

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



Appraisal Brokerage Consulting Development

WAREHOUSE/FLEX BUILDINGS FOR SALE
3483-3487, 3551-3561 & 3585 E Fulton St, Columbus, OH 43227

MULTI-BUILDING INDUSTRIAL/FLEX VALUE - ADD OPPORTUNITY

The South Fulton Portfolio presents a rare chance to acquire (3) freestanding industrial/flex buildings totaling 63,468 +/- SF across 9.06 +/- acres (Zoned M), strategically positioned within one of Columbus' most established industrial corridors. Offered well below replacement cost, this portfolio delivers a compelling blend of income, immediate lease-up potential, and long-term expansion capability - all within an M-zoned setting that supports a wide range of industrial uses. The three included parcels each provide generous land-to-building ratios, excellent maneuverability, and flexible layouts suited for fabrication, storage, assembly, logistics, or hybrid office/production operations. With several tenants operating below market rents and suite vacancies, the site offers clear mark-to-market upside and repositioning opportunities. The ±4-acre tract provides exceptional optionality - ideal for additional warehouse bays, trailer parking, outdoor storage, or future flex development to maximize the property's utility and NOI potential.



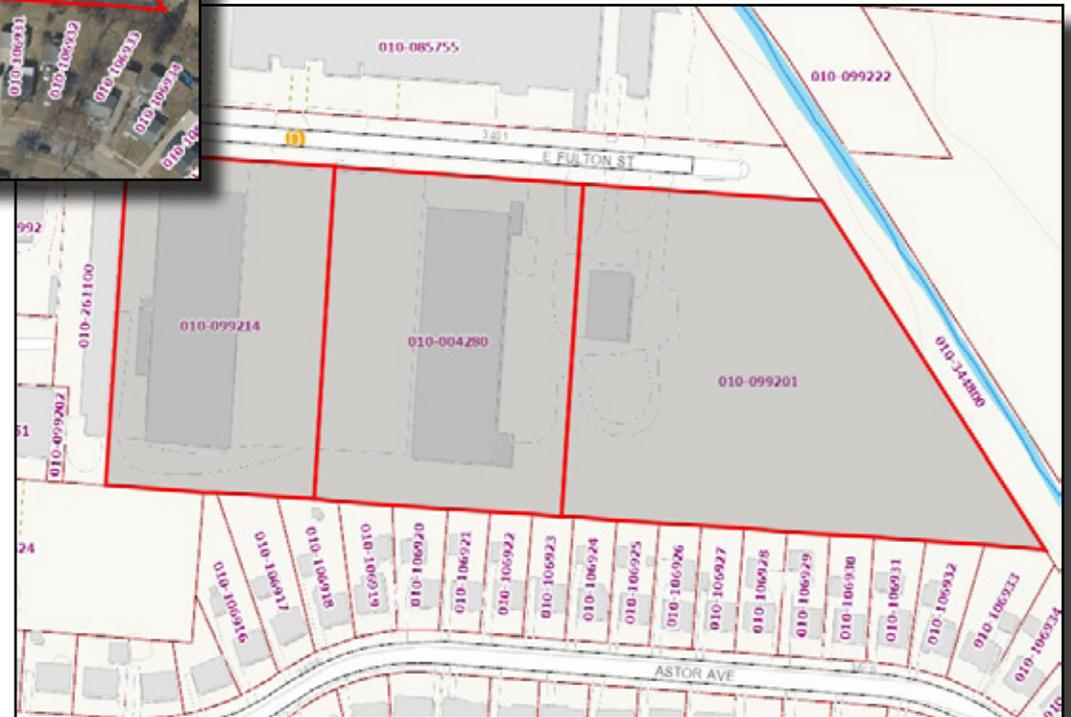
Property Highlights

Address:	3483-3585 East Fulton St Columbus, OH 43227
County:	Franklin
PIDs:	010-099214-00 010-004280-00 010-099201-00
Location:	East of James Rd between E Main St and E Livingston Ave
Total Size:	63,468 +/- SF across 9.06 +/- AC
	<ul style="list-style-type: none"> • Site A - 29,938 +/- SF on 2.30 +/- AC • Site B - 29,530 +/- SF on 2.75 +/- AC • Site C - 4,000 +/- SF on 4.00 +/- AC
Sale Price:	Negotiable
Total Taxes:	\$64,657
Zoning:	M - Manufacturing

Total of 63,468 +/- SF across 9.06 +/- AC

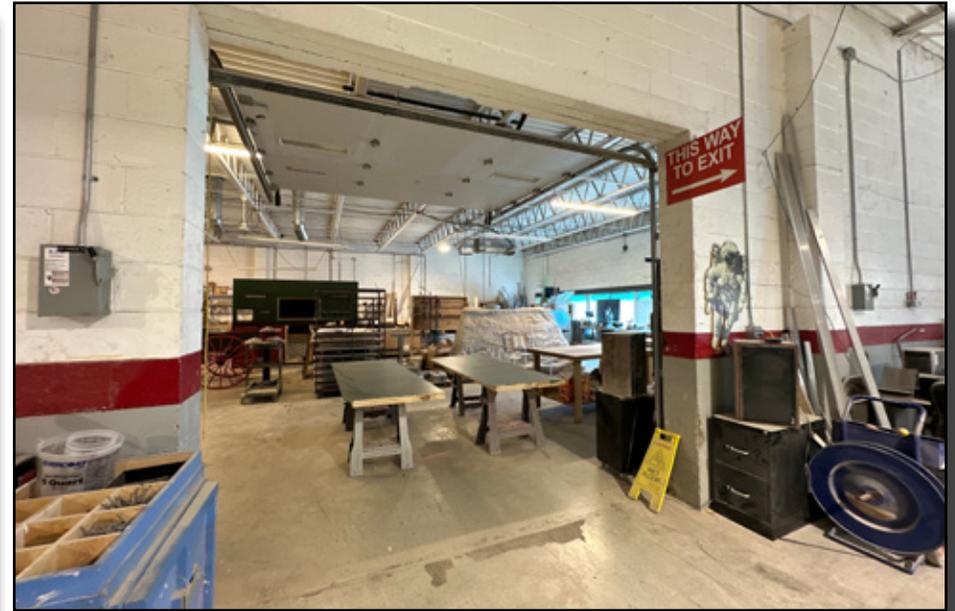
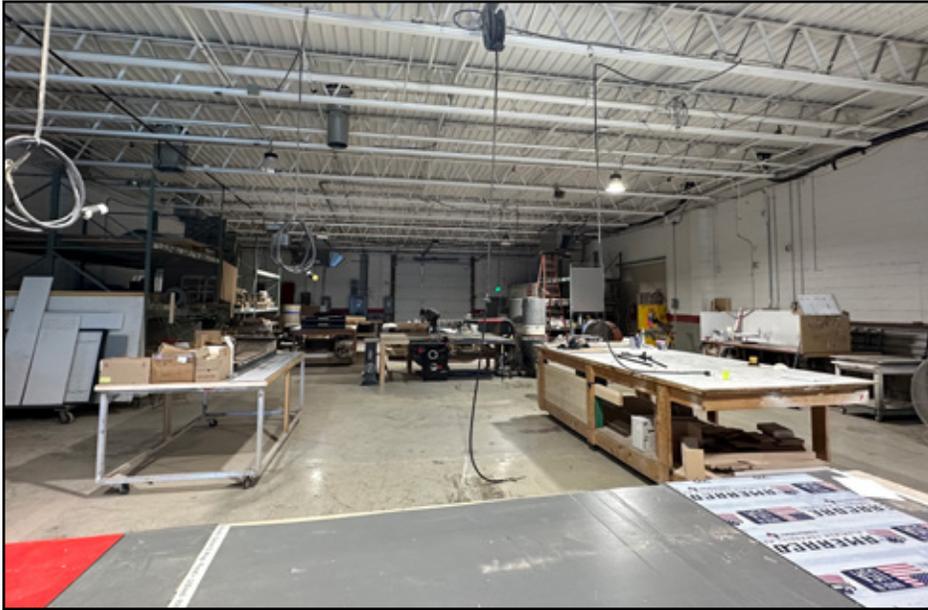
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Aerial & Plat



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- **SITE A: 29,938 +/- SF on 2.30 +/- AC (100% Occupied)**
 - Tenant 1: 10,000 +/- SF at \$4.68/SF now then \$4.80/SF starting July 1, 2026 (Initial term expires 2031, Two (2) Five-Year Options to Renew)
 - Tenant 2: 20,000 +/- SF at \$4.20/SF with \$0.20/SF Annual Bumps Y1-Y5 (Initial Term expires Jan 1, 2031)
 - **Total Annual Gross Income: \$131,400**
- **SITE B: 29,530 +/- SF on 2.75 +/- AC (16.7% Occupied)**
 - Tenant 3: 5,000 +/- SF (Seven (7) Two-Year Options left, Expires in 2038)
 - **Tenant 3's Total Annual Gross Income: \$21,000**
 - Approximately 25,000 +/- SF to be vacant upon closing for Immediate Lease-Up Potential
- **SITE C: 4,000 +/- SF on 4.00 +/- AC (100% Vacant)**
 - Cold shell warehouse space with (2) drive-in doors
 - 4 ACRES (Zoned Manufacturing): Perfect for future flex development (10k- building), trailer parking or outdoor storage (IOS)

CURRENT TENANT/RENT ROLL

Tenant/Site	Rent/Year	Lease Expiration	Square Footage
Tenant 1/Site A: Buckeye Recycling Center	\$47,400 (\$4.68/SF then July 1, 2026 will be \$4.80/SF)	2031 , Two (2) Five-Year Options	+/- 10,000-SF
Tenant 2/Site A: Ootbox OotBox creates portable, private, stand-alone meeting pods that are climate controlled & work ready (shipping containers turned office space)	\$84,000 (Y1:\$4.20/SF, then \$0.20/SF Annual Bumps after) - Y1: \$84k - Y2: \$88k - Y3: \$92k - Y4: \$96k - Y5: \$100k	January 1, 2031	+/- 20,000-SF
Tenant 3/Site B: Roger's Waterproof Basement	\$21,000 (Currently \$4.20/SF with \$50/month Annual Bumps after)	Seven (7) Two-Year Options left which expire in 2038	+/- 5,000-SF
Total SF Leased:			+/- 30,000-SF on Site A (100% Leased) +/- 5,000-SF on Site B (16.7% Leased)
Total Yearly Gross:	\$152,400		+/- 35,000 SF

**Rent Roll *PROFORMA* (Base Rent Only) – Vacant ±25,000
SF on Site B**

Five (5) Individual 5,000-SF Units:

Unit	SF	Rent \$/SF	Annual Rent
Bay 1	5,000	\$8.75	\$43,750
Bay 2	5,000	\$8.75	\$43,750
Bay 3	5,000	\$8.75	\$43,750
Bay 4	5,000	\$8.75	\$43,750
Bay 5	5,000	\$8.75	\$43,750
TOTAL:	25,000		\$218,750 (Gross)

OR:

Two (2) 10,000-SF Units (climate-controlled) and One (1) 5,000-SF Unit:

Unit	SF	Rent \$/SF	Annual Rent
Bay 1	10,000	\$9.75	\$97,500
Bay 2	10,000	\$9.75	\$97,500
Bay 3	5,000	\$8.75	\$43,750
TOTAL:	25,000		\$238,750 (Gross)

*2025 Taxes & Insurance for this parcel: \$29,325.64

**Rent Roll *PROFORMA* (Base Rent Only) – Site C: Vacant
±4,000 SF warehouse on 4 ACRES (Zoned Manufacturing)**

One 4,000-SF Unit and IOS:

Unit	SF/AC	Rent \$/SF	Annual Rent
Bay 1	4,000	\$5.95	\$23,800
IOS	1 AC	\$2,500/mo	\$30,000
IOS	1 AC	\$2,500/mo	\$30,000
IOS	1 AC	\$2,500/mo	\$30,000
TOTAL:	4,000 SF on 4 AC		\$113,800 (Gross)

*2025 Taxes for this parcel: \$10,941.28

~PARTIAL~ OPERATING EXPENSES

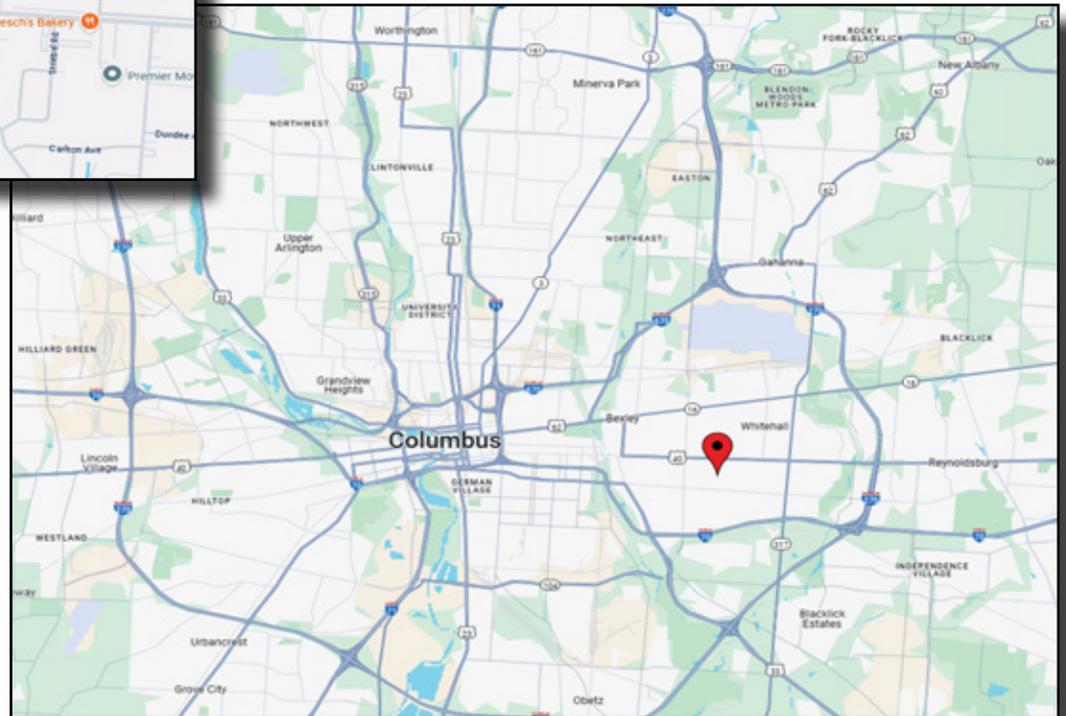
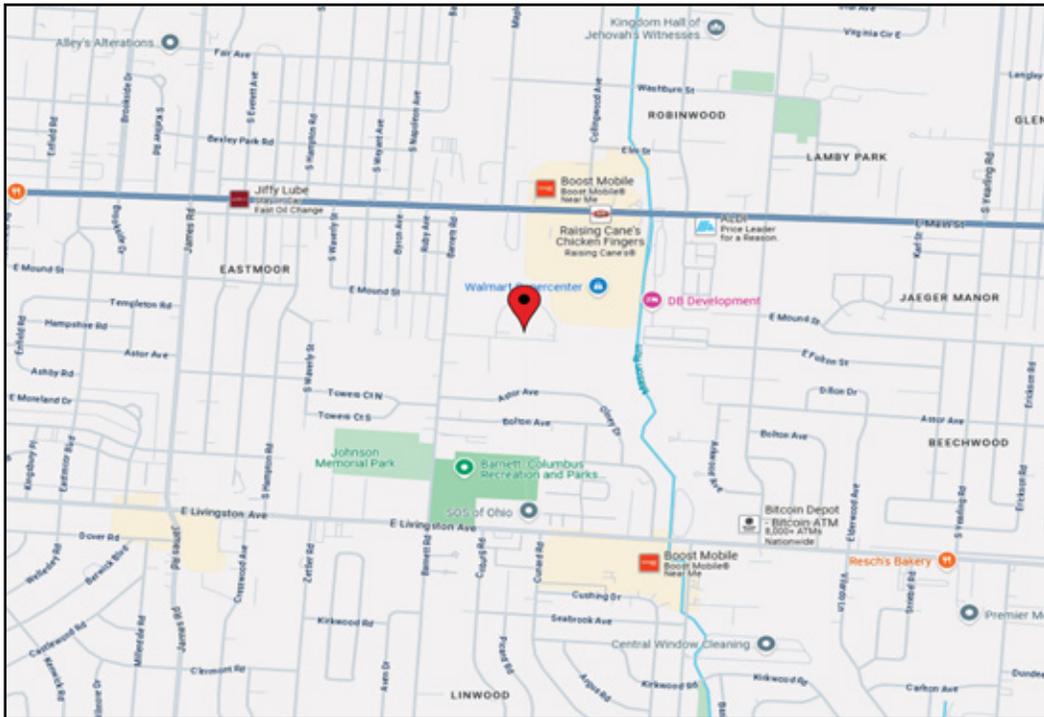
Site:	2025 Taxes:	2025 Insurance:	Total Estimated Costs:
SITE A: +/- 30k SF on 2.30 AC	\$12,951.43	\$17,786.00	\$30,737.43
SITE B: +/- 30k SF on 2.75 AC	\$13,634.64	\$15,691.00	\$29,325.64
SITE C: +/- 4k SF on 4.00 AC	\$10,941.28	N/A	\$10,941.28

*No snow removal, lawn care, or trash costs included. All tenants are separately submetered and pay their utilities directly.

Total of 63,468 +/- SF across 9.06 +/- AC

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Street Maps



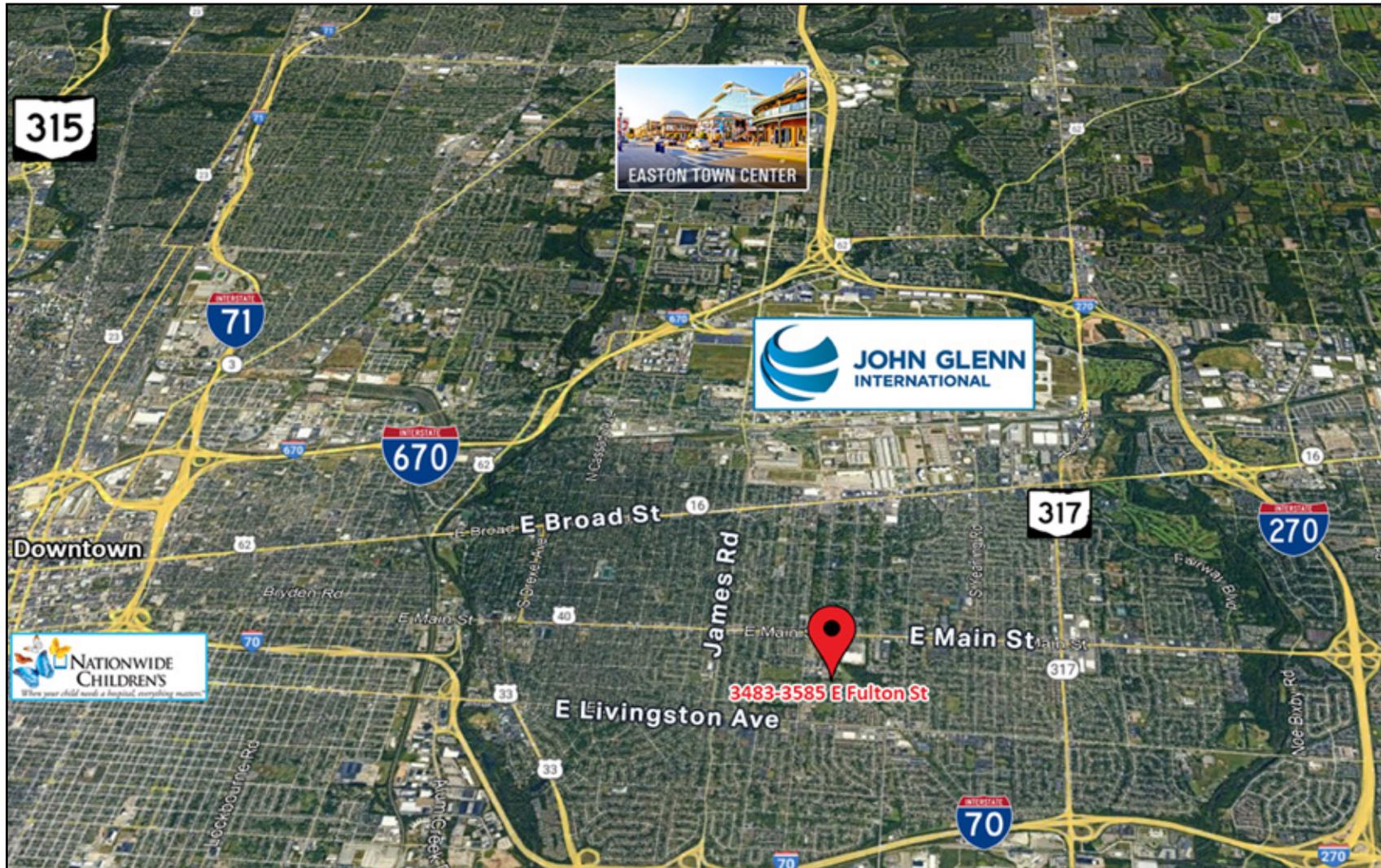
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Location Map



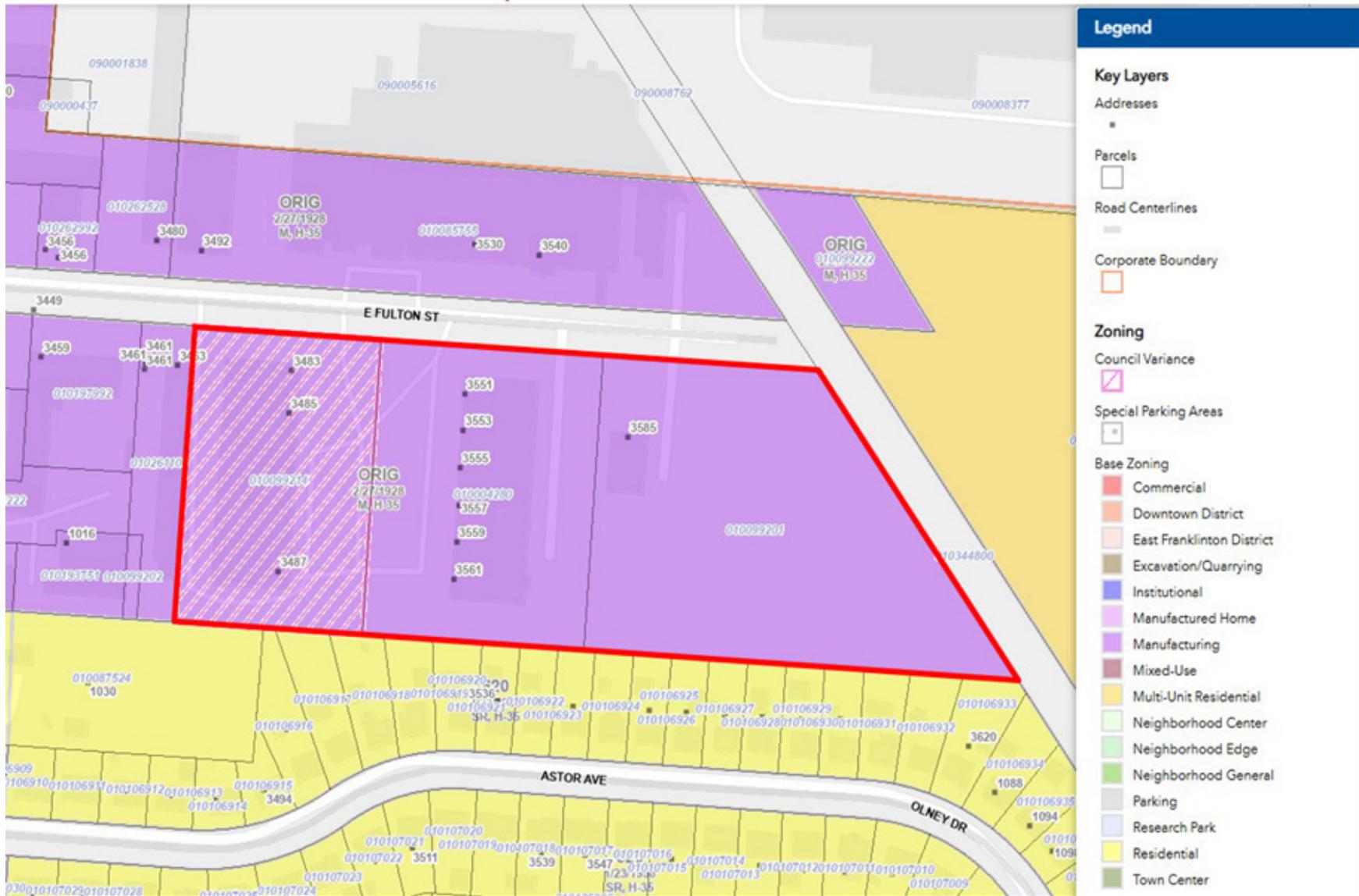
Great Location!

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



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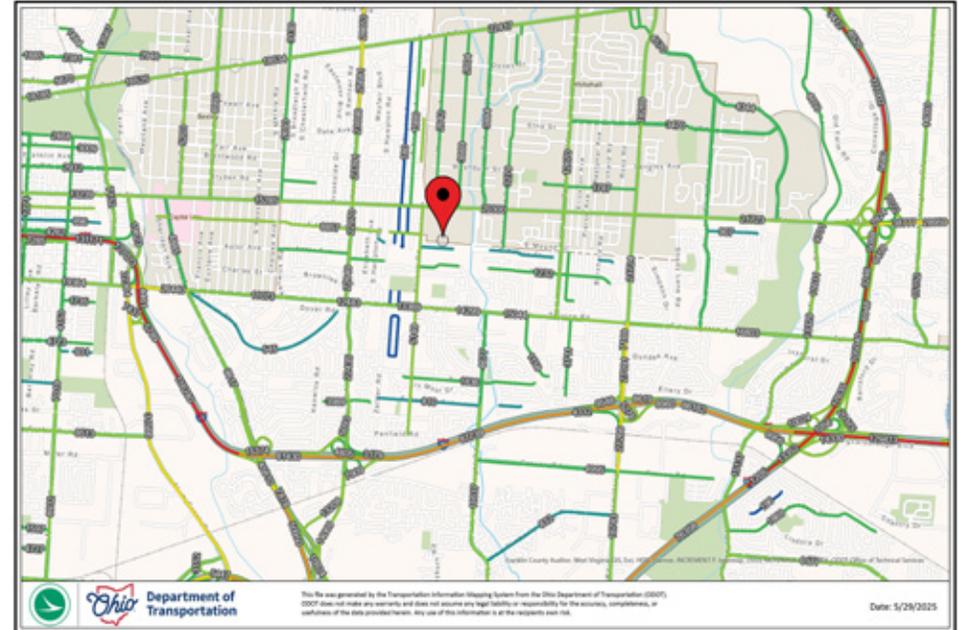
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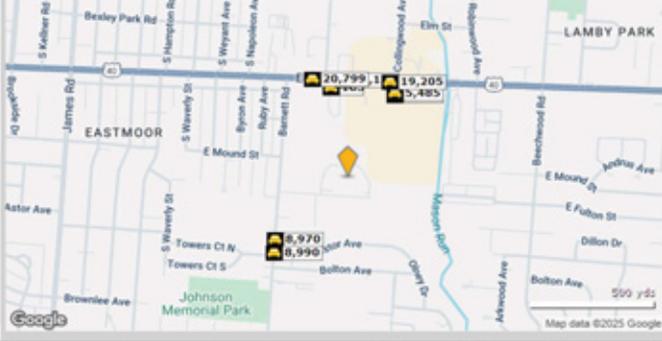


Click [here](#) to see zoning text

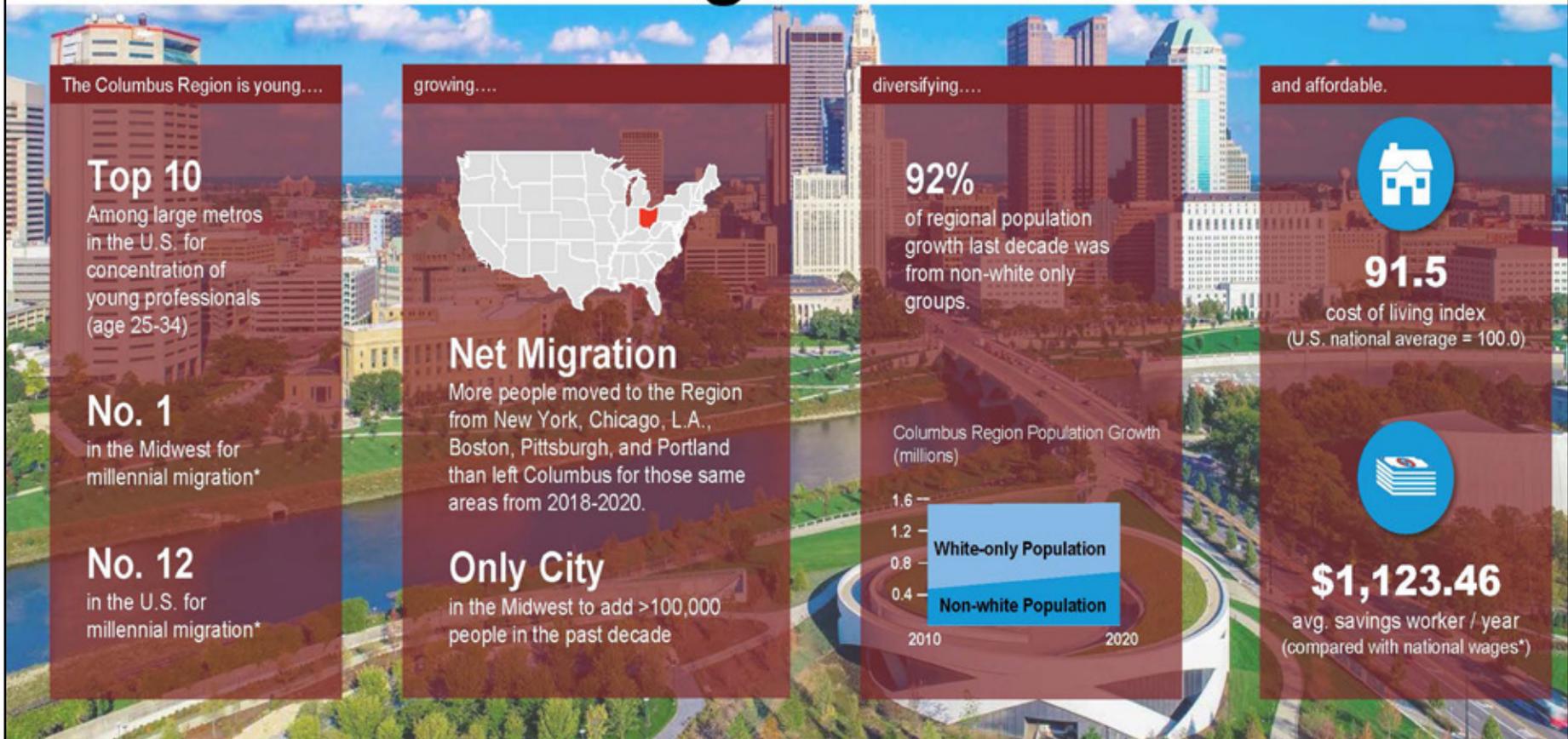
Demographic Summary Report

3483, 3551-3561 & 3585 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	



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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

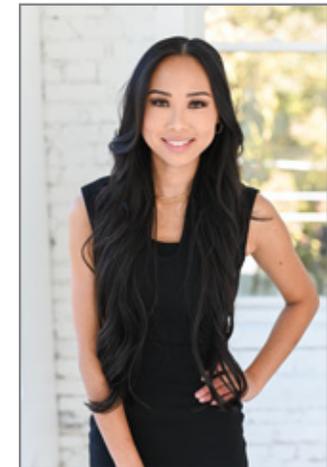
Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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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 88 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.



Julie Cohen
Sales & Leasing Assoc.
614-221-4286 ext. 123
jcohen@rweiler.com

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