

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

Skip Weiler • skip@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.102 • www.rweiler.com



**67,316 +/- SF Two Industrial Buildings on 7.421 +/- ac**



Appraisal Brokerage Consulting Development

**INDUSTRIAL INVESTMENT OPPORTUNITY**

**1001 and 1025 Pole Lane Rd, Marion, OH 43302**

**INDUSTRIAL INVESTMENT IN MARION!**

**Property Highlights**

2 industrial buildings totaling 67,316 +/- SF connected by a walk way on 7.421 +/- acres. Current owners looking for sale with a 10-year leaseback. Existing business designs and develops durable beryllium copper products at on-site foundry which are then sold to manufacturers. Products consist of copper plunger tips, shot sleeves, rings, chill vents/blocks, & custom products & tools; funds have been allocated towards advanced pollution control of on-site foundry to ensure adherence to EPA & OSHA standards. Current business has not operated with debt until placing debt on the subject building; the sale shall pay off building debt. Terms of the leaseback available upon request.

**Address:** 1001 & 1025 Pole Lane Rd  
Marion, OH 43302

**County:** Marion

**Township:** Marion

**PIDs:** 200010003000  
200010003200  
200010010501  
200010600700

**Location:** SWC of Pole Lane Rd  
and E Fairground St

**Year Built:** 1983

**Acreage:** 7.421 +/- ac

**Total Size:** 67,316 +/- SF (2 buildings)

**Sale Price:** \$1,400,000

**NOI:** \$210,000/Year  
(increasing 3%/year)

**Cap Rate:** 15%

**Taxes:** Pay by Tenant

**Zoning:** I-3 - Industrial District



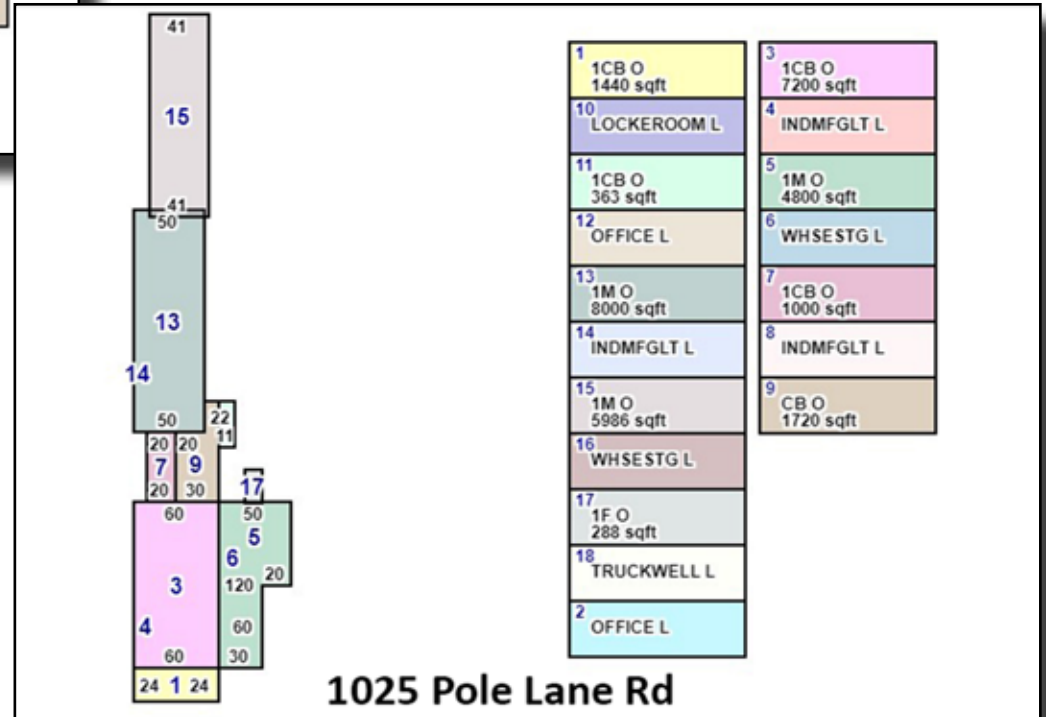
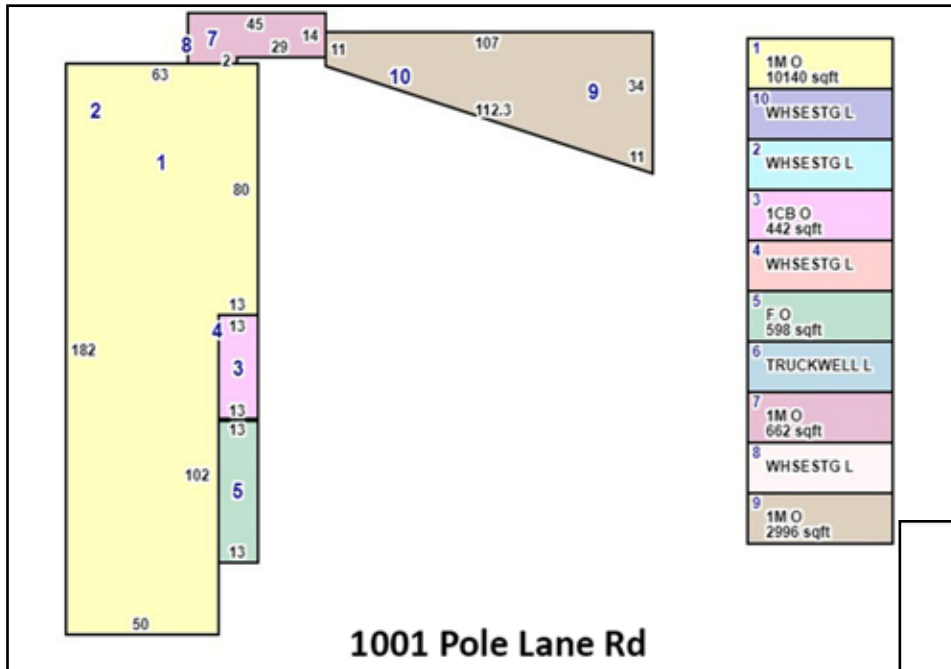
1001 and 1025 Pole Lane Rd, Marion, Ohio 43302

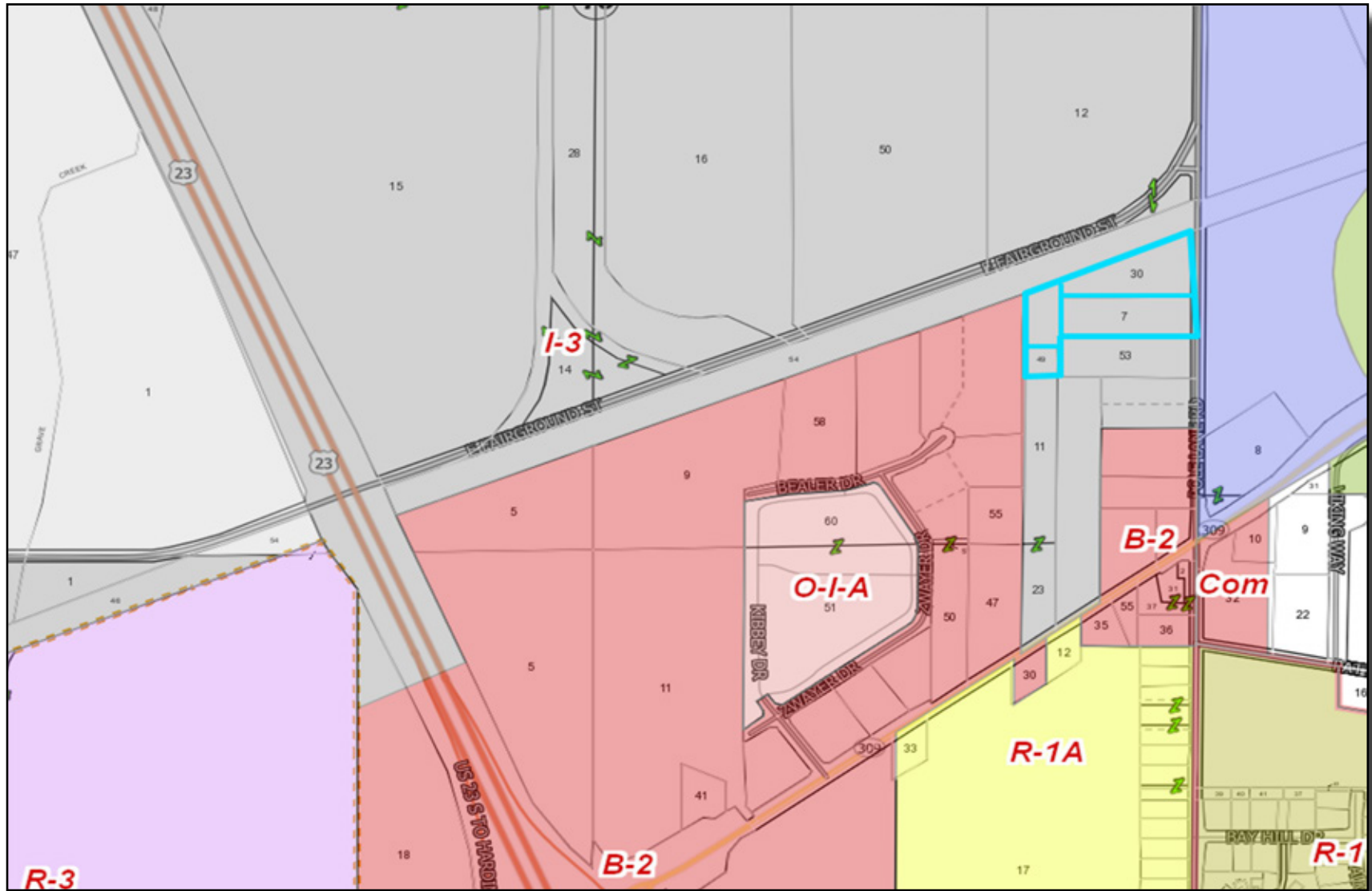
NOI increases 3%/year

**Sale Price: \$1,400,000.00**

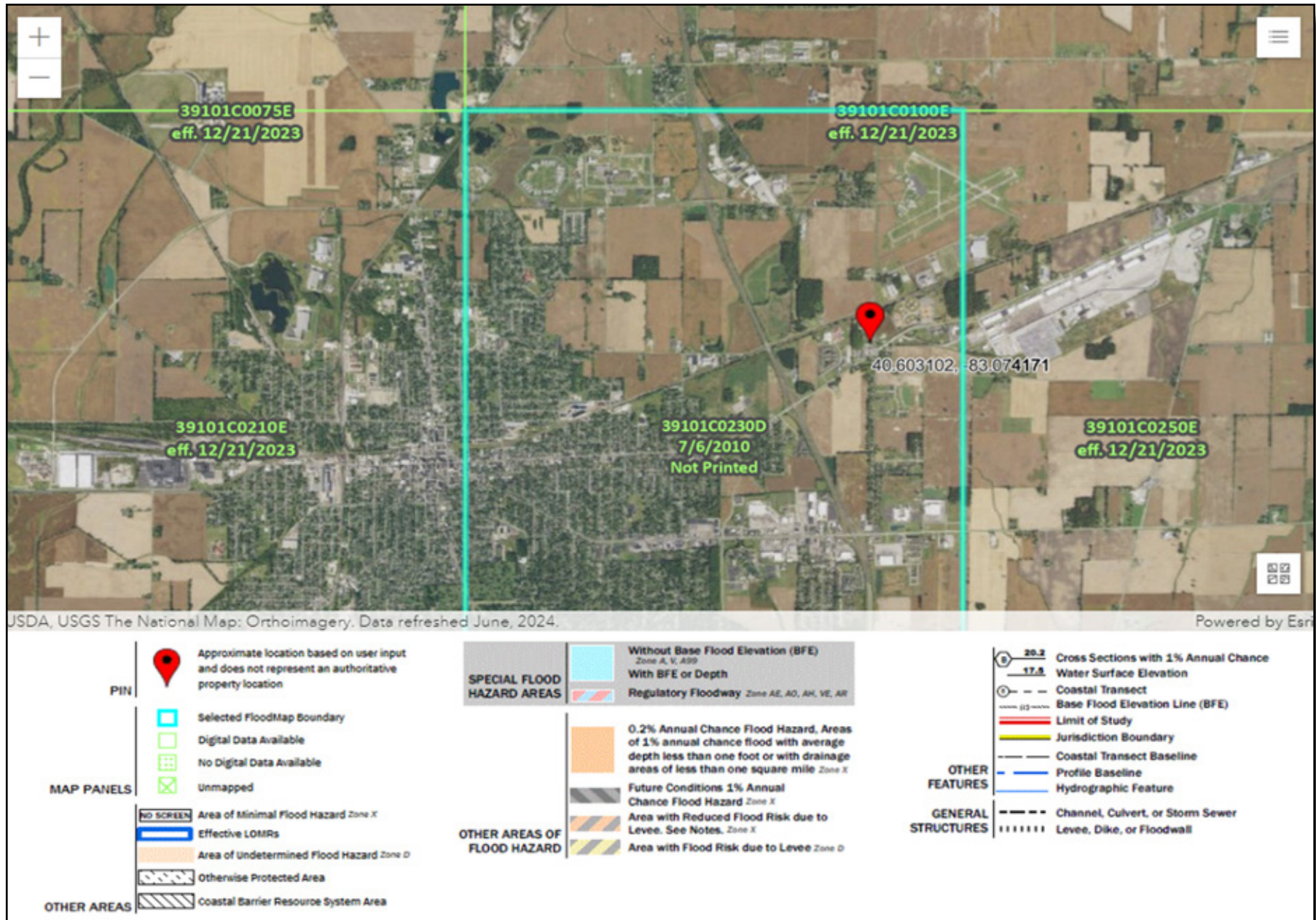
Year	Cap Rate/%	NOI
1	15.00	\$210,000.00
2	15.45	\$216,300.00
3	15.91	\$222,789.00
4	16.39	\$229,472.67
5	16.88	\$236,356.85
6	17.39	\$243,447.56
7	17.91	\$250,750.98
8	18.45	\$258,273.51
9	19.00	\$266,021.72
10	19.57	\$274,002.37





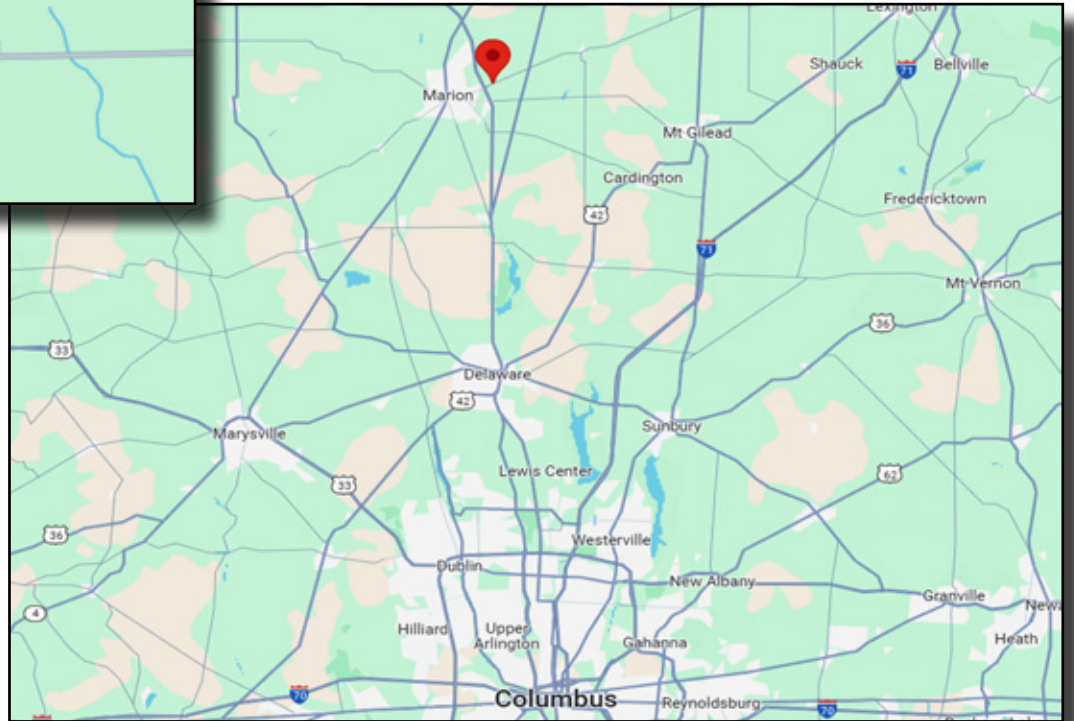
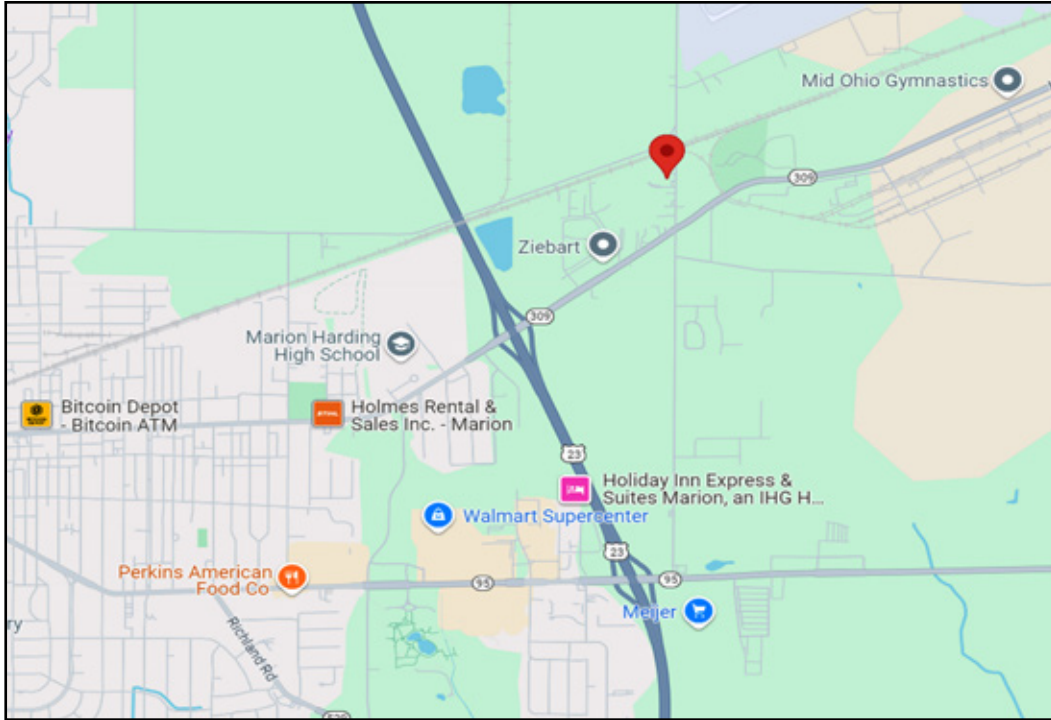


Click [here](#) to view zoning regulations



2 Industrial Buildings totaling 67,316 +/- SF  
1001 & 1025 Pole Lane Rd, Marion, Ohio 43302

# Street Maps



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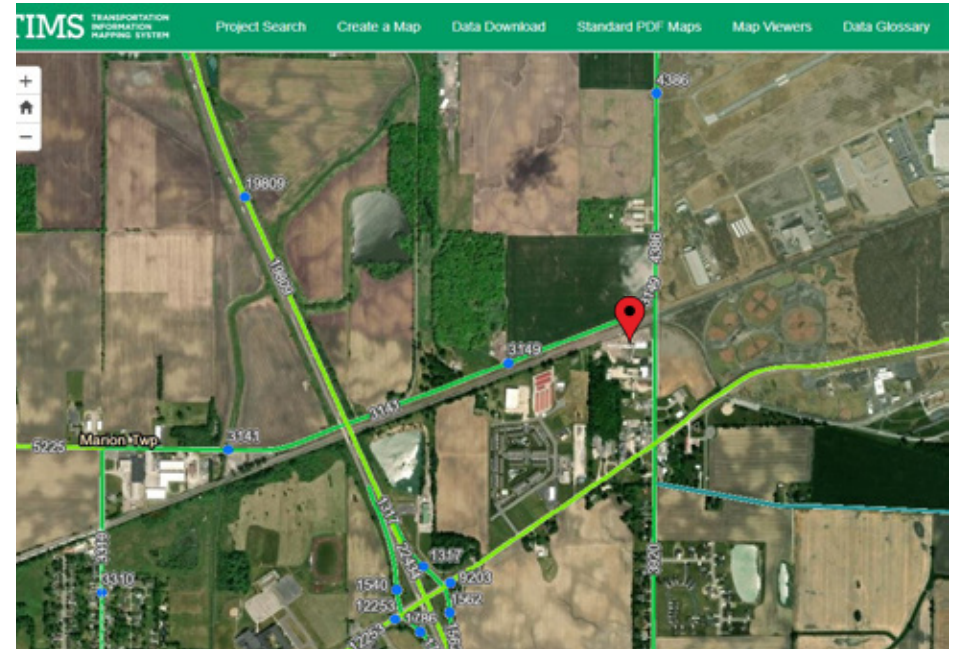
**Great Location!**  
Easy access to major roads  
Minutes to Downtown Marion  
Close proximity to US-23

Demographic Summary Report

Pole Land Rd, Marion, OH 43302



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	990	26,262	45,989
2024 Estimate	1,003	26,248	45,896
2020 Census	1,051	26,071	45,080
Growth 2024 - 2029	-1.30%	0.05%	0.20%
Growth 2020 - 2024	-4.57%	0.68%	1.81%
<b>2024 Population by Hispanic Origin</b>			
2024 Population	34	849	1,530
<b>2024 Population</b>			
White	882 87.94%	22,020 83.89%	39,390 85.82%
Black	35 3.49%	2,308 8.79%	3,070 6.69%
Am. Indian & Alaskan	1 0.10%	65 0.25%	147 0.32%
Asian	17 1.69%	187 0.71%	258 0.56%
Hawaiian & Pacific Island	1 0.10%	8 0.03%	12 0.03%
Other	66 6.58%	1,660 6.32%	3,020 6.58%
U.S. Armed Forces	0	0	37
<b>Households</b>			
2029 Projection	428	10,065	18,253
2024 Estimate	433	10,063	18,220
2020 Census	455	9,931	17,818
Growth 2024 - 2029	-1.15%	0.02%	0.18%
Growth 2020 - 2024	-4.84%	1.33%	2.26%
Owner Occupied	274 63.28%	5,847 58.10%	10,584 58.09%
Renter Occupied	159 36.72%	4,216 41.90%	7,637 41.92%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	83 19.17%	2,629 26.13%	4,960 27.22%
Income: \$25,000 - \$50,000	84 19.40%	2,611 25.95%	4,999 27.43%
Income: \$50,000 - \$75,000	62 14.32%	1,580 15.70%	3,014 16.54%
Income: \$75,000 - \$100,000	65 15.01%	1,584 15.74%	2,581 14.16%
Income: \$100,000 - \$125,000	56 12.93%	838 8.33%	1,236 6.78%
Income: \$125,000 - \$150,000	13 3.00%	350 3.48%	598 3.28%
Income: \$150,000 - \$200,000	40 9.24%	325 3.23%	514 2.82%
Income: \$200,000+	30 6.93%	146 1.45%	320 1.76%
<b>2024 Avg Household Income</b>	\$89,270	\$62,086	\$60,090
<b>2024 Med Household Income</b>	\$69,932	\$47,809	\$44,901



Traffic Count Report

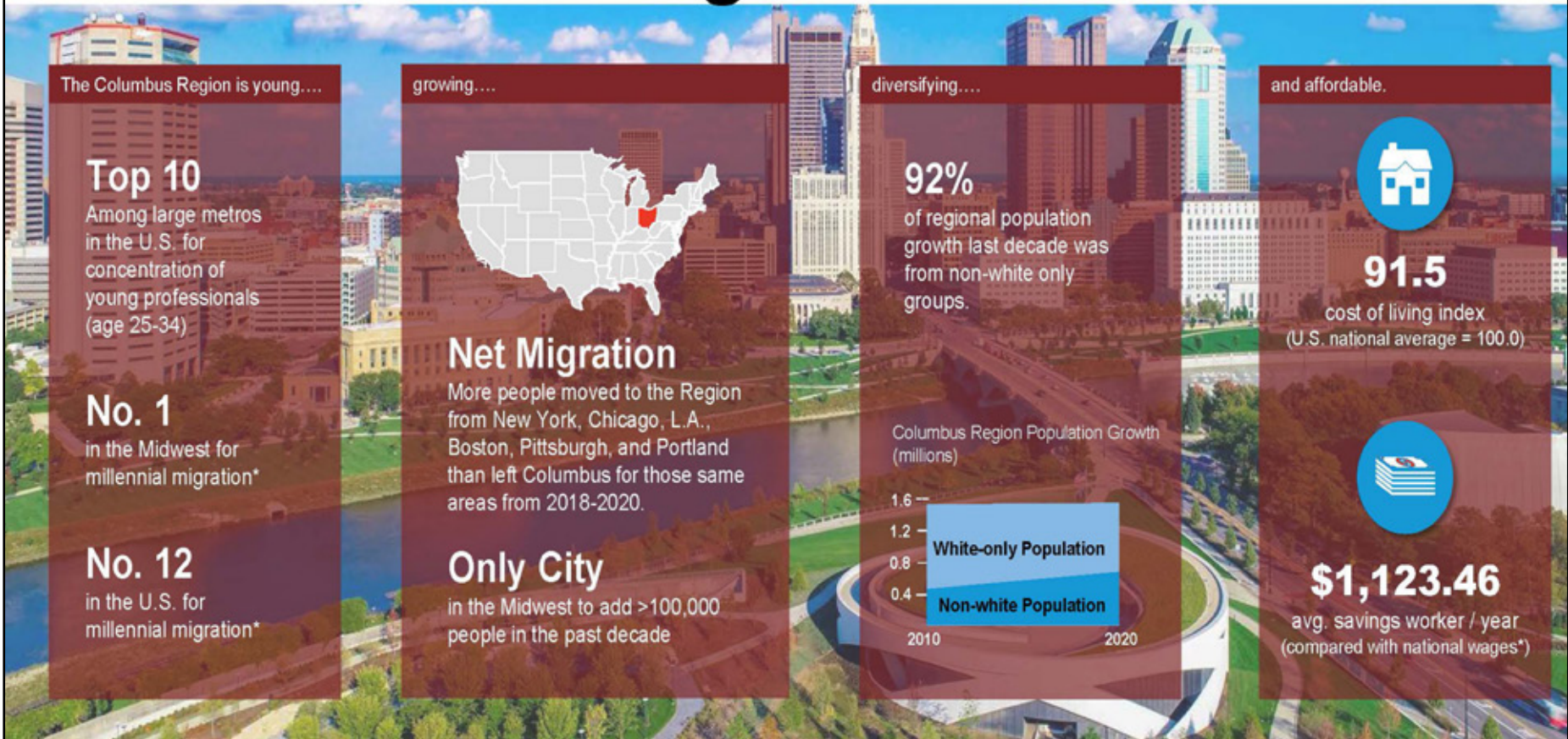


Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 East Fairground Street	Zwayer Dr	0.15 SE	2022	2,917	MPSI	.17
2 E FAIRGROUND ST	Zwayer Dr	0.15 SE	2020	2,892	AAAT	.17
3 E Fairground Rd	US Rte 23	0.30 SW	2020	3,311	MPSI	.26
4 E Fairground Rd	US Hwy23	0.30 SW	2022	3,085	MPSI	.26
5 Harding Hwy E	US Hwy23	0.13 SW	2022	8,743	MPSI	.52
6 Harding Highway East	US Rte 23	0.13 SW	2020	9,315	MPSI	.52
7 Harding Hwy E	US Hwy23	0.05 SW	2022	1,475	MPSI	.59
8 RAMP FROM SR309 TO US23 NB	US Hwy23	0.05 SW	2020	1,466	AAAT	.59
9 Harding Hwy E	US Hwy 23	0.06 NW	2020	1,667	MPSI	.64
10 RAMP FROM US23 NB TO SR309	US Hwy 23	0.06 NW	2022	1,456	MPSI	.64



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# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **86** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 86 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Skip Weiler  
President/Broker  
614-221-4286 x102  
[skip@rweiler.com](mailto:skip@rweiler.com)

Learn more about us at  
[www.rweiler.com](http://www.rweiler.com)

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

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