

# MCCORMICK BLVD

Corner of McCormick Blvd & Broughton Ave, Columbus, OH 43213

Industrial Zoned  
Vacant Land

Offering Memorandum

4.47 AC

MATTHEWS™



EXCLUSIVELY LISTED BY



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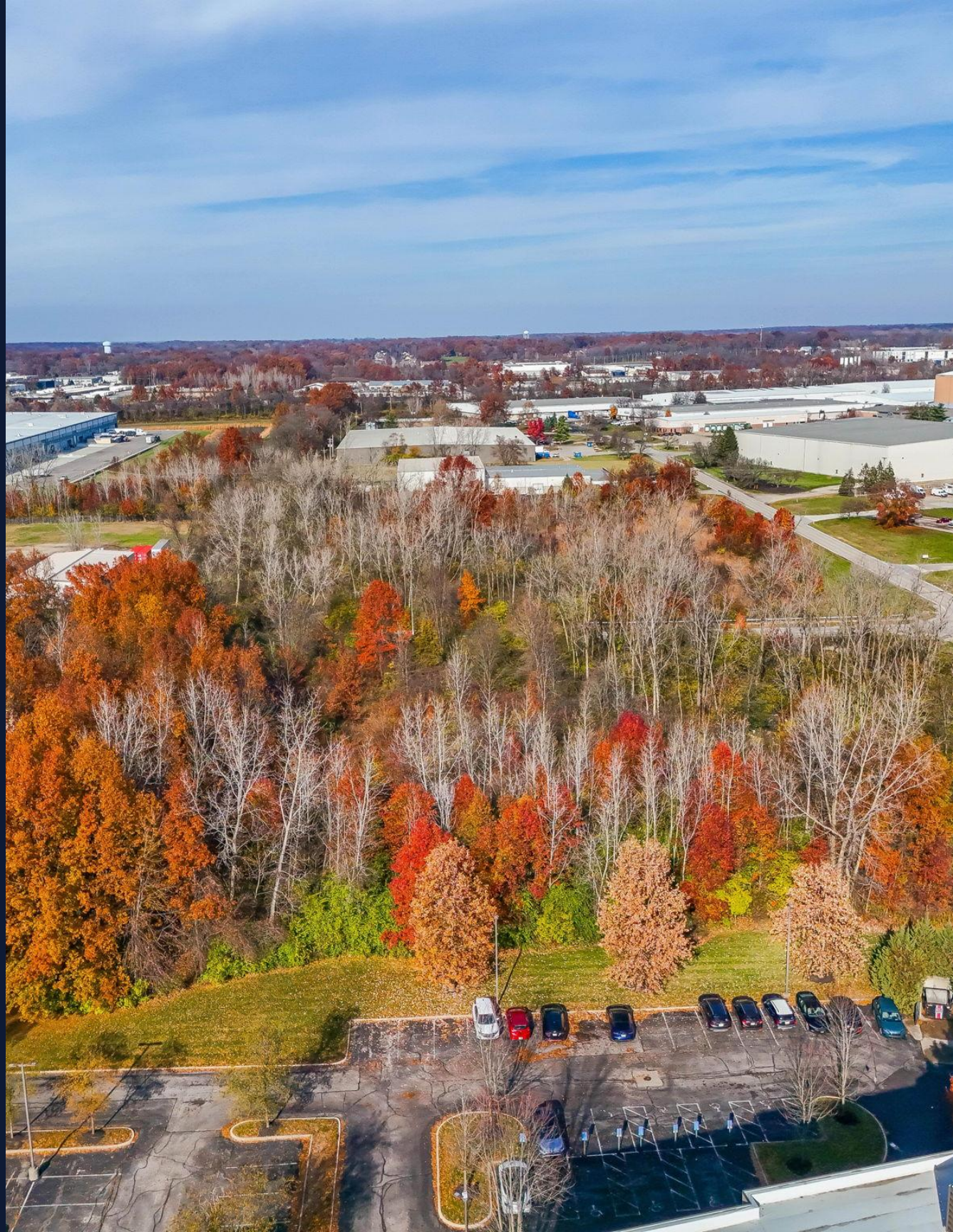
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**Matthew Wallace**

Broker of Record | Lic. No. REC.2022007141 (OH)

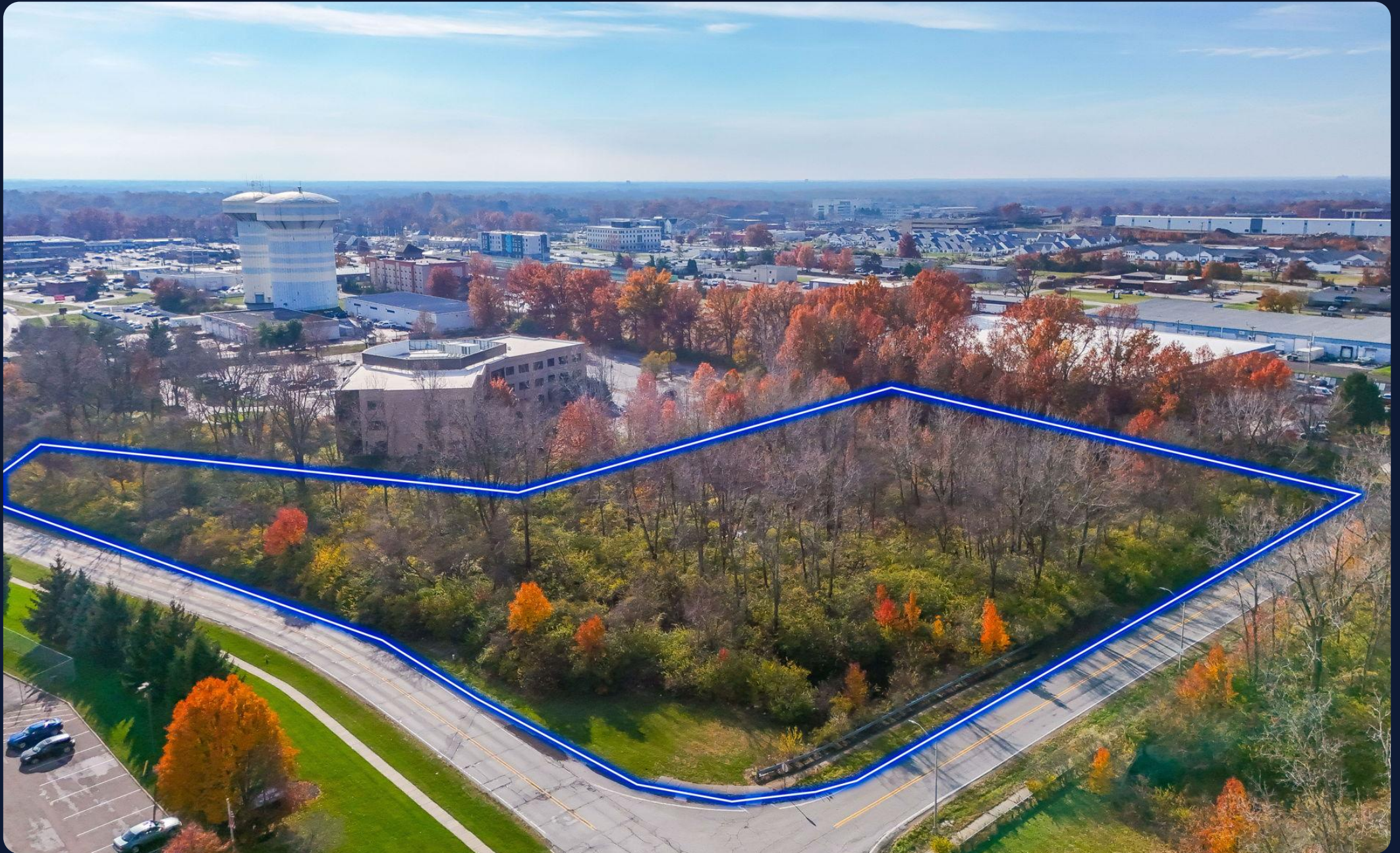
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# PROPERTY OVERVIEW

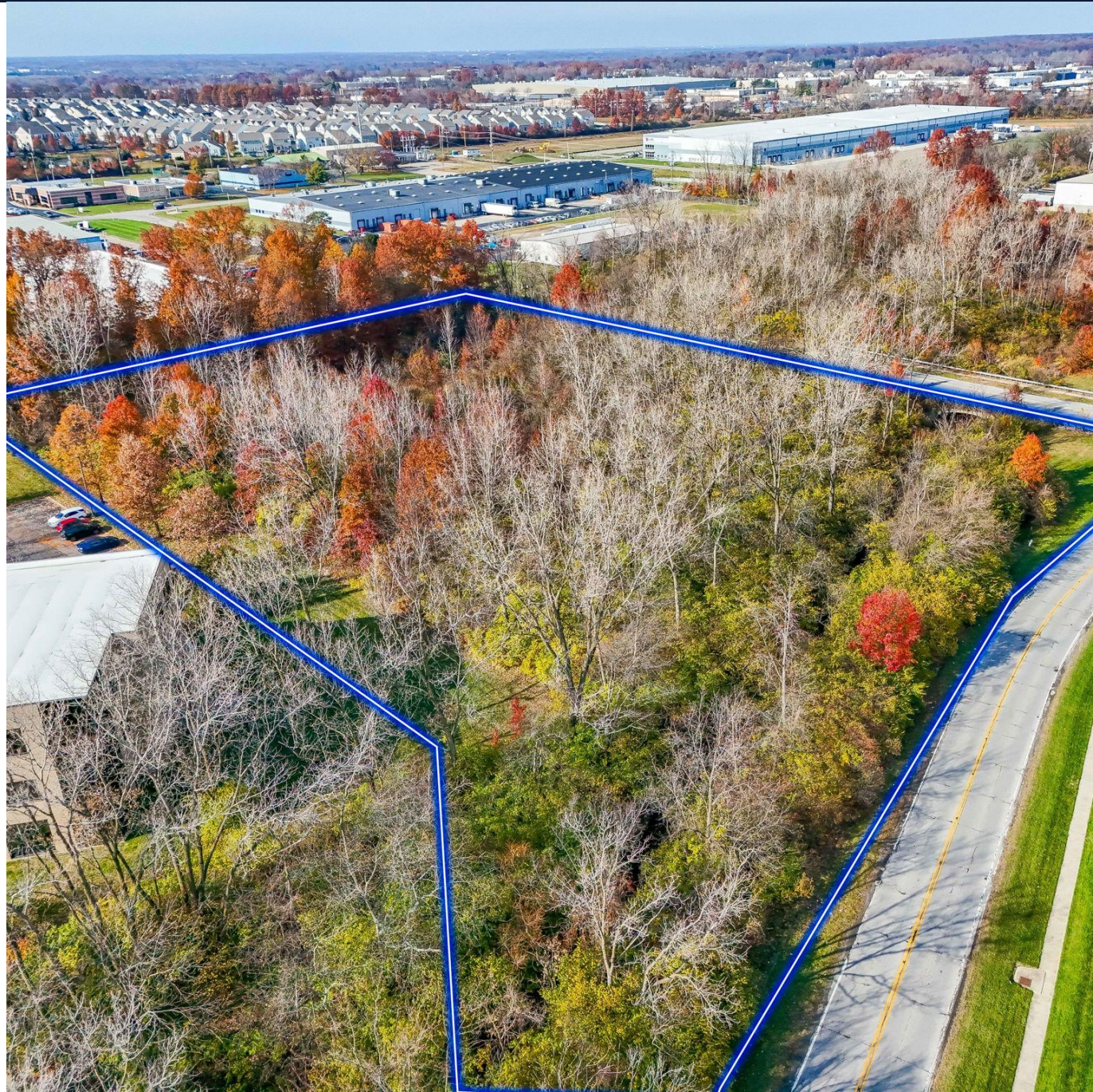
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McCormick Blvd, Columbus, OH 43213





# INVESTMENT HIGHLIGHTS

- Strategic location approximately **one mile from Interstate 270**, offering efficient regional connectivity.
- Situated **less than one mile from the full Mt. Carmel East Hospital** campus, enhancing proximity to major healthcare services.
- Adjacent to the new Crawford Hoying 206,000 SF Industrial Development.
- Approximately **8.7 miles** to **John Glenn Columbus International Airport**.
- **Strong Industrial Market:** 5.8% Vacancy Rate across 5.3M Square Feet of Industrial Property.
- 291,000 SF 12 Month Net Absorption.





# PROPERTY PHOTOS







**New Development**  
Crawford Hoying Industrial Center  
206,000 SF



**+** **Mount Carmel East**  
±419 Beds



± 121,400 VPD  
INTERSTATE 270

Taylor Station Rd

Broad St ± 55,200 VPD

Google Earth



**Industrial Zoned Vacant Land**  
McCormick Blvd, Columbus, OH 43213

**\$1,000,000**

List Price

**±4.47 AC**

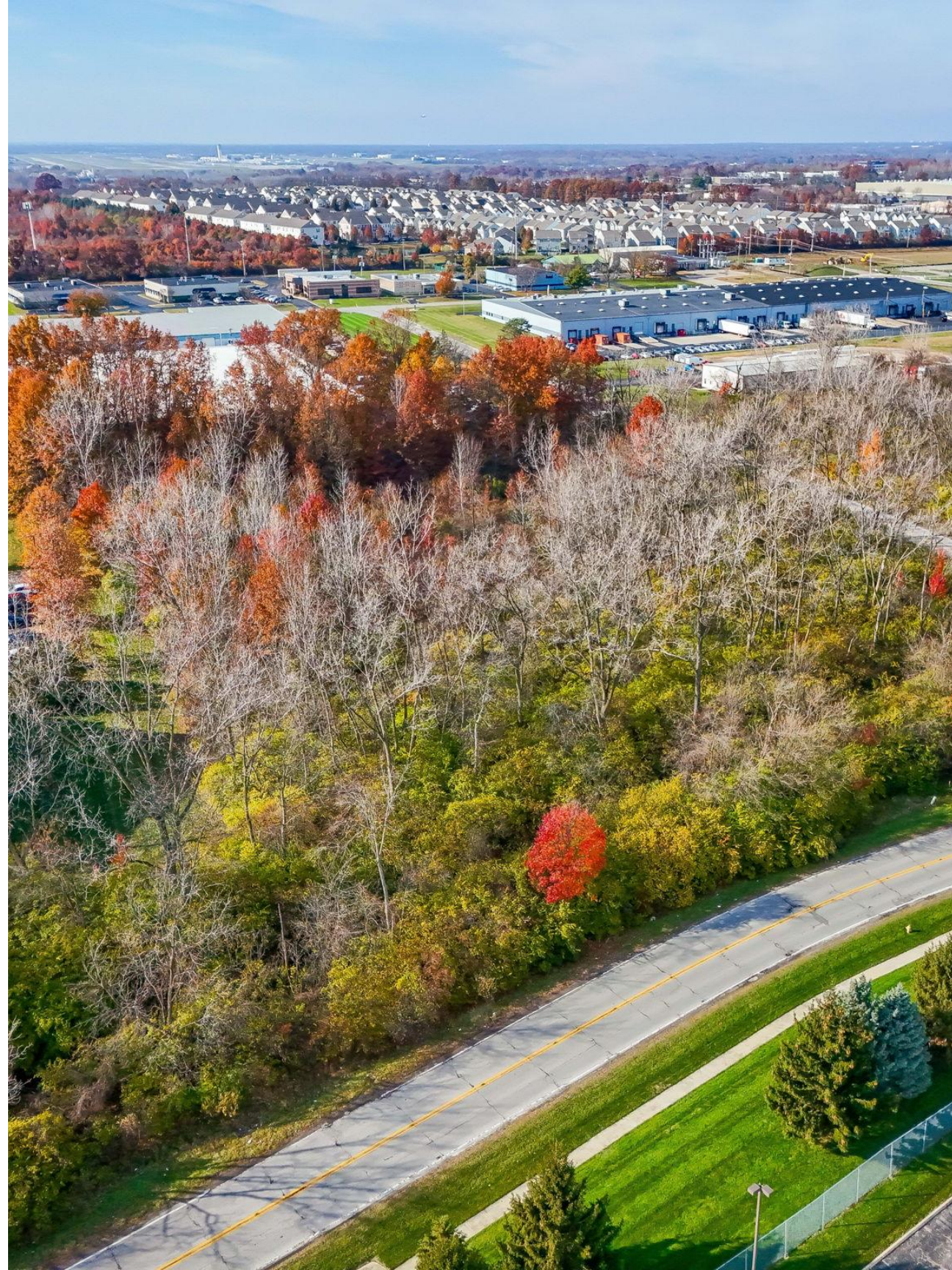
GLA

**Light Manufacturing**

Zoning

**±55,169**

Vehicles Per Day (E Broad St)





# MARKET OVERVIEW

**Industrial Zoned Vacant Land**  
McCormick Blvd, Columbus, OH 43213





# COLUMBUS, OH

## Market Demographics



**906,480**  
Total Population

**\$65,327**  
Median HH Income

**420,068**  
# of Households

**61.3%**  
Homeownership Rate

**485,878**  
Employed Population

**35%**  
% Bachelor's Degree

**33**  
Median Age

**\$234,500**  
Median Property Value

### Local Market Overview

Columbus, Ohio is a steadily growing Midwestern city shaped by a mix of historic neighborhoods, modern development, and a strong institutional presence. As the state capital and home to The Ohio State University, the city supports a broad range of economic activity tied to government, education, healthcare, research, and insurance. Its central location in Ohio has also made it a hub for logistics and commerce, helping attract employers and residents who value accessibility and steady job opportunities.

The city's character is defined by distinct districts such as the Short North, German Village, Arena District, and University District, each offering its own architectural style, community identity, and mix of amenities. Columbus continues to add housing, retail, and public infrastructure, supporting both long-time residents and newcomers. Parks, riverfront improvements, and cultural institutions contribute to the overall livability, making it a place where people find a balance of urban convenience and neighborhood-focused living.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	9,383	78,019	207,460
Current Year Estimate	9,242	78,652	208,245
2020 Census	7,845	75,988	200,207
Growth Current Year-Five-Year	1.52%	-0.80%	-0.38%
Growth 2020-Current Year	17.81%	3.51%	4.02%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,121	31,687	83,324
Current Year Estimate	4,040	31,774	83,080
2020 Census	3,638	30,924	79,690
Growth Current Year-Five-Year	2.02%	-0.28%	0.29%
Growth 2020-Current Year	11.05%	2.75%	4.25%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$121,028	\$116,584	\$115,102





### Local Industrial Market Overview

The industrial property sector in Columbus continues to draw attention as a logistics and manufacturing hub. As of mid-2025, the vacancy rate for industrial space in the region was approximately 7.7 %, having edged slightly lower year-over-year. Net absorption remains positive, though it has slowed compared to the peak years; for example, net absorption in the first half of 2024 was about 3.1 million square feet, which represented a roughly 21 % drop from the same period in 2023. The pace of new construction is also contracting: fewer speculative buildings are breaking ground, and a larger share of new space is build-to-suit.

Rental rates remain relatively affordable compared with many coastal markets, but there is a clear bifurcation: state-of-the-art logistics, big-box, or cold-storage facilities command premium rents, while older or less well-located properties face downward pressure.

From an investment and development perspective, Columbus is benefiting from its central geographic location, strong transportation network, and emerging manufacturing-related tenants. Several large commitments—such as million-square-foot leases in the eastern submarkets and build-to-suit developments in counties around the metro—are helping support demand beyond pure warehouse/distribution uses. At the same time, the slowdown in speculative build-out means supply is less aggressive, which creates room for absorption to catch up and for rents in well-positioned properties to stabilize or increase. However, investors and occupiers remain selective: older or secondary-market properties are under pressure, and the overall market is shifting from a rapid-growth phase into a more measured, strategic one.

### Local Land Market Overview

Land values in the Columbus area have risen noticeably in recent years, especially in and around Franklin County, Ohio, where strong development pressure and infrastructure investment have driven average annual appreciation rates into the high single digits or more. Large parcels situated near major transportation corridors or new industrial and technology projects are particularly sought after, tightening availability for well-positioned sites. At the same time, land farther out, with less immediate access to infrastructure or zoning favorable to development, remains comparatively affordable, reflecting a clear gradient between urban-adjacent and more remote parcels.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at McCormick Blvd, Columbus, OH, 43213 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™., the property, or the seller by such entity.

Owner and Matthews™. 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™. 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.



## APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)



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Columbus, OH 43213

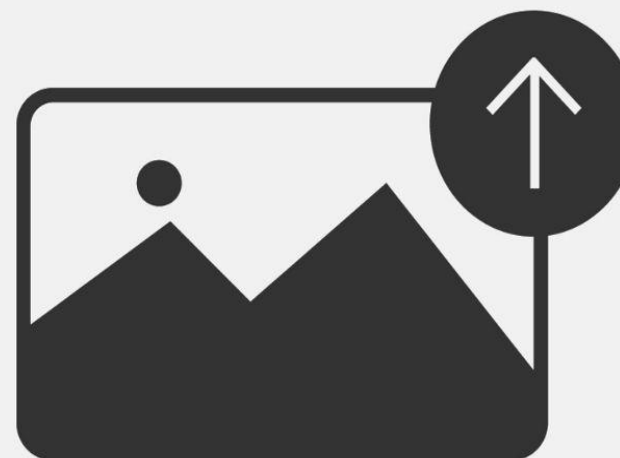
**±0 SF**  
GLA

**XXXX**  
Year Built

**±XX,XXX**  
Vehicles Per Day

**\$0.00/SF**  
Lease Rate

**\$0.00**  
Price Per SF



**PENDING PHOTOS**



# Financial Summary

**\$1,000,000**  
List Price

**00.00%**  
Cap Rate

**00.00%**  
Price Per SF

**0.00 AC**  
Lot Size

## Property Summary

Address	MCCORMICK BL   Columbus, OH 43213
RBA	±0 SF
Lot Size	±0.00 AC
Coverage	0.00%
Zoning	XX
Construction	XX
Year Built	1988
Dock Doors	00
Drive In Doors	00

## Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80

