished institution in higher education.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **793 Harmon Ave., Columbus, OH 43223** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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