

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

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

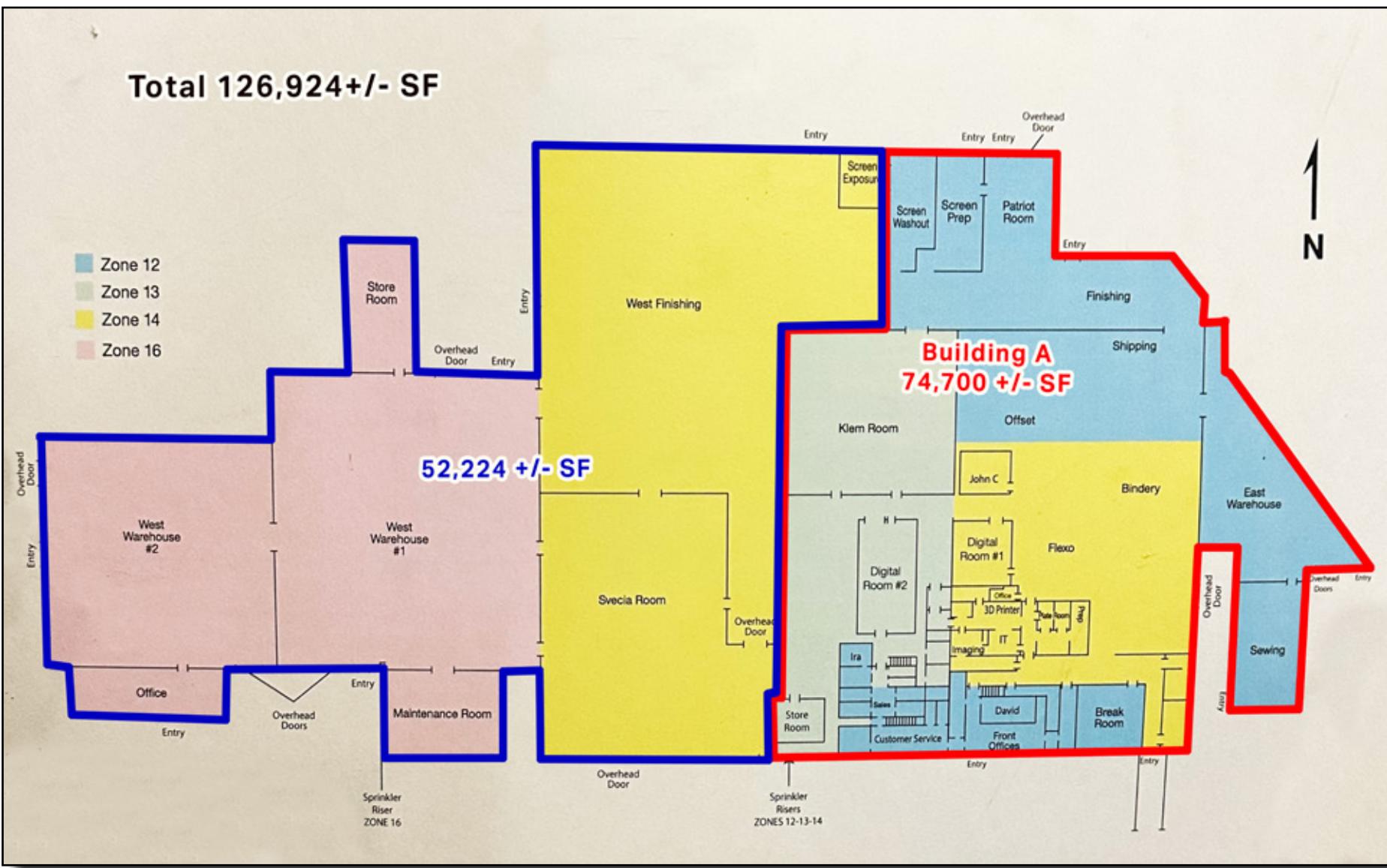
Property Highlights

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:

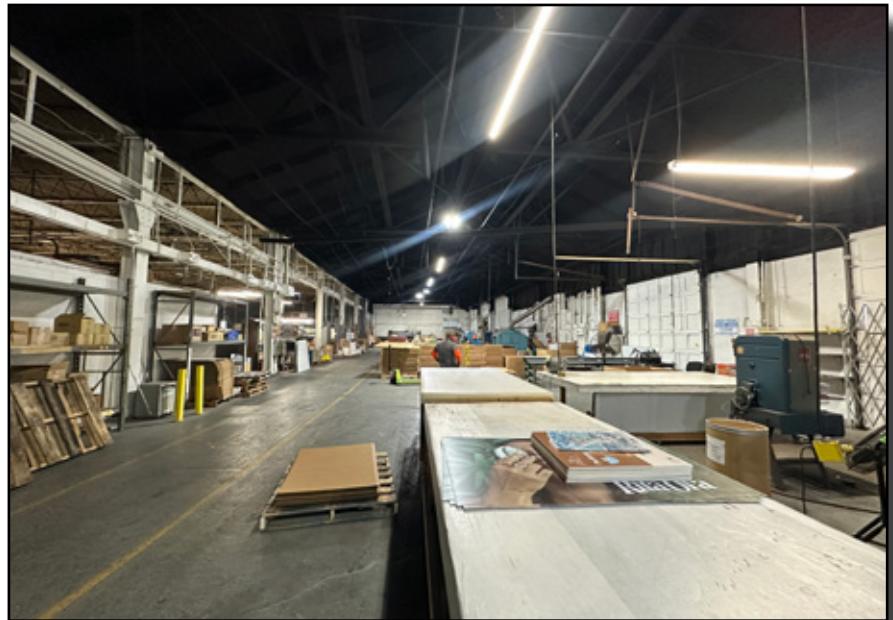
PID 010-085755 - M - Manufacturing
(City of Columbus)
PID 090-005616 - CCD - Community Crossroads
District (City of Whitehall)

Total 126,924+/- SF



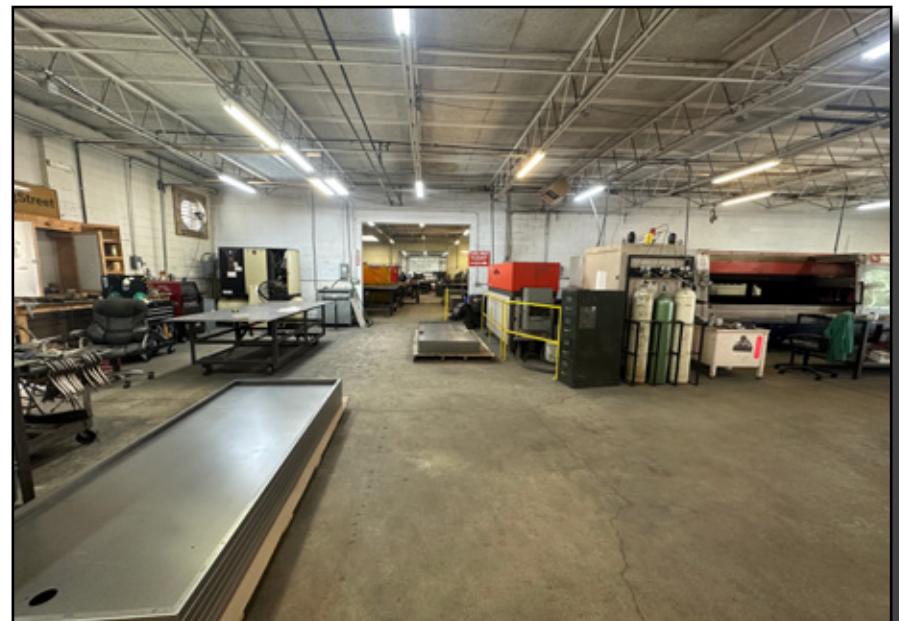
138,703 +/- SF of Prime Industrial/Flex Space
3530-3540 E Fulton Street, Columbus, OH 43227

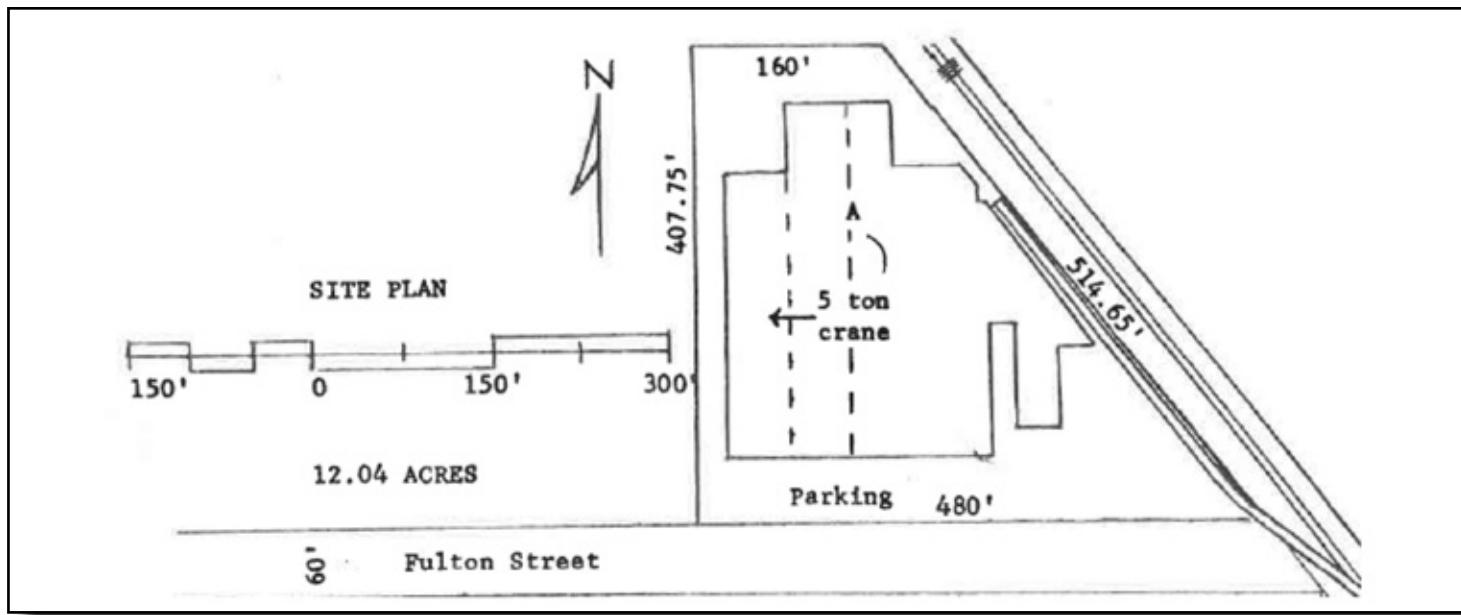
Photos



Appraisal Brokerage Consulting Development

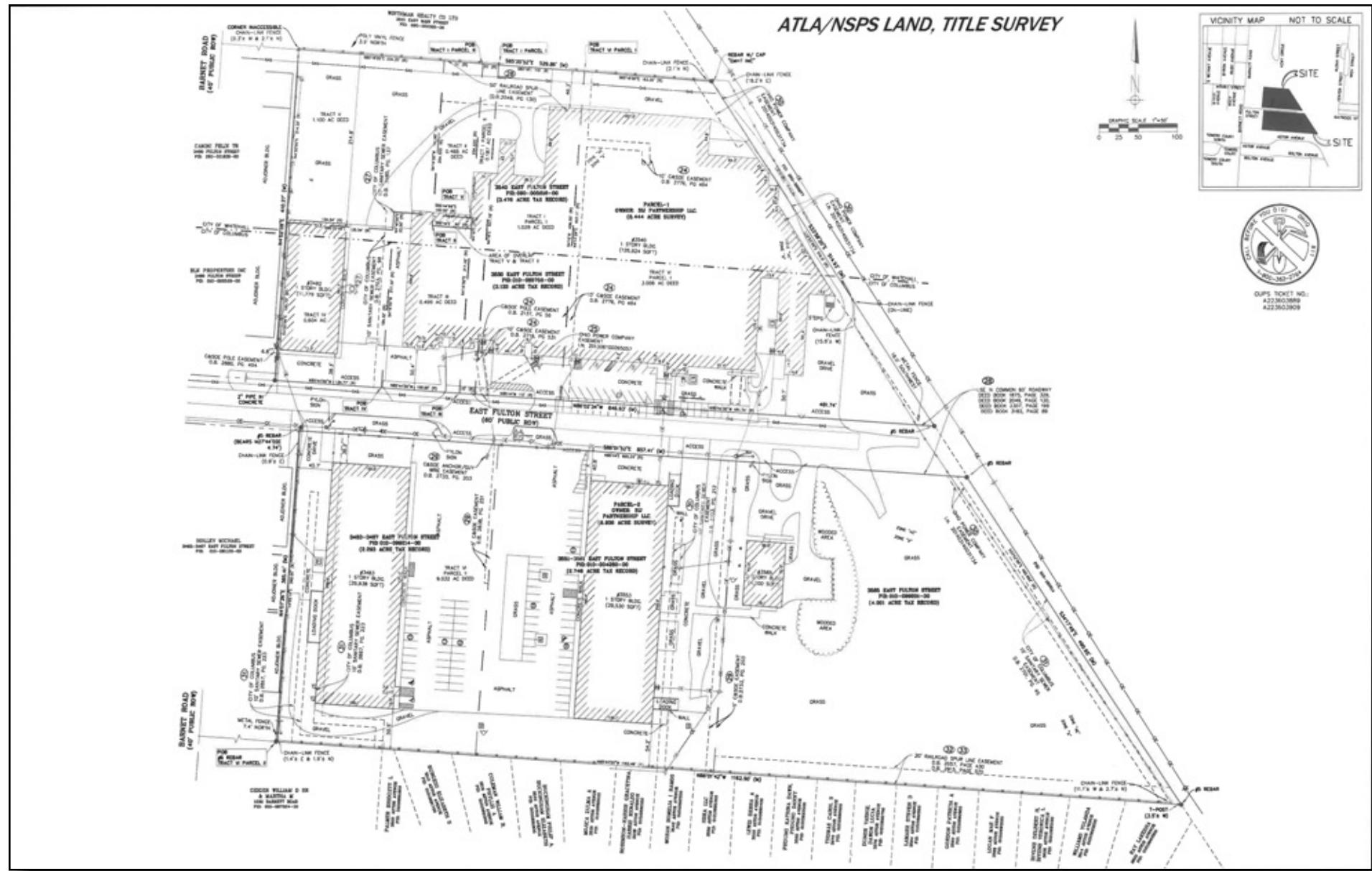
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- **BUILDING A** - 74,700 +/- SF. Total 69,300 +/- SF is a manufacturing and warehouse area. None of the interior walls are load bearing. The ceiling clearances average 20 FT. There are 6 dock-level truck doors, one grade level truck door and two dock level rail doors. A 5-ton crane is in the west 50' x 234' bay. The net clearance under the hook is 17 1/2'. 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".

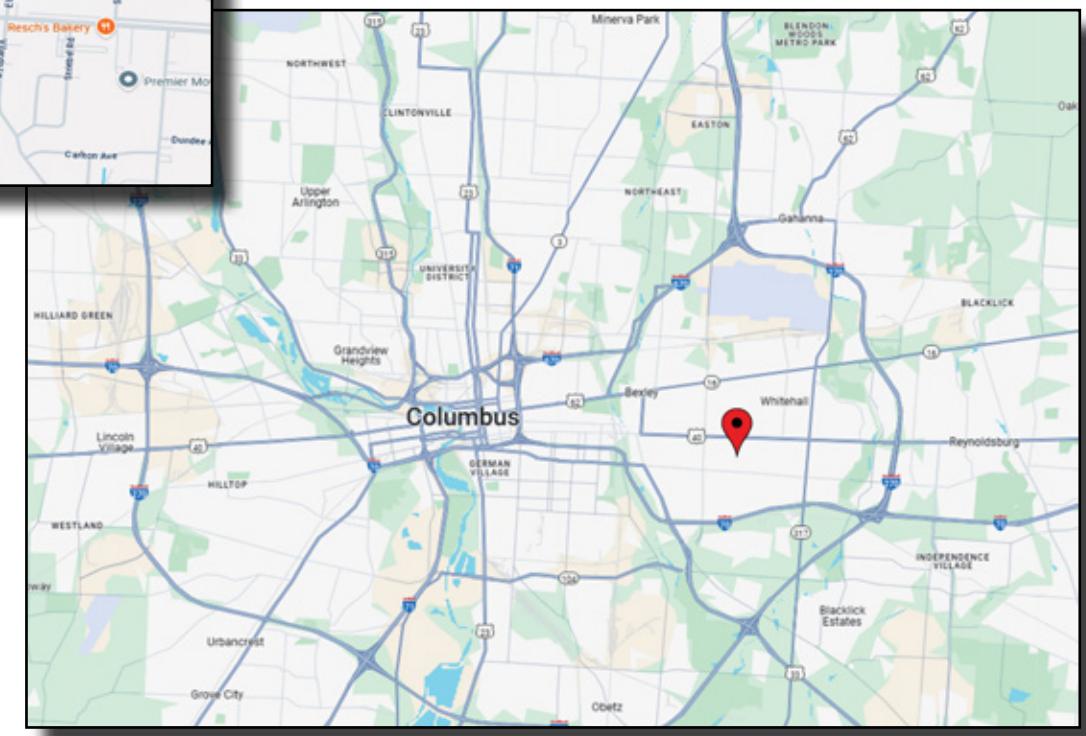
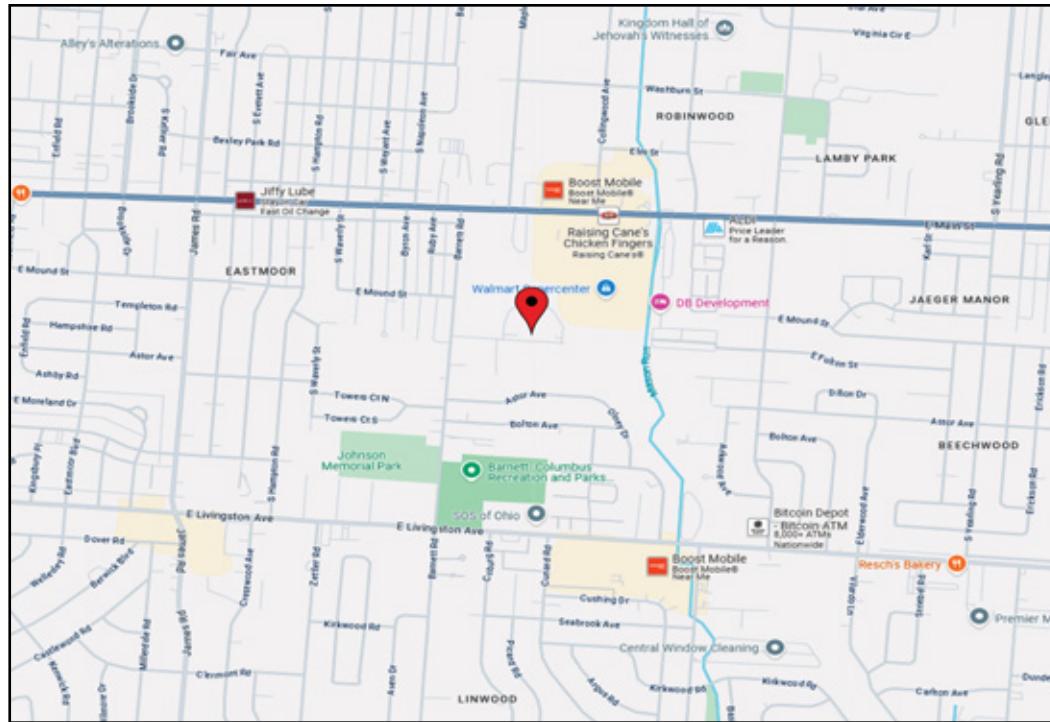
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.





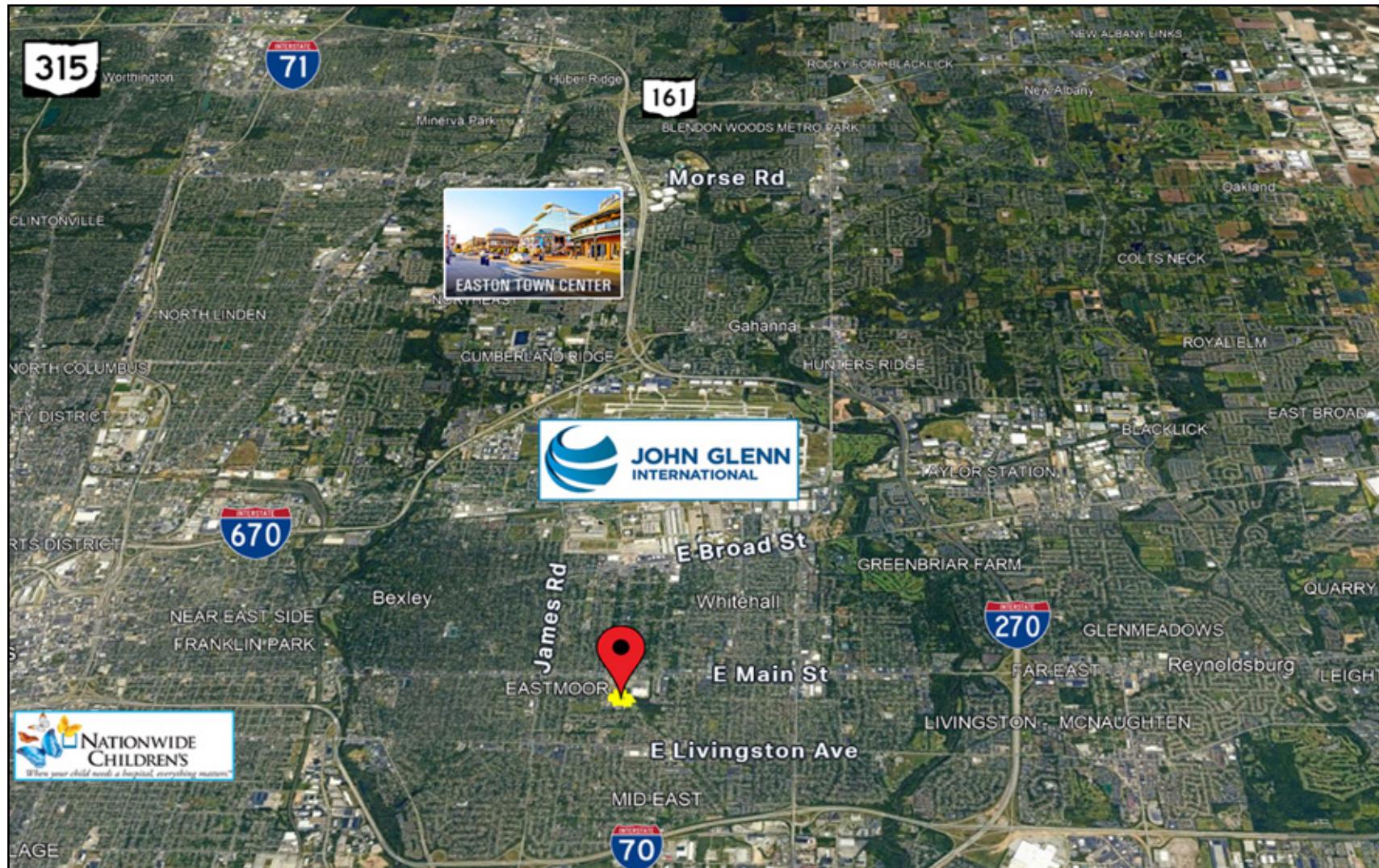
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Street Maps



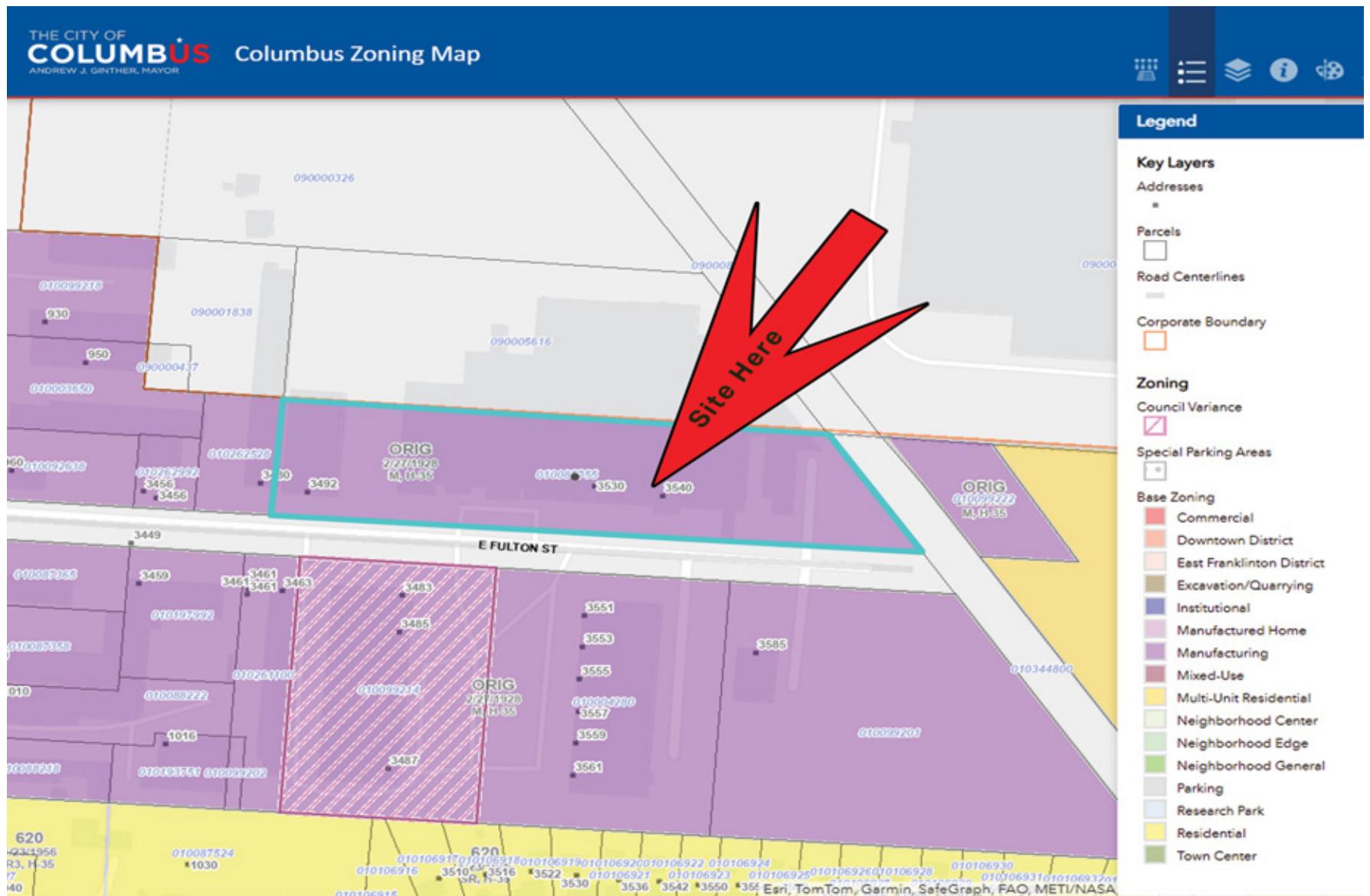
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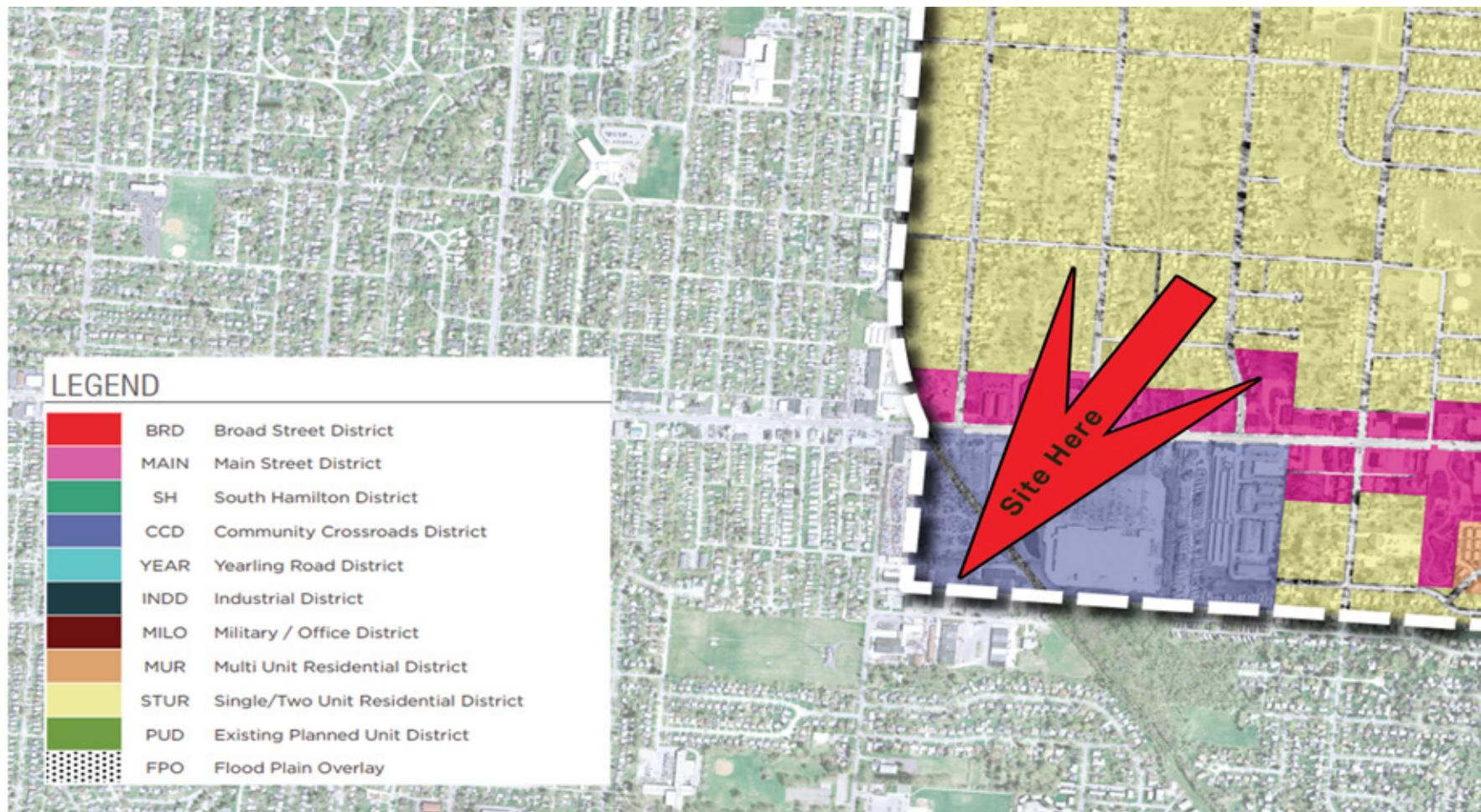


Great Location!

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



M - Manufacturing
Click [here](#) to see zoning text



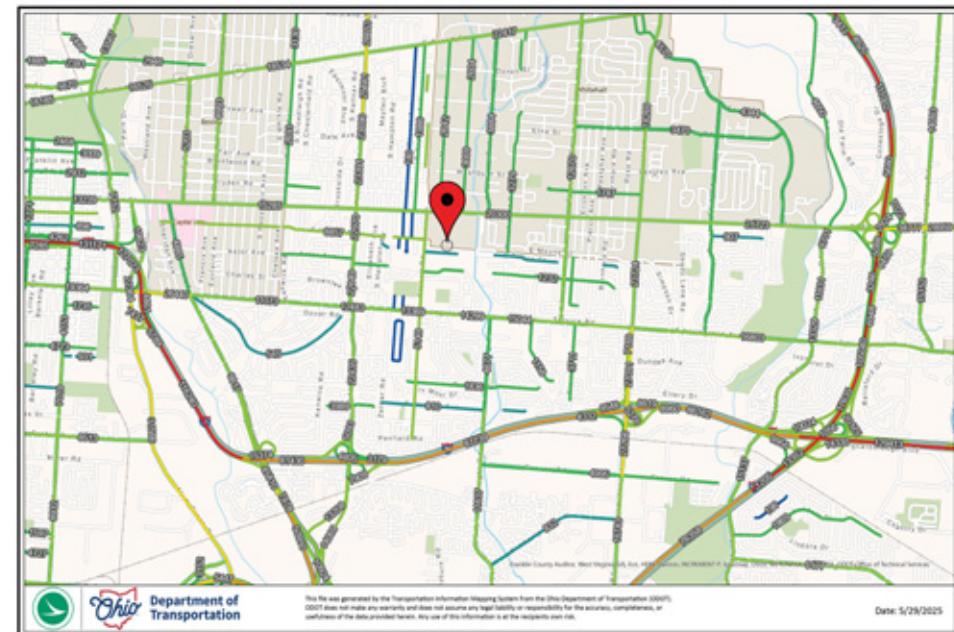
ZONING MAP 02/14/2023

WHITEHALL ZONING CODE UPDATE CITY OF WHITEHALL - FRANKLIN COUNTY, OHIO

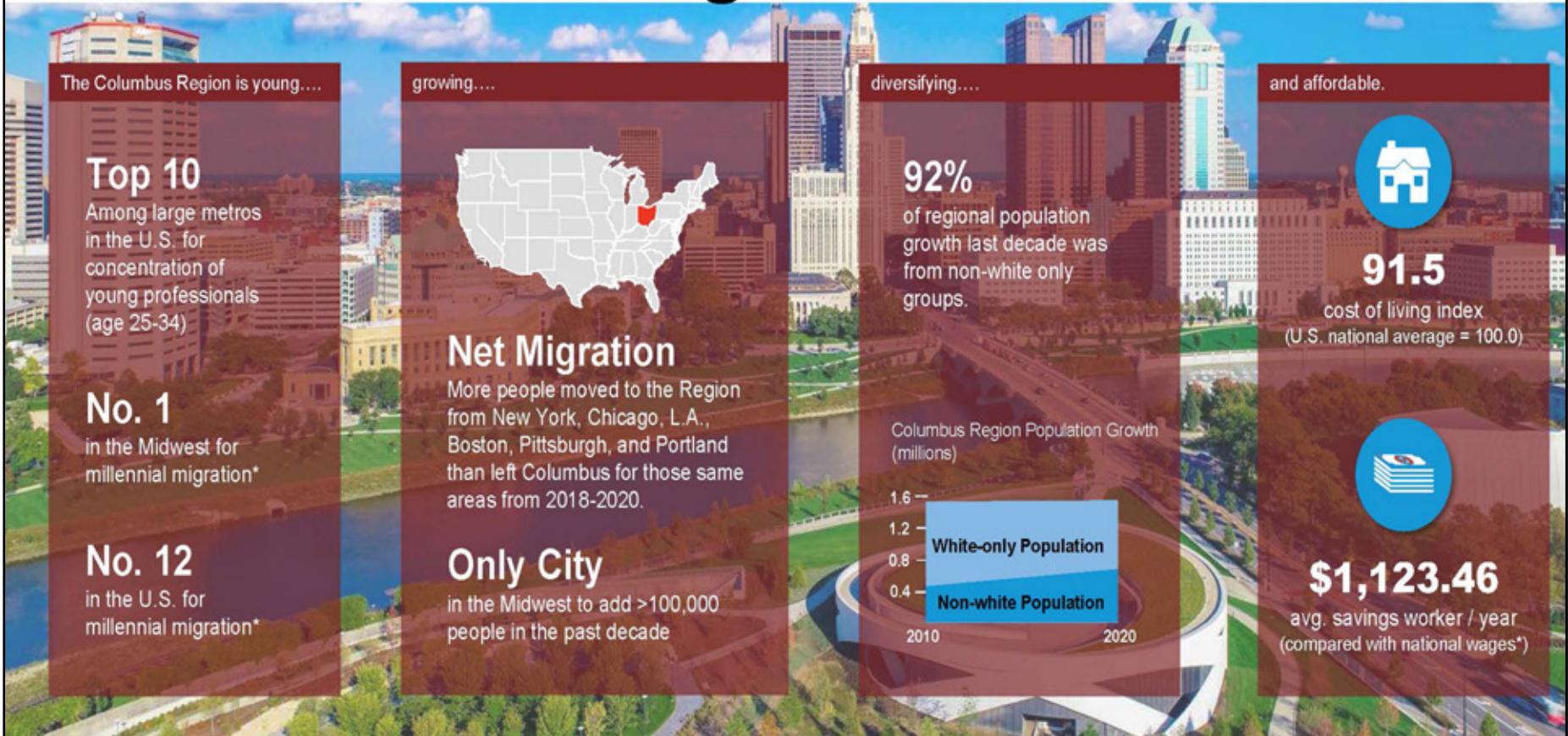
CCD - Community Crossroads District
Click [here](#) to see zoning text

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	7,479	46,567	114,812
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



What's Driving Investment?



Notable Projects YTD



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

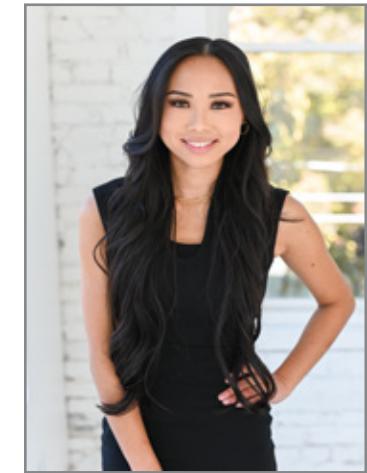
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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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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.

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