

1711 WOODLAND AVENUE

Columbus, Ohio 43219



SINGLE TENANT NET LEASE INVESTMENT SALE

NAI Ohio Equities

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Investment Highlights



ASKING PRICE
\$4,200,000



CAP RATE
8%



PER/SF
\$56.41



Owner History

Burton Metal Finishing and Powder Coating Inc. is a third-generation, family owned business in Columbus, OH. Started in 1987, Burton has been servicing customers from the 1711 Woodland Avenue location for thirty-seven years. Burton specializes in powder coating of steel, aluminum, brass and copper as well as electroplating. Burton's generations of experience has honed their skills and enabled them to be ISO Certified, which promotes superior quality control.

<https://www.burtonmetal.com/>

Transaction Highlights

- NNN Lease Opportunity
- Sale Leaseback at \$4.50/SF NNN for 15 years
- Year 1 NOI: \$335,061
- ±74,458 SF Warehouse Spanning Two Buildings
- Long Term Owner Occupying Space Since 1987



PROPERTY OVERVIEW



NAI Ohio Equities is pleased to offer for sale a 74,458 square foot industrial warehouse occupied by Burton Metal Finishing & Powder Coating Inc. This property is situated on approximately 4.72 acres in Northeast Columbus and provides convenient access to I-670, I-71, and I-270, and is just minutes away from John Glenn International Airport. The warehouse has good clear height, six dock doors, 7 drive-in doors and is zoned for industrial use. The building is in good condition.

Address

1711 Woodland Ave.
Columbus, OH 43219

Building Size

±74,458 SF

Acreage

4.72 Acres

Utility Service

4' Gas Line
6' Water Line

Year Built/ Renovated

1958/2015

Zoning:

M- Manufacturing

Parcel ID:

010-109322-00

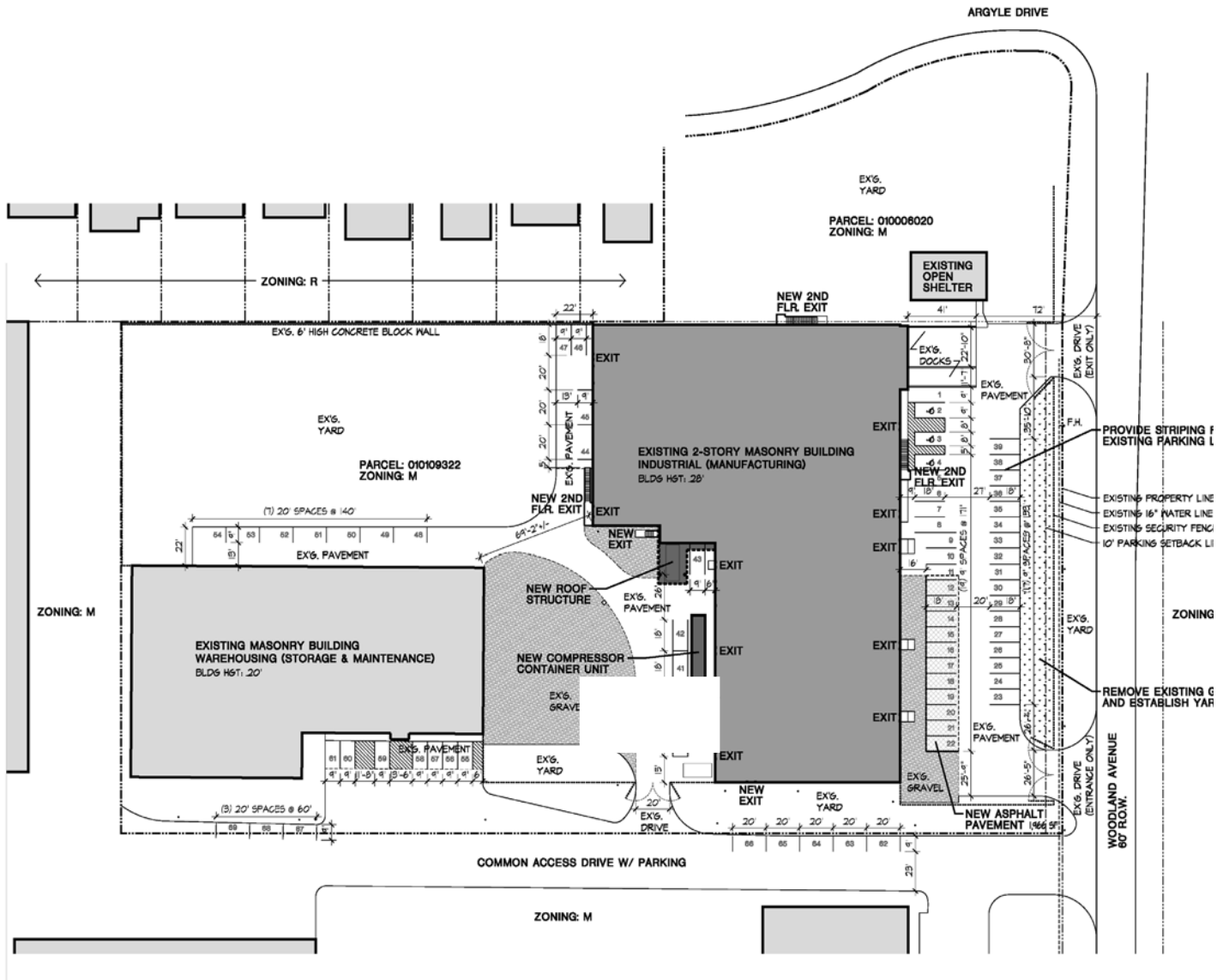
FRONT BUILDING FEATURES

- 20'-26' Ceiling Height
- 18'-24' Clear
- Three Dock Doors
- Four Drive In Doors
 - » 8'x8'
 - » 10'x11'
 - » 13'x13'
 - » 14'x14'
- Three 333 KVA Transformers & 1,200 AMP Service- South Side of Building
- Three 333 KVA Transformers & 900 AMP Service- West Side of Building

REAR BUILDING FEATURES

- 18' Ceiling Height
- 15' Clear
- Wet Sprinkler System
- Three Dock Doors
- Three Drive In Doors
 - » (Two) 12'x12'
 - » 12'x14'
- 480V/3PH 600 AMPS

SITE PLAN



 **SITE LAYOUT PLAN**
1"=40'-0"

*More specific floor plans available upon request

PHOTOGRAPHS

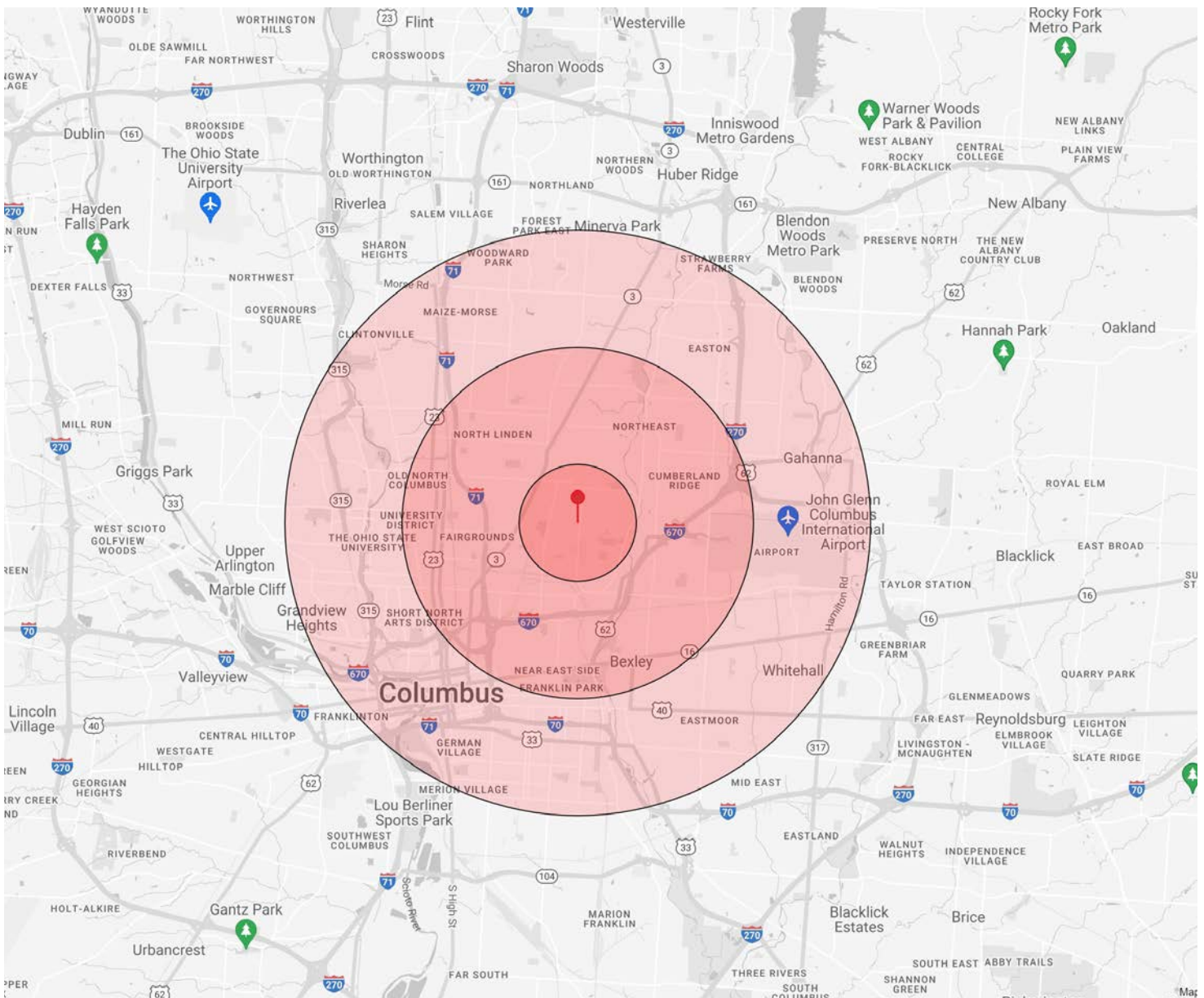


PHOTOGRAPHS



DEMOGRAPHICS

CATEGORY	1 MILE	3 MILES	5 MILES
Population	11,528	139,999	377,704
Households	4,429	57,325	165,831
Total Businesses	279	4,349	17,544



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