

DOWNTOWN COLUMBUS

CALL FOR OFFERS DUE BY 5PM EST ON JANUARY 31, 2025

FRANK ROAD

BOUNDARIES ARE APPROXIMATE

FOR SALE | COMMERCIAL DEVELOPMENT LAND

291.354 ACRES | PRIME LOCATION

INSIDE I-270 | COLUMBUS, OH



A MEMBER OF CORFAC INTERNATIONAL

EXECUTIVE SUMMARY

The subject property offers a unique opportunity to acquire the largest private contiguous piece of land inside I-270 in the Columbus metropolitan area. It sits ¼ mile off the SR-104 exit to Interstate 71, 2 miles to Interstate 270, and 3 miles to Interstate 70 and downtown Columbus. Its central location makes it an ideal infill IOS and last-mile development opportunity for owner-users, investors, and developers. Additionally, the site sits within a 20-minute drive of over 773,000 people, making it an extremely accessible site to the Central Ohio workforce.

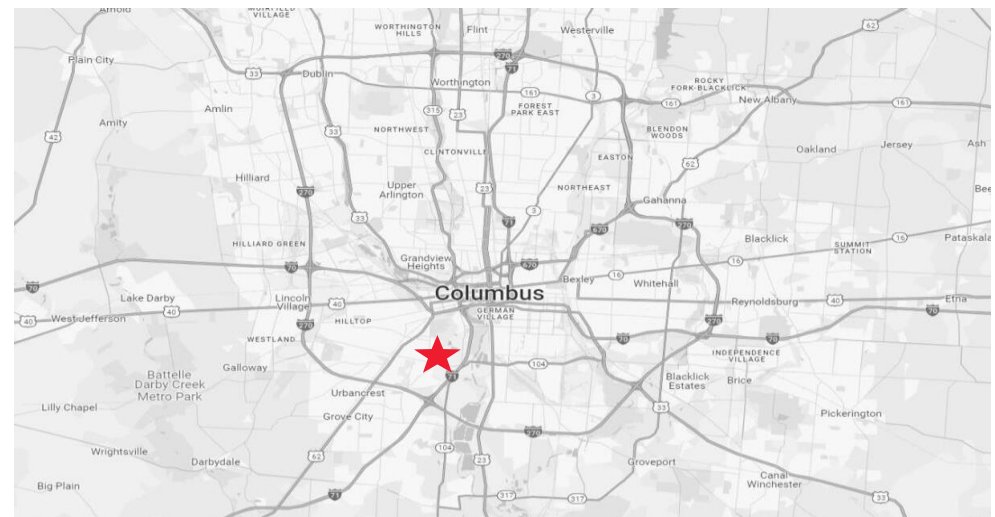
The subject property is comprised of 7 parcels that sit in the City of Columbus and 2 parcels that sit in Franklin Township.

- The City of Columbus parcels total approximately 189 acres with M-1 zoning and is located in the Pre-94 CRA with a 15-year 100% tax abatement. The City of Columbus property has functioned as a farm, pet crematorium, gas station, and as outdoor trailer storage and truck parking.
- The Franklin Township parcels total approximately 102 acres and are zoned M. The property currently functions as outdoor trailer storage and is leased to a variety of tenants on short-term leases.

The subject property does not include the Certified Oil/Marathon gas station located at 856 Frank Road.

PROPERTY SUMMARY:

PRICE:	Negotiable
CURRENT NOI:	\$1,763,472
PROPERTY TYPE:	Land (Industrial)
ZONING:	Manufacturing (M)
MARKET/SUBMARKET	Columbus/Southwest
ACREAGE:	+/- 291.354 Acres
PARCEL #S:	570-145444-00 (51 Acres) 570-145445-00 (22.2 Acres) 570-234772-00 (2.792 Acres) 570-145446-00 (105.712 Acres) 570-241134-00 (5.013 Acres) 140-007387-00 (101.907 Acres) 140-003945-00 (.99 Acres) 140-002111-00 (.75 Acres) 570-145447-00 (.99 Acres)
OFFER PROCESS:	CALL FOR OFFERS DUE BY 5PM EST JANUARY 31, 2025

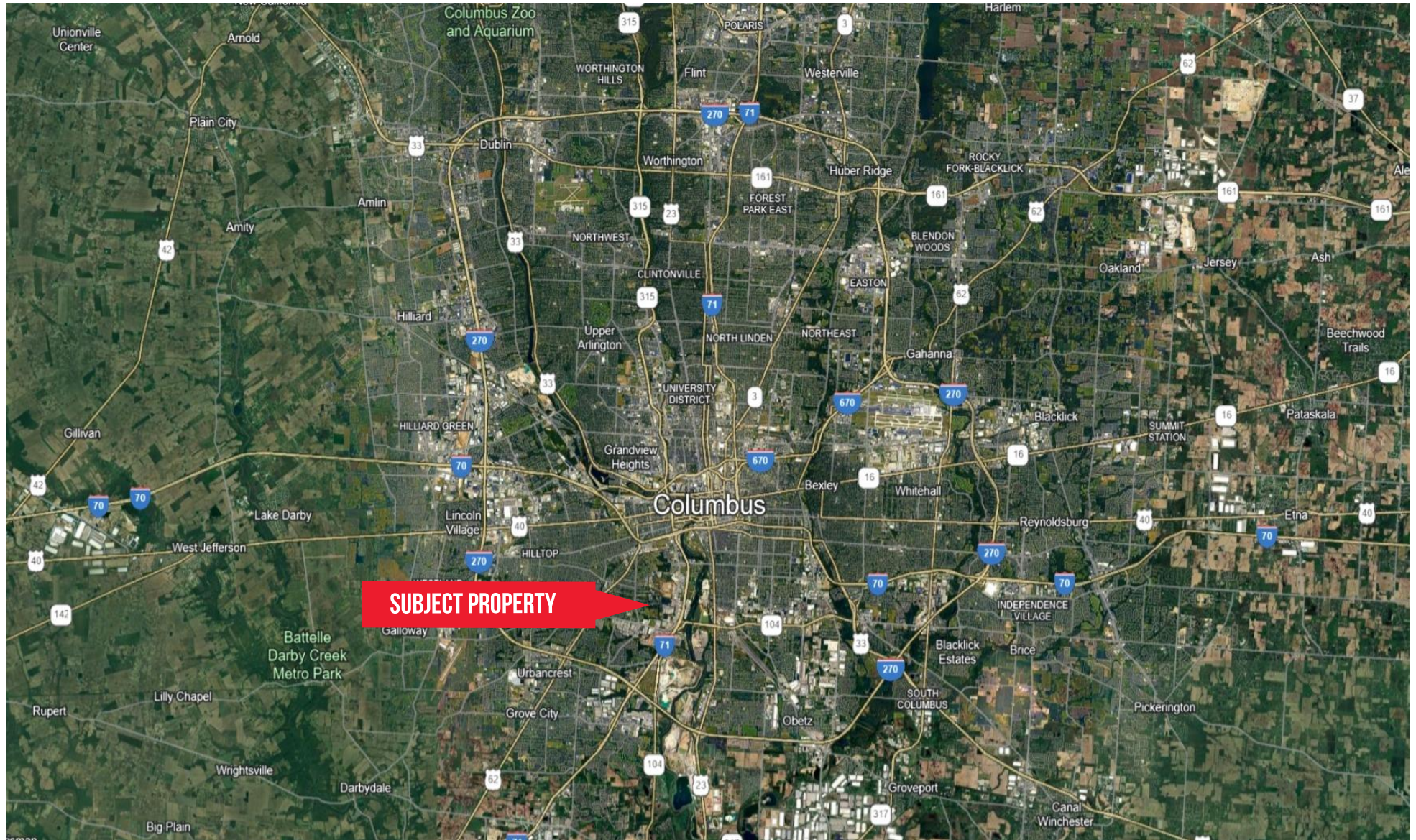


DUE DILIGENCE DOCUMENTS AVAILABLE

- Soils/Subsurface reports (Franklin Township land)
- Prior title commitment (2019)
- Aerial photos of the site (Fall 2024)
- ALTA survey (2019 – most of the parcels)
- All existing leases
- Phase I (1997, 2019, & 2022)
- Army Corp of Engineers Reports (Waterways)
- Topographical Survey
- Utility capacity study (EP Ferris) – Township land (2024)



SITE AERIAL



AMENITIES MAP

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SOUTH

AERIAL PHOTOS

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BOUNDARIES ARE APPROXIMATE

AERIAL PHOTOS

NORTH

DOWNTOWN COLUMBUS

Franklin Township

City of Columbus

Not included in sale

BOUNDARIES ARE APPROXIMATE

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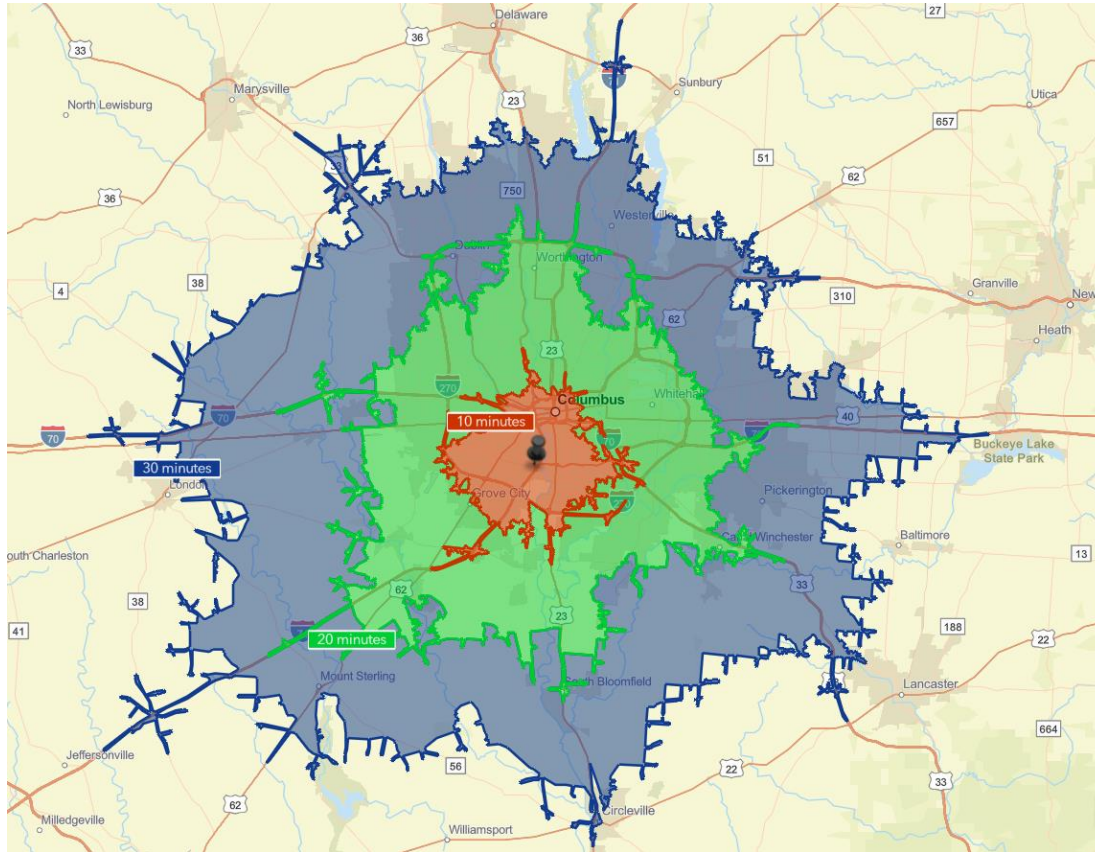
BOUNDARIES ARE APPROXIMATE

SOUTH

TWP/CITY MAP



DEMOGRAPHICS



Drive time	10 min	20 min	30 min
2024 Population	185,402	773,145	658,628
2029 Population	191,172	787,692	676,761
2024 Households	81,174	316,642	253,384
2029 Households	85,288	325,375	262,235
2024 Median Income	\$64,429	\$67,163	\$102,072
2029 Median Income	\$76,213	\$78,206	\$114,418

AREA OVERVIEW



ABOUT COLUMBUS

Columbus is one of the fastest-growing cities in the nation—thousands of people move to the Columbus area every year, making it the 14th largest city in the United States. With a reputation for its affordable cost of living, top-ranked infrastructure, and talented workforce, the region is one of the most dynamic and diverse in the country. With a vibrant mix of arts and culture, popular collegiate and professional sports teams, an entrepreneurial spirit, a revitalized downtown, and a diverse array of surrounding neighborhoods, Columbus is a great place to call home, raise a family, and do business. With several Fortune 500 companies based in the area, as well as the state's capital offices, the metro's economy is sheltered from extreme economic swings with job growth consistently outpacing the national average, people from across the country are moving to Columbus, creating significant population growth.

**Source: <https://columbusregion.com>*

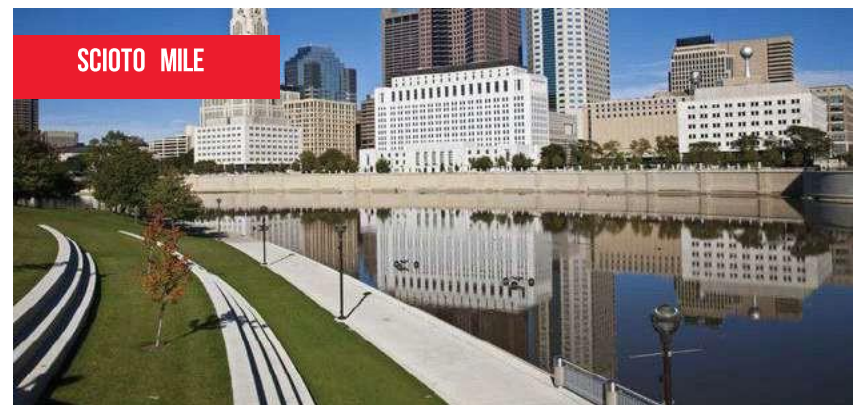
EDUCATION

The Columbus Region has one of the highest concentrations of higher education in the nation, with 52 college and university campuses, a total enrollment of more than 134,000 students and 22,000 annual graduates. Of the colleges in the region, two are leading private research institutions, allowing Columbus to attract some of the best and brightest talent in the country. The range of educational opportunities contributes to Columbus' talented and diverse labor force.

The top colleges in the Columbus area are The Ohio State University, Columbus State Community Colleges, and Otterbein University, with enrollment totaling 92,000+.

AREA ATTRACTIONS

Columbus has an array of entertainment to offer. From the unique restaurants and bars in the Short North to the outdoor concerts performed at the Columbus Commons and Express Live concert venue, to Gallery Hop and the North Market, featuring local artistic talent and food vendors, Columbus has something for everyone. The city hosts special events and festivals such as Comfest and The Arnold Classic, as well several sports teams such as The Ohio State Buckeyes, Columbus Crew, and Columbus Blue Jackets, giving residents and visitors something to do year-round. Columbus also features many parks and museums including the the Columbus Museum of Art, COSI, the world-famous Columbus Zoo and Aquarium, the Scioto Mile, and the Franklin Park Conservatory.



ECONOMY OVERVIEW

Columbus region's economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world's most recognizable brands—Scotts, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch— innovative small businesses and top-ranked educational and research institutions, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

The Columbus Region is home to a population of 21 million, and a potential workforce of 12 million. With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ hold a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest-growing metros in the country.

**Source: <https://columbusregion.com/economy/>*

#7

LARGEST ECONOMY
IN THE US (2023)

- *Columbus One*

#8

BEST STATE CAPITAL
TO LIVE IN (2023)

- *Wallethub*

#12

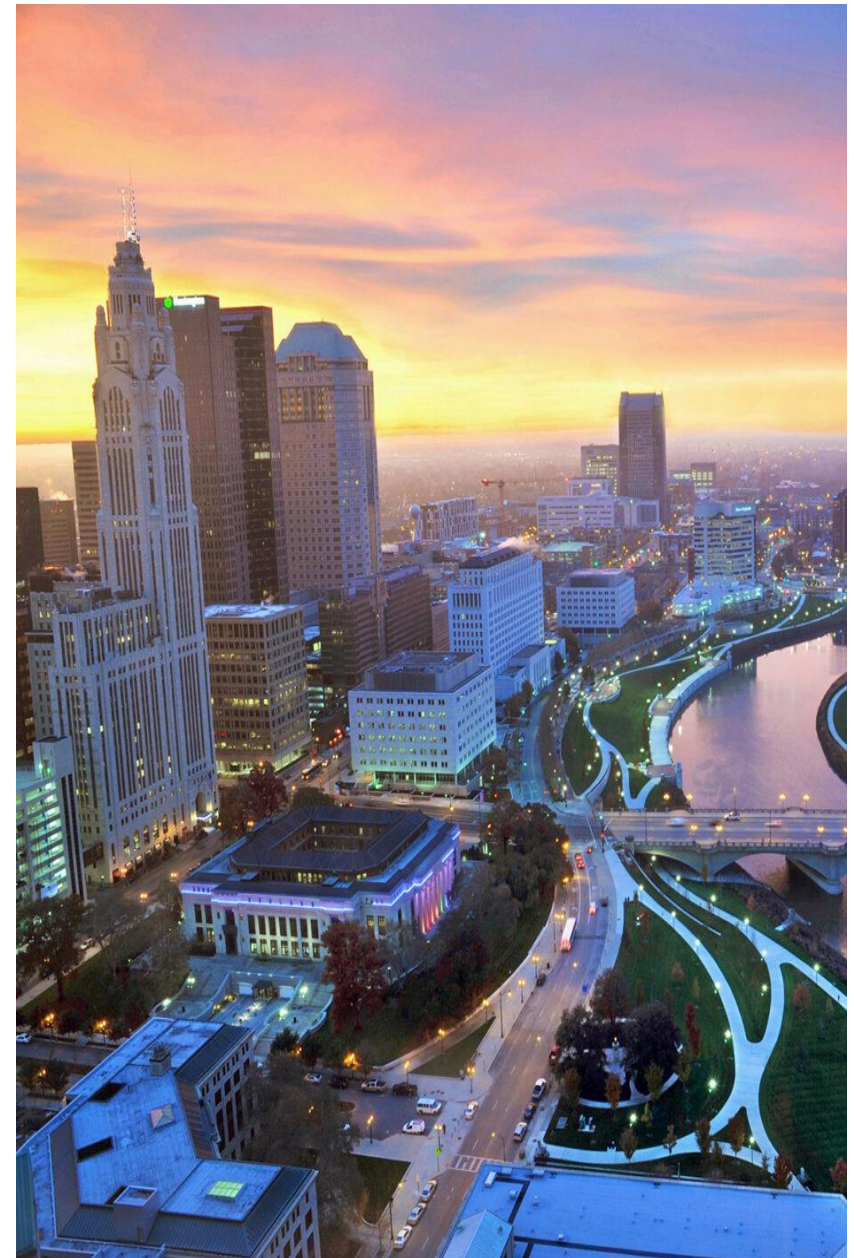
BEST TECH CITY
FOR IT JOBS (2023)

- *Compatia.org*

TOP EMPLOYERS

Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

FORTUNE 1000 HEADQUARTERS



POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro—with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accomodate that continued growth.

POPULATION				
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000

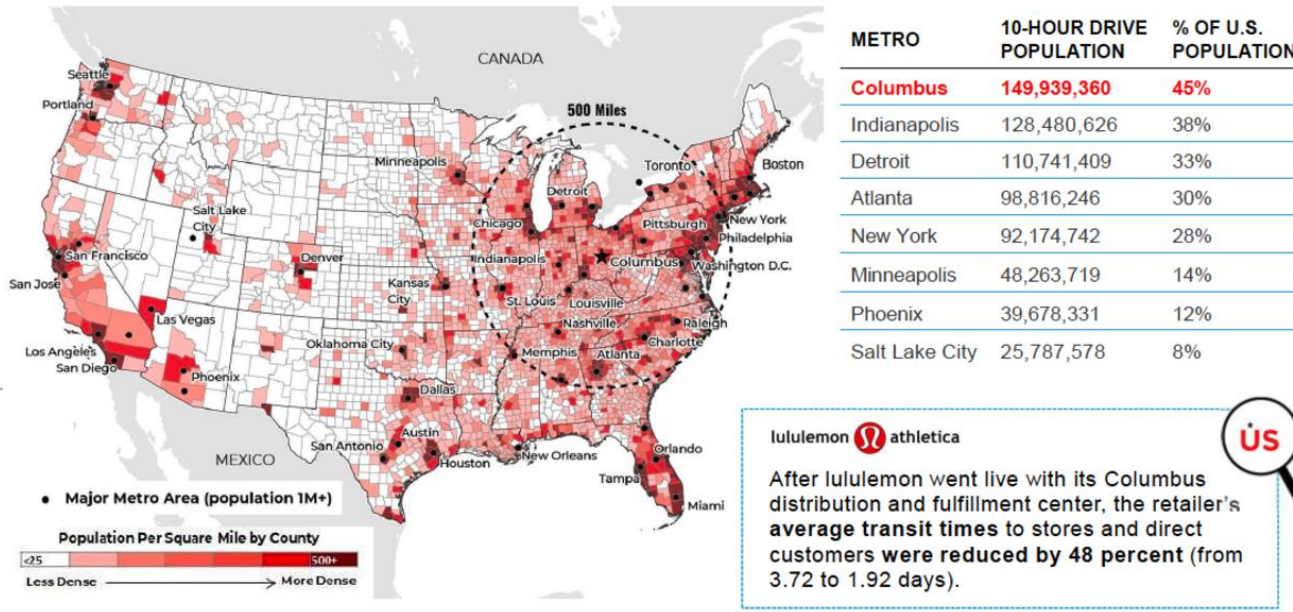
*Source: <https://www.macrotrends.net/cities/22963/columbus/population>



MARKET ACCESS

Epicenter of U.S. Population and Industry

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Within a day's drive, you can reach 45 percent of the country's population and manufacturing base.



Source: ESRI Business Analyst, 2021, 10-hour drivetime from city center; Logistics Management, 12/1/14, "Sweating the details at lululemon's Ohio DC."

Globally Connected

The Columbus Region's infrastructure is built to sustain a high volume of goods, whether it's goods en route to a final destination or parts and components fulfilling a supply chain.

45%

OF THE POPULATION OF THE U.S. CAN BE REACHED IN A ONE-DAY DRIVE

150,000

TONS OF AIR FREIGHT PASS THROUGH FOREIGN-TRADE ZONE #138 EACH YEAR

800,000

FREIGHT CONTAINER LIFTS PASSED THROUGH ANNUALLY

<https://columbusregion.com/doing-business/market-access/>

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