



## 1503-1505 Alum Creek Dr

Columbus, Ohio 43209

### Property Highlights

- 11,712 SF Industrial Building
- Unit 1505 is Available for an Owner User (9,600 SF)
- Unit 1503 is Leased through May 2025 (2,000 SF)
- New Truck Dock and Doors Installed
- New 10x10 Drive In Door Installed
- 8'-15' Clear Height
- Three-Phase 208 | 400 Amps
- Convenient Access to I-70 and Other Travel Routes
- Billboard Not Included

**Sale Price: \$1,485,000**

**Lease Rate: \$9.95 SF/Yr (NNN)**

**Est. Op Ex: \$2.25 SF/Yr**



### For More Information

**Mike Semon**

O: 614 629 5217

msemon@ohioequities.com

**Dan Sheeran**

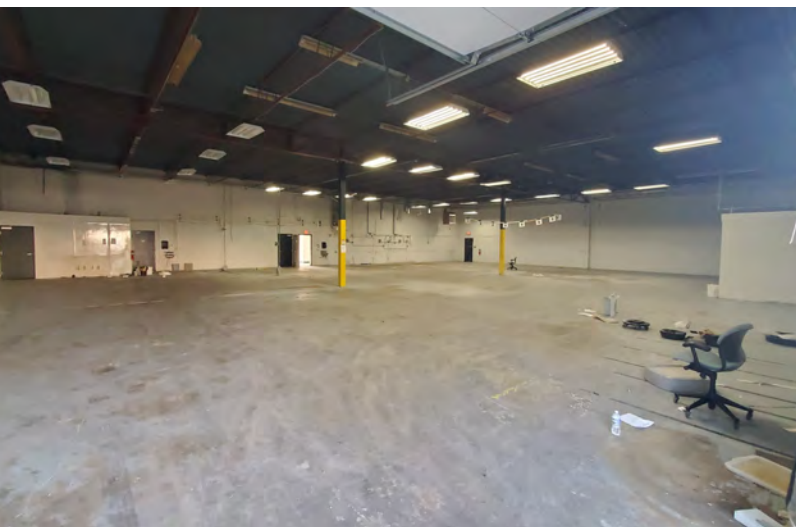
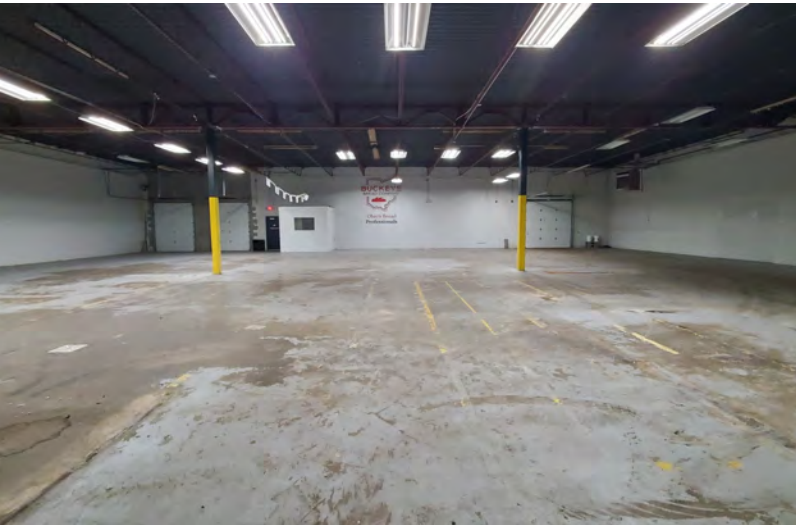
O: 614 629 5216

dsheeran@ohioequities.com

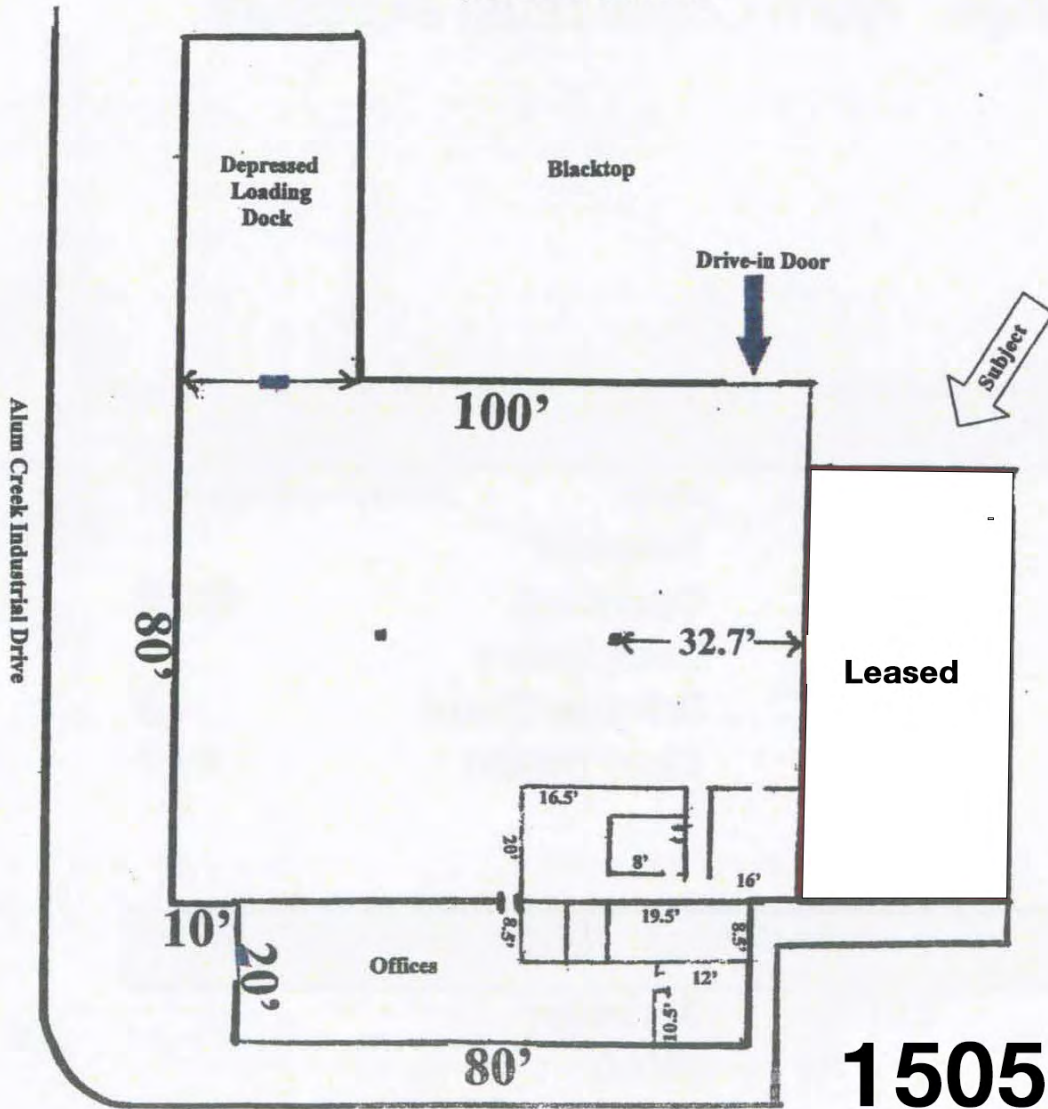
**Dan Sheeran, Jr.**

O: 614 629 5228

djsheeran@ohioequities.com



1505 Alum Creek Drive 9,600 Total SF  
 15' Ceilings  
 2,480 SF Office  
 7,120 SF Warehouse





Property Address: 1503-1505 Alum Industrial Drive, Columbus, Ohio 43209  
 Property Size: 11,700 SF

Date Prepared: 08/06/24

Occupancy: 17.0%  
 Vacancy: 83.0%

### Rent Roll

Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
1503 Alum Industrial Drive	2,100	\$ 1,219.75	\$ 14,637.00	2022	2025	1503
1505 Alum Industrial Drive	9,600	\$ -	\$ -			1505

Totals	11,700	\$ 1,219.75	\$ 14,637.00
--------	--------	-------------	--------------

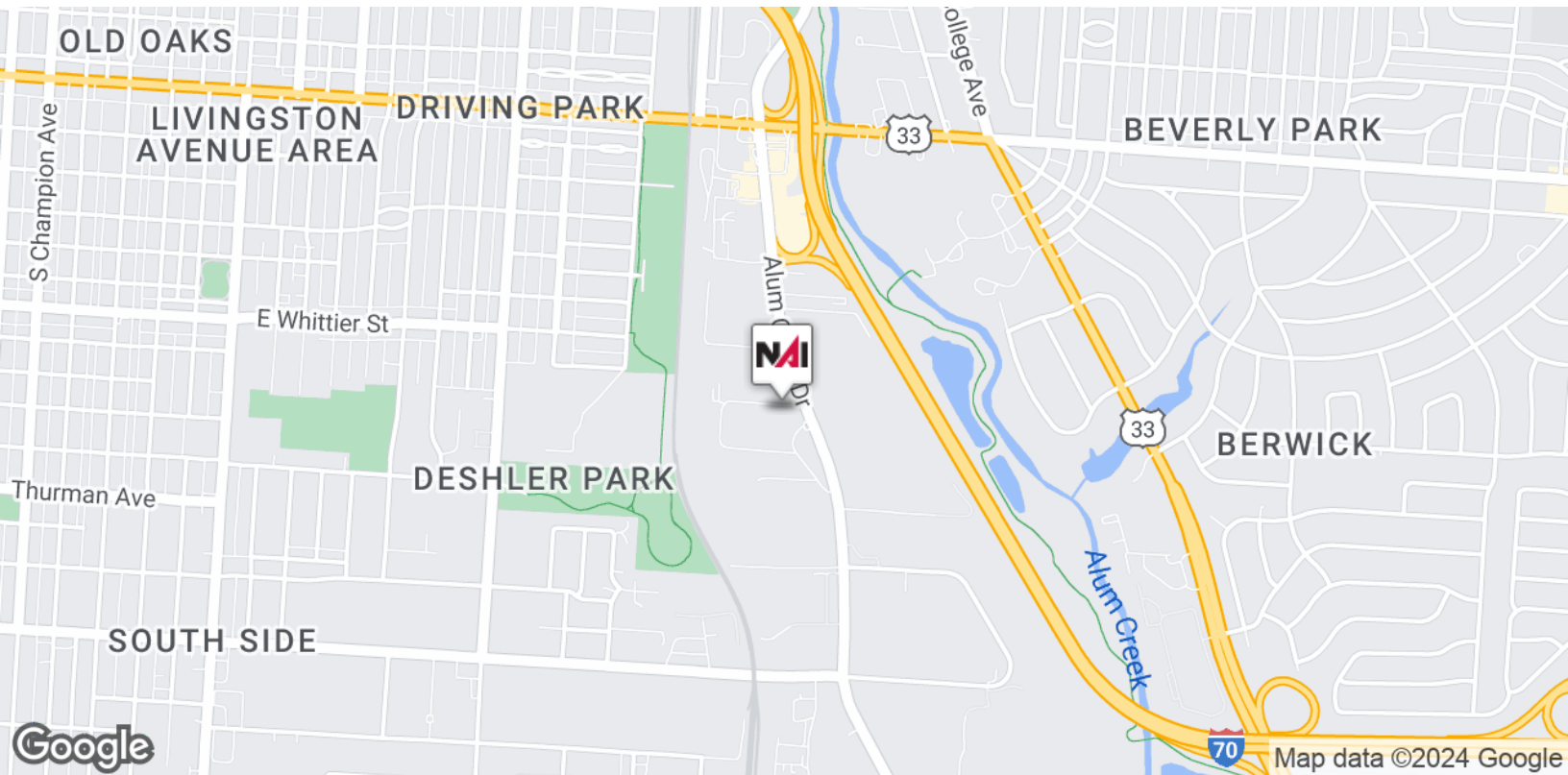
### Income & Expense Summary

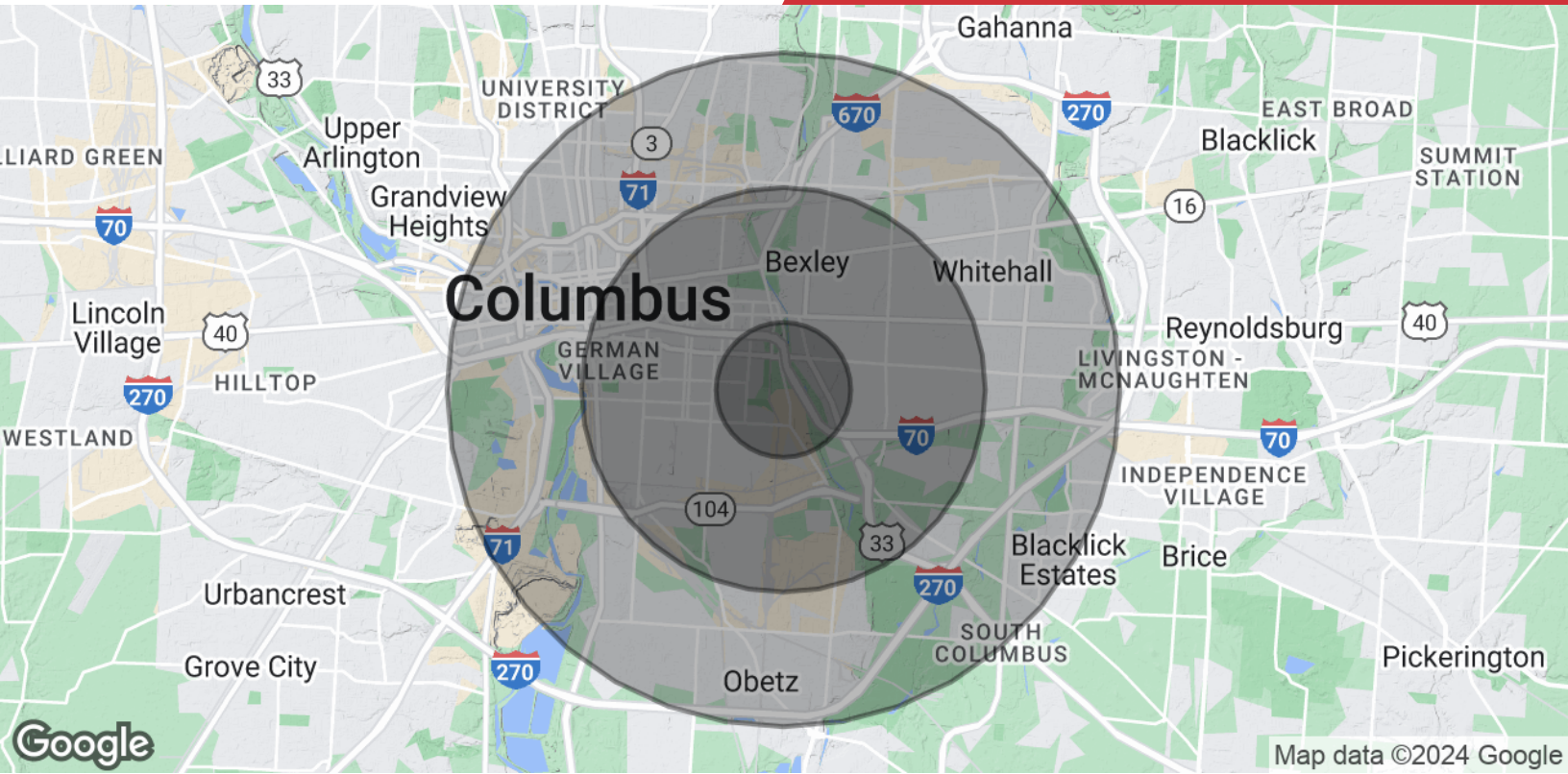
Income	PSF	Total	Summary	Total
Base Rent		\$ 14,637.00	Total Income	\$ 14,637.00
Additional Rent Reimbursement		\$ -	Total Expenses	\$0.00
Total Income		\$ 14,637.00	Net Operating Income	\$ 14,637.00

Expenses (Prior 12 Months)	PSF	Total
1503-1505 Insurance	\$ 0.22	\$2,574.00
1503-1505 Taxes	\$ 0.73	\$8,541.00
1503-1505 Maintenance	\$ 0.27	\$3,159.00

Total Expenses	\$14,274.00
----------------	-------------

Valuation	Total
<b>Our Valuation</b>	<b>\$1,485,000</b>





## Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	11,409	111,485	240,523
<b>Average Age</b>	35.1	35.8	35.2
<b>Average Age (Male)</b>	33.6	34.0	33.6
<b>Average Age (Female)</b>	36.5	37.3	36.8

## Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	4,322	45,691	100,735
<b># of Persons per HH</b>	2.6	2.4	2.4
<b>Average HH Income</b>	\$45,442	\$53,643	\$49,776
<b>Average House Value</b>	\$139,615	\$149,158	\$141,242

\* Demographic data derived from 2020 ACS - US Census