

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



138,703 +/- SF Industrial/Flex Space



Appraisal Brokerage Consulting Development

2 INDUSTRIAL/FLEX BUILDINGS

3530-3540 East Fulton Street, Columbus, OH 43227

Prime Value-Add Industrial Opportunity or Ideal for Owner-User

Seize the opportunity to acquire a well-maintained Industrial facility totaling 138,705 +/-SF across 2 freestanding buildings on 6.61 +/- acres, offered well below replacement cost. This property presents exceptional flexibility - ideal for an owner-occupant seeking a central location with secure yard space, strong functionality, and future expansion flexibility, or an investor pursuing value-add upside through lease-up, repositioning, or demising the 126,924 +/- SF main building into multiple tenant suites to maximize rental income and appeal to a broader user base.

The main building features 18'- 20' clear heights (up to 28' in select areas), 4 dock doors, and 5 overhead doors, while the 11,779 +/- SF flex/warehouse includes 5 drive-in doors. A fenced and gated paved lot between the buildings offers secure yard storage, supporting a range of manufacturing, distribution, or logistics uses.

Positioned less than 2 miles from I 70, approximately 10 minutes to I 270, and 15 minutes to John Glenn Columbus International Airport (CMH), the property offers unmatched access to Downtown Columbus and the Region's Primary Logistics Corridor - making it a rare opportunity to acquire scale and upside in a prime location.



Features:

- **Ceiling Height:** 18'-20' average, with clear heights up to 28' in select areas
- **Loading Access:** 4 dock doors and 5 overhead doors
- **Power:** 120/240V single-phase & 480/277V three-phase throughout
- **Lot:** Fenced and gated paved area between both buildings
- **Office HVAC:** Air-conditioned office spaces
- **Warehouse Heating:** Heat provided in all warehouse areas

Property Highlights

Address: 3530-3540 East Fulton Street
Columbus OH 43227

County: Franklin

PID: 090-005616, 010-085755

Location: South of E Main St between
James Rd and S Hamilton Rd

Total Size: 138,703 +/- SF

Year Built: 1998

Acreage: 6.61 +/- ac

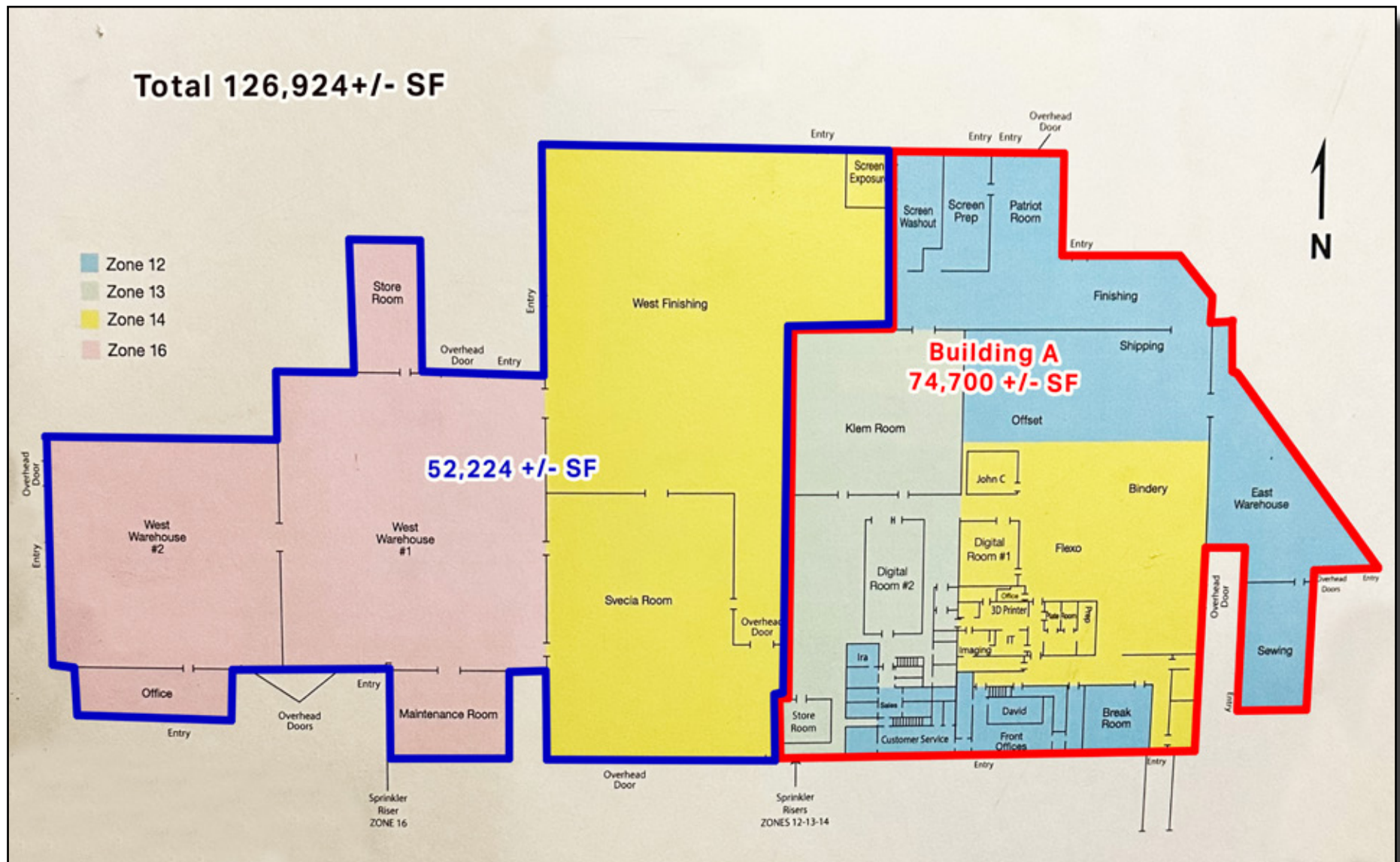
Sale Price: \$3,500,000

Sale Price/SF: \$25.23

Zoning:

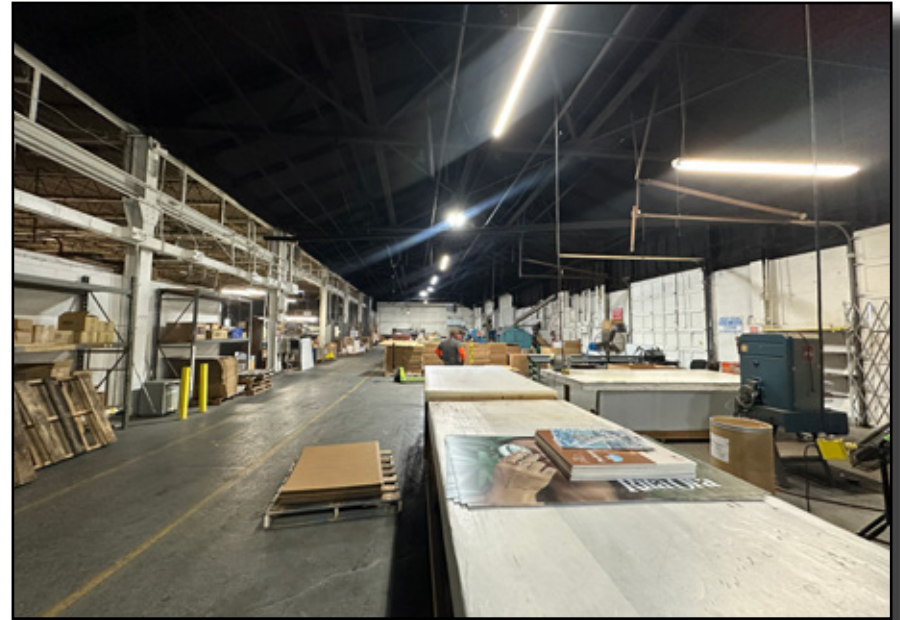
PID 010-085755 - M - Manufacturing
(City of Columbus)

PID 090-005616 - CCD - Community Crossroads
District (City of Whitehall)



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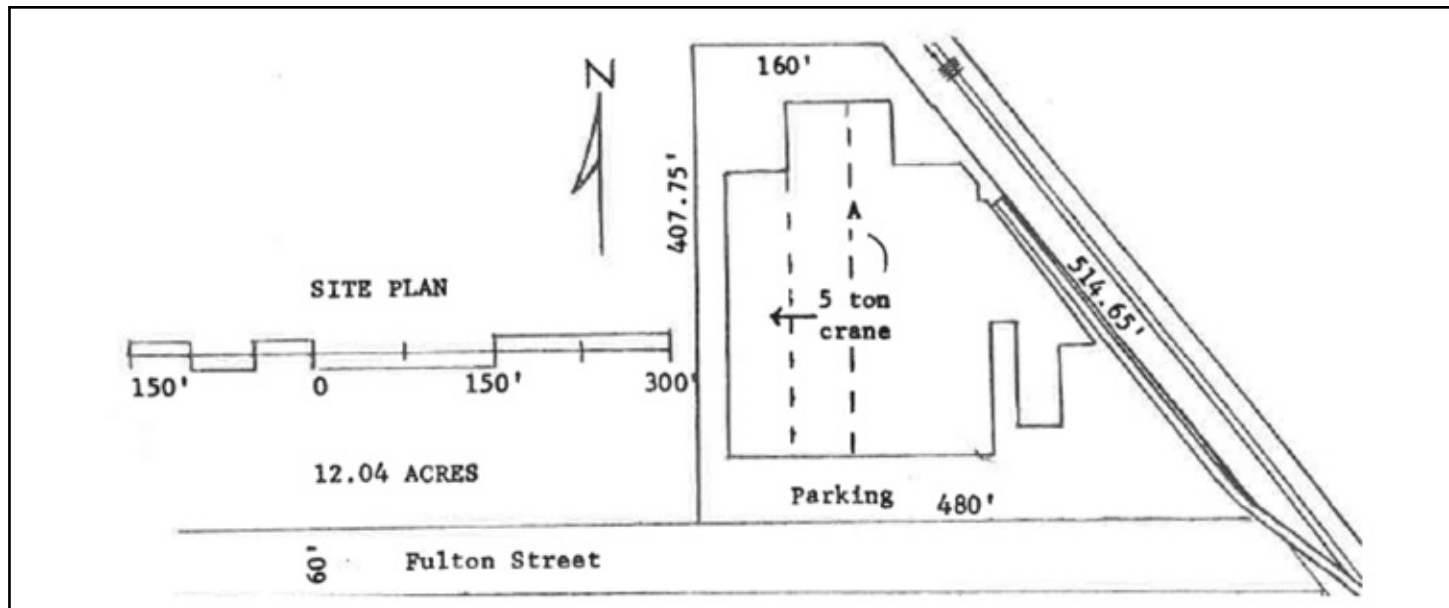
Photos



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Photos

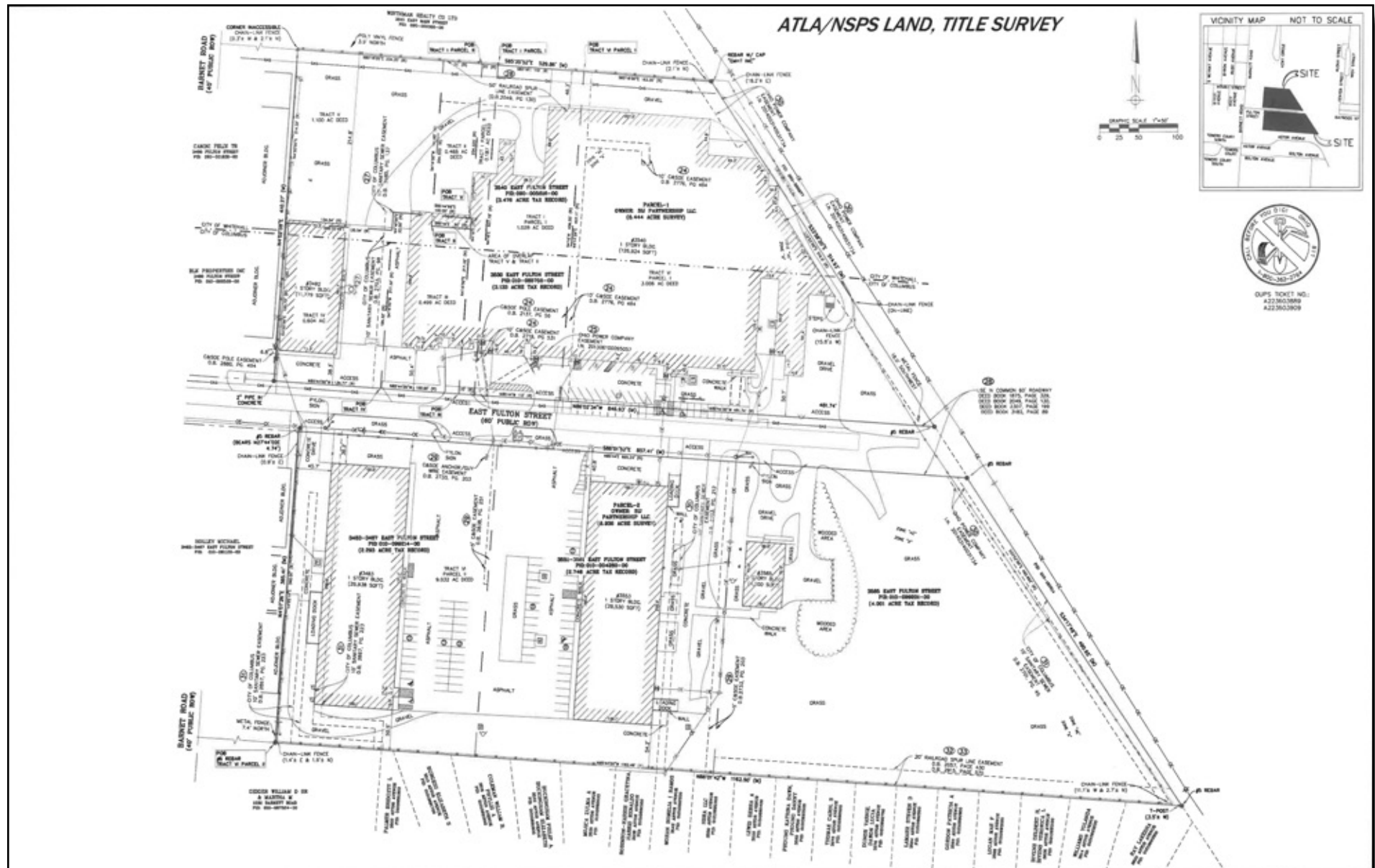




- **BUILDING A** – 74,700 +/- SF. Total. 69,300 +/- SF is a manufacturing and warehouse area. None of the interior walls are load bearing. The ceiling clearances average 20 FT. There are 6 dock-level truck doors, one grade level truck door and two dock level rail doors. A 5-ton crane is in the west 50' x 234' bay. The net clearance under the hook is 17 ½'. The entire area is heated with gas-fired space heaters. There is Mercury-vapor lighting throughout the manufacturing and warehouse area, Construction is steel frame and masonry. The office area (5,400 +/- SF) is on two floors, with a large reception area on the first floor. It has central heat and air conditioning.
- **SPRINKLER SYSTEM:** the sprinkler system has been recently installed in all the buildings and meets F.I.A. requirements.
- **UTILITIES:** Electricity – Columbus and Southern Ohio Electric Company 450, volt, 200-amp service. Water - City of Columbus - 6" line. Gas - Columbia Gas of Ohio, Inc. Sanitary Sewer - Buildings on south side of Fulton have an 8". The north building has a septic system, a tap into an 8" sewer is available.
- **TRANSPORTATION:** 2 miles to I-70. Truck service is excellent with nearly 100 trucking firms serving central Ohio. Rail – Penn Central rail spur on the site serves BUILDING "A".

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable.

We have no reason to doubt its accuracy, but we do not guarantee it.



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Aerial and Plat Maps

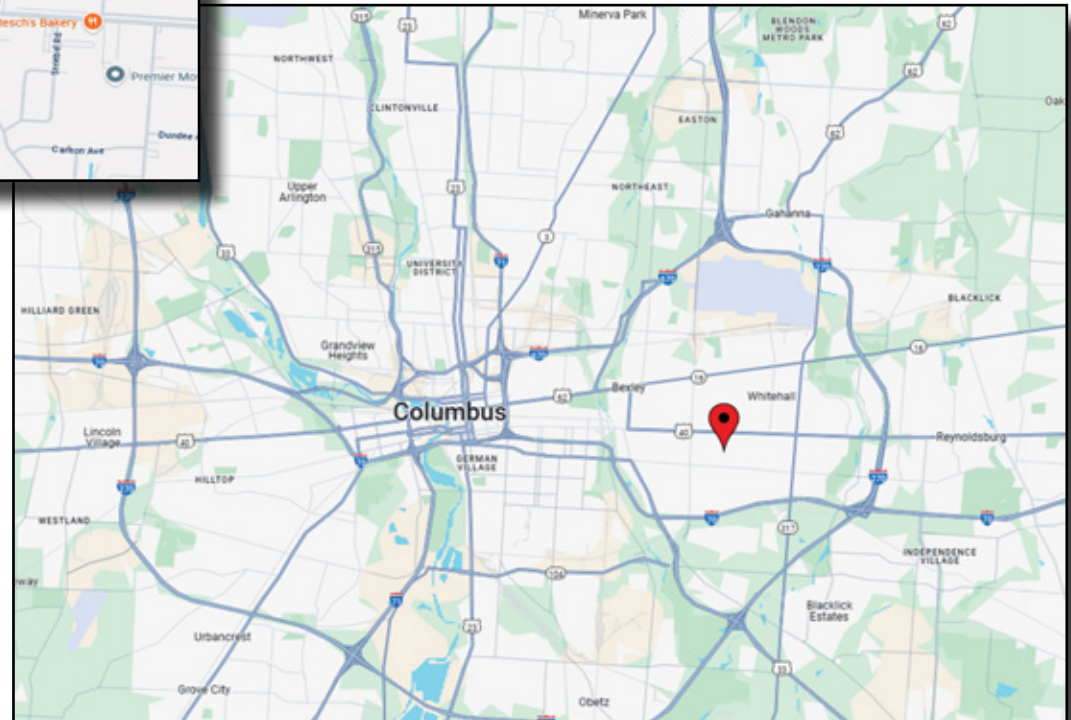
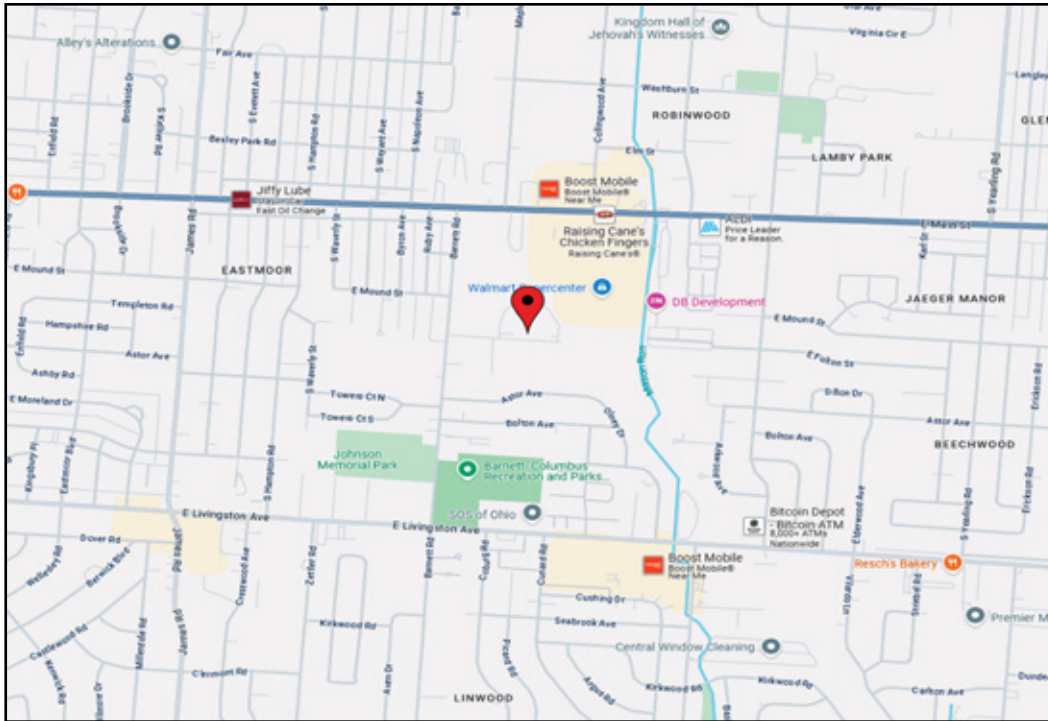


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Street Maps

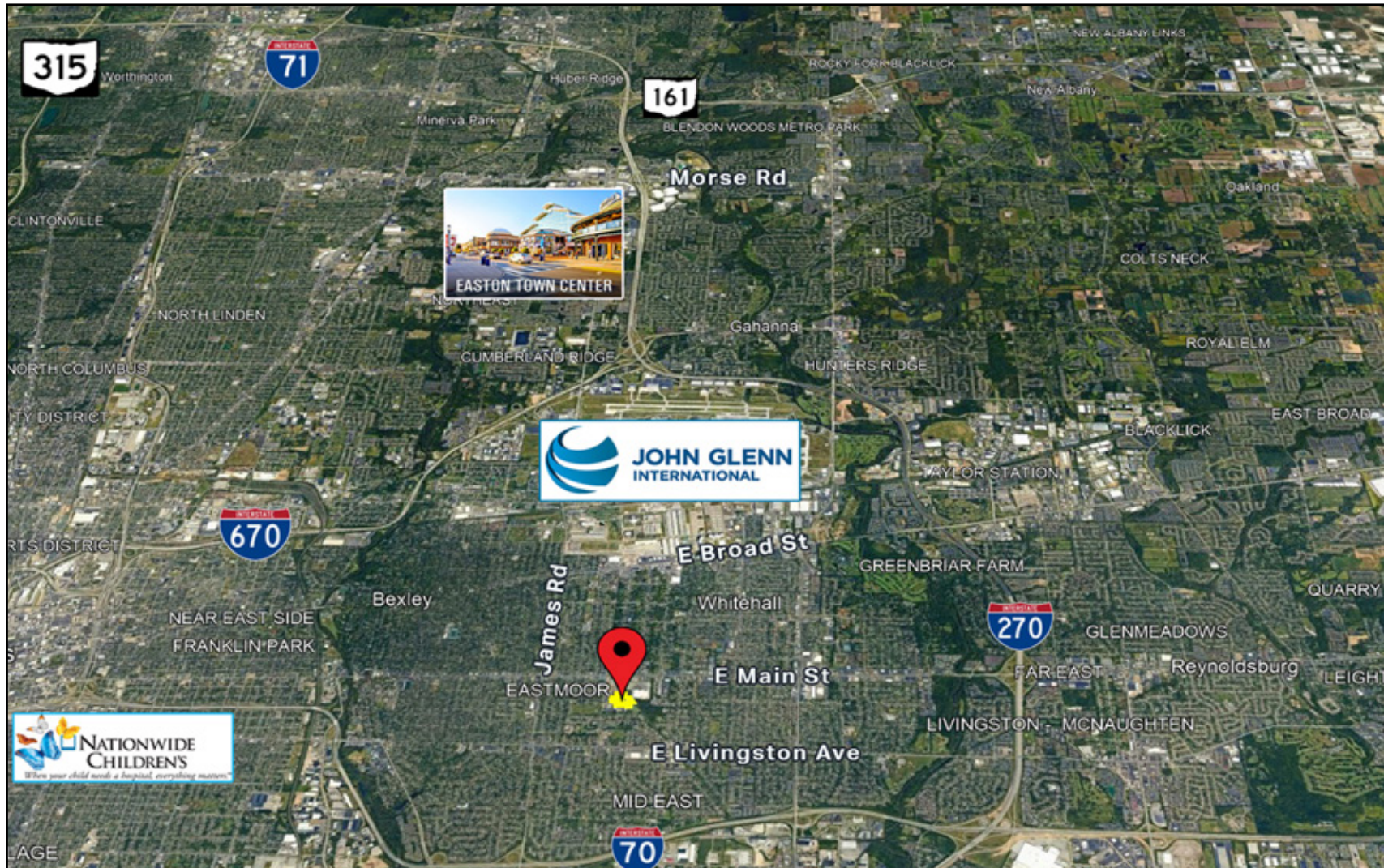


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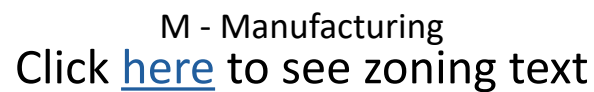
Location Map

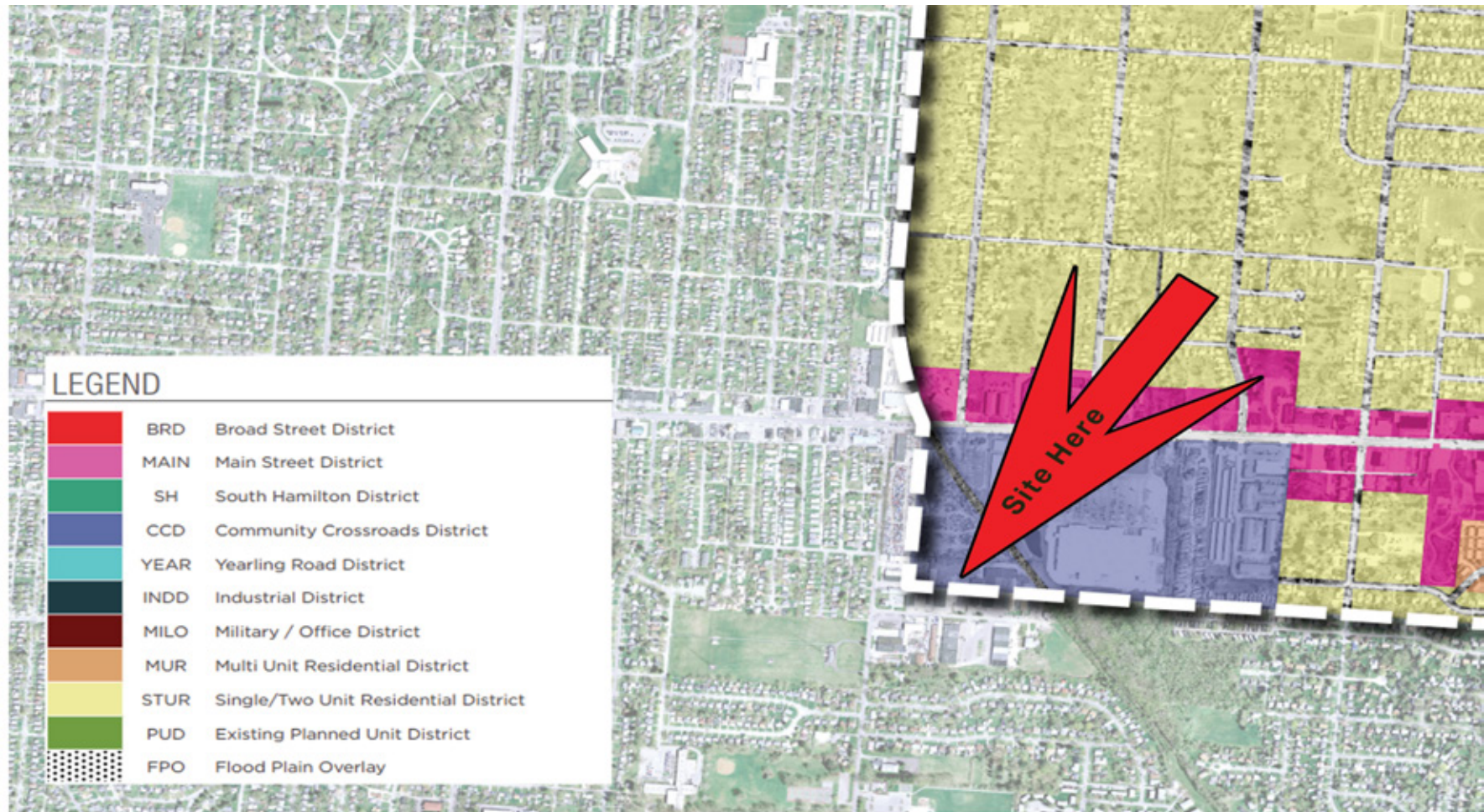


Great Location!

Easy access to major roads
15 minutes to John Glenn International Airport
and Downtown Columbus

Zoning Map - City of Columbus





ZONING MAP 02/14/2023

WHITEHALL ZONING CODE UPDATE


CITY OF WHITEHALL - FRANKLIN COUNTY, OHIO

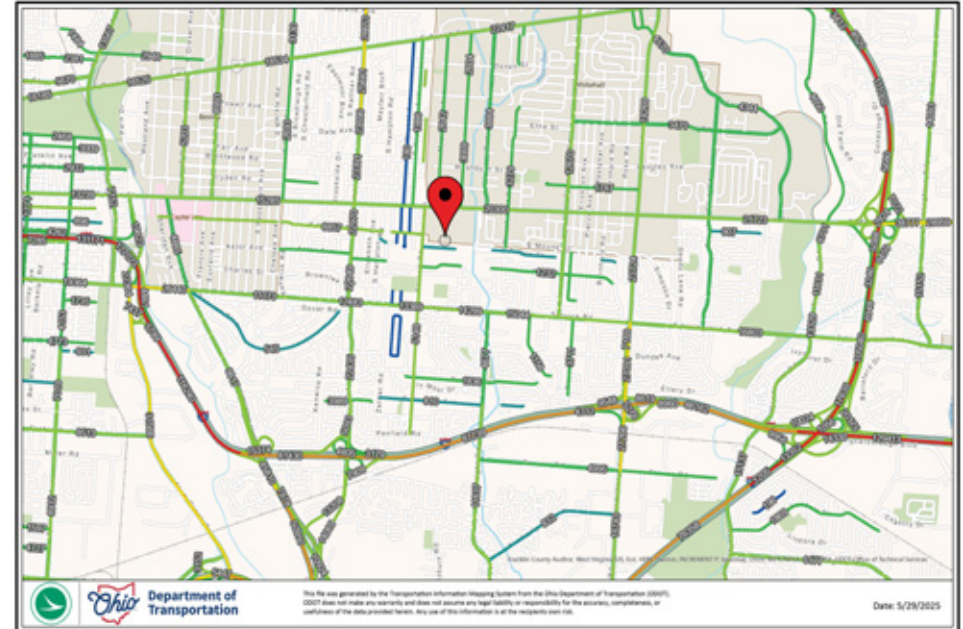
CCD - Community Crossroads District
Click [here](#) to see zoning text



Appraisal Brokerage Consulting Development

Demographic Summary Report

3520-3540 E Fulton St, Columbus, OH 43227				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	18,021	112,703	274,114	
2024 Estimate	17,936	112,104	272,005	
2020 Census	17,659	109,992	263,454	
Growth 2024 - 2029	0.47%	0.53%	0.78%	
Growth 2020 - 2024	1.57%	1.92%	3.25%	
2024 Population by Hispanic Origin	2,088	9,938	18,154	
2024 Population	17,936	112,104	272,005	
White	4,948 27.59%	39,099 34.88%	104,654 38.48%	
Black	9,356 52.16%	53,831 48.02%	124,059 45.61%	
Am. Indian & Alaskan	107 0.60%	512 0.46%	1,228 0.45%	
Asian	320 1.78%	1,706 1.52%	5,583 2.05%	
Hawaiian & Pacific Island	5 0.03%	39 0.03%	122 0.04%	
Other	3,200 17.84%	16,917 15.09%	36,358 13.37%	
U.S. Armed Forces	0	39	202	
Households				
2029 Projection	7,514	46,837	115,812	
2024 Estimate	7,479	46,567	114,813	
2020 Census	7,355	45,557	110,573	
Growth 2024 - 2029	0.47%	0.58%	0.87%	
Growth 2020 - 2024	1.69%	2.22%	3.83%	
Owner Occupied	3,086 41.26%	18,798 40.37%	48,850 42.55%	
Renter Occupied	4,393 58.74%	27,769 59.63%	65,962 57.45%	
2024 Households by HH Income				
Income: <\$25,000	2,369 31.68%	12,194 26.19%	27,161 23.66%	
Income: \$25,000 - \$50,000	2,199 29.40%	12,705 27.28%	29,779 25.94%	
Income: \$50,000 - \$75,000	1,189 15.90%	8,093 17.38%	21,300 18.55%	
Income: \$75,000 - \$100,000	810 10.83%	5,385 11.56%	14,151 12.33%	
Income: \$100,000 - \$125,000	467 6.24%	2,819 6.05%	8,811 7.67%	
Income: \$125,000 - \$150,000	182 2.43%	1,652 3.55%	4,570 3.98%	
Income: \$150,000 - \$200,000	206 2.75%	1,503 3.23%	4,588 4.00%	
Income: \$200,000+	57 0.76%	2,216 4.76%	4,452 3.88%	
2024 Avg Household Income	\$51,358	\$66,407	\$68,200	
2024 Med Household Income	\$38,697	\$46,964	\$50,447	



Traffic Count Report

3520-3540 E Fulton St, Columbus, OH 43227						
						
						
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Barnett Rd	Astor Ave	0.02 S	2024	8,942	MPSI	.22
2 Barnett Rd	Astor Ave	0.02 S	2025	8,970	MPSI	.22
3 Kent Cir	E Main St	0.02 N	2025	183	MPSI	.22
4 E Main St	Collingwood Ave	0.03 N	2024	5,476	MPSI	.23
5 E Main St	Collingwood Ave	0.03 N	2025	5,485	MPSI	.23
6 E Main St	Kent Cir	0.03 W	2024	20,197	MPSI	.24
7 E Main St	Kent Cir	0.03 W	2025	20,139	MPSI	.24
8 Barnett Rd	Astor Ave	0.01 N	2025	8,990	MPSI	.24
9 E Main St	Maplewood Ave	0.03 E	2025	20,799	MPSI	.25
10 E Main St	Collingwood Ave	0.02 E	2024	19,205	MPSI	.25

What's Driving Investment?



Notable Projects YTD



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

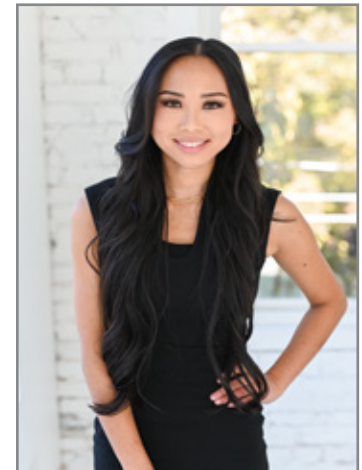
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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 87 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.



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Learn more about us at
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.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

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