



1597 S Washington St  
Millersburg, OH 44654

WAREHOUSE FOR SALE / LEASE



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### Property Highlights

- Warehouse with 1000 SF of office space
- 16x14 drive in door
- 12x10 drive in door
- 2 docks
- Locker room area
- 20x15 break room
- Approx. 1000 sf freezer space
- 18' ceiling height
- Excess Power
- Directly across from a Super Walmart

### Offering Summary

Sale Price	\$3,500,000
Lease Rate	\$5.99 SF/yr (NNN)
Available SF	41,000 SF
Building Size	48,187 SF

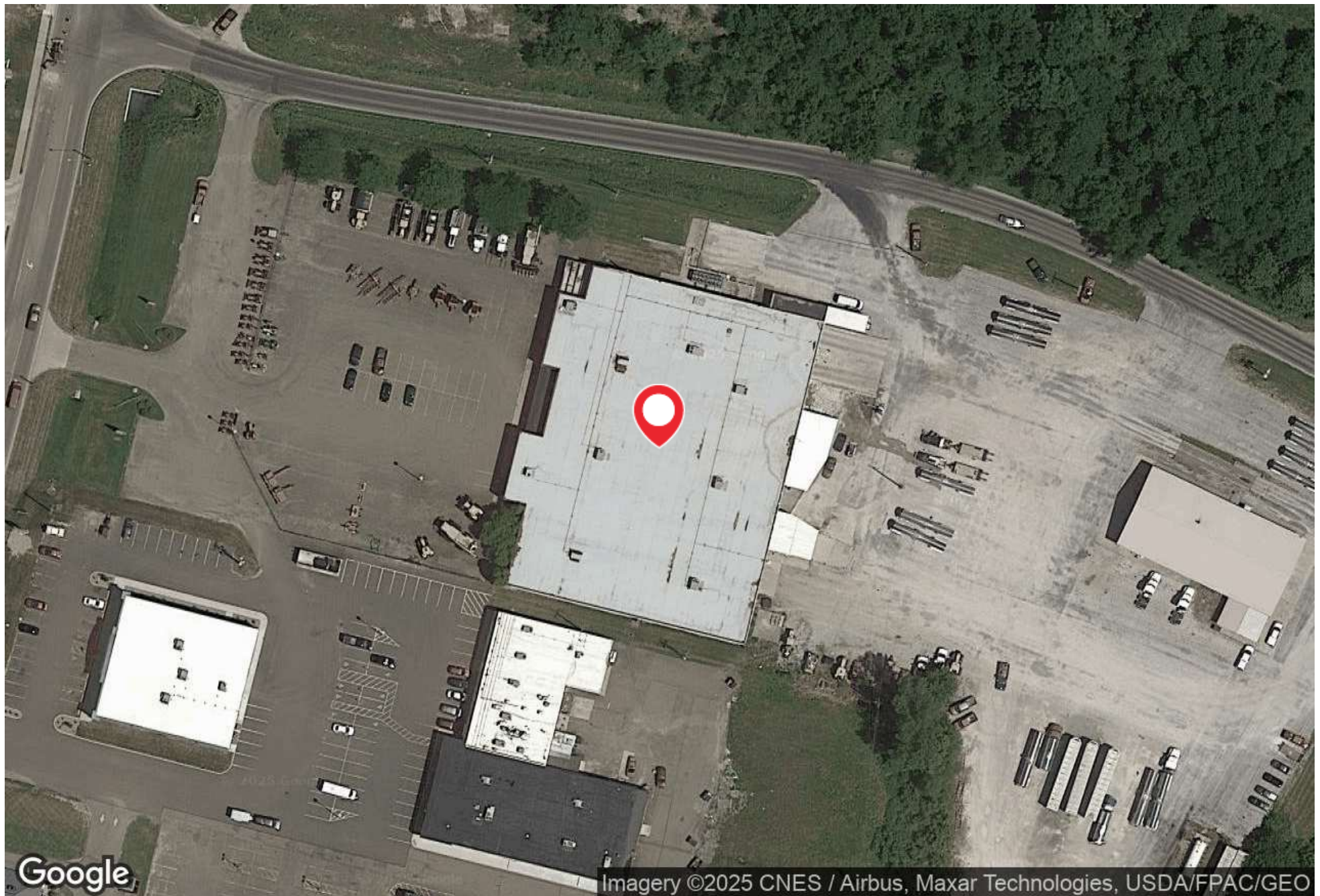
Demographics	1 Mile	5 Miles	10 Miles
Total Households	231	3,922	10,337
Total Population	549	10,548	32,682
Average HH Income	\$91,254	\$94,474	\$106,180



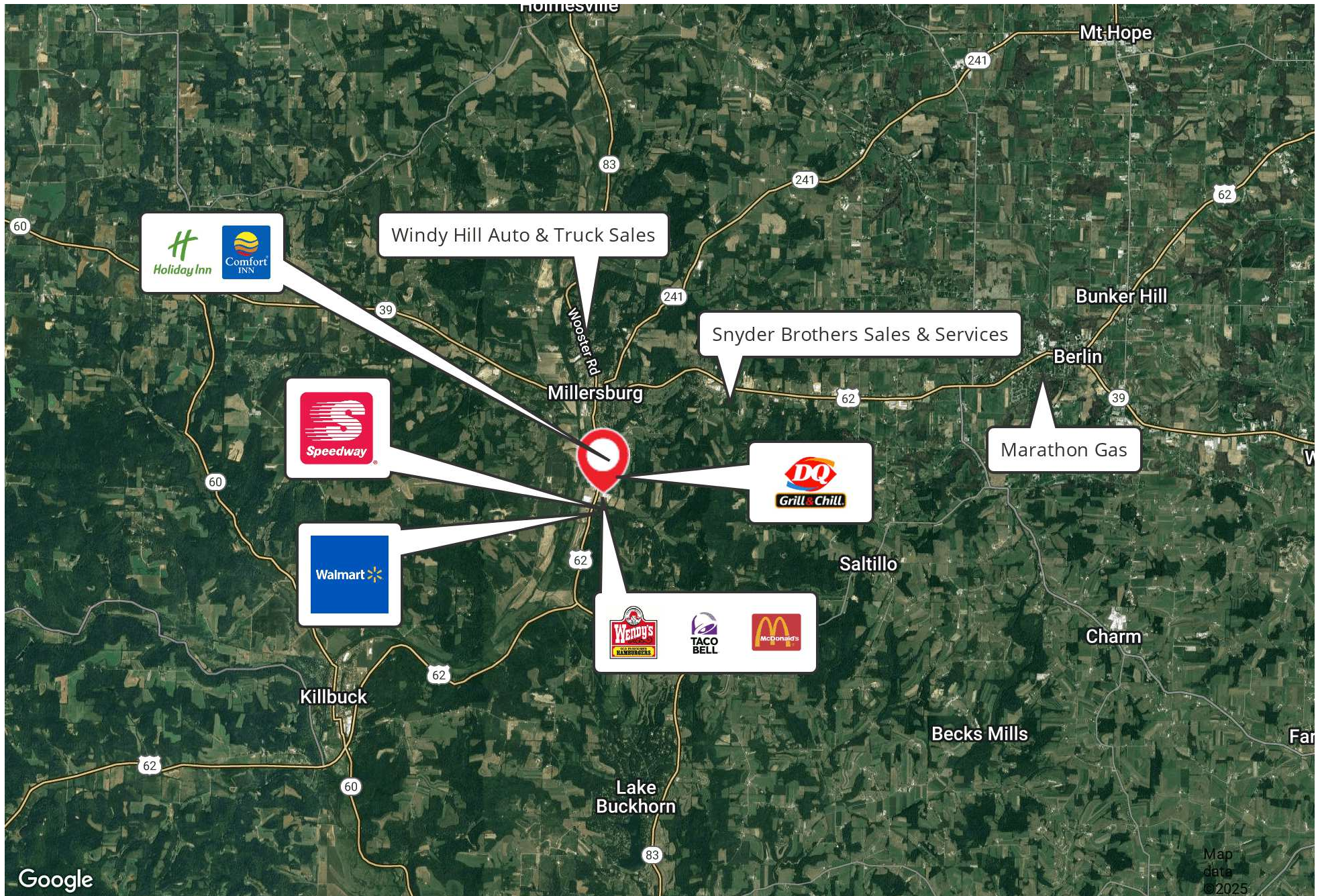














A photograph of an outdoor basketball court. In the foreground, there is a grassy area with two rounded green bushes in a dark mulch bed. A tall, dark brown metal pole with a yellow top section stands on the right. The basketball court is paved and enclosed by a chain-link fence. In the background, there is a brick building and a line of green trees under a clear blue sky.

Demographics

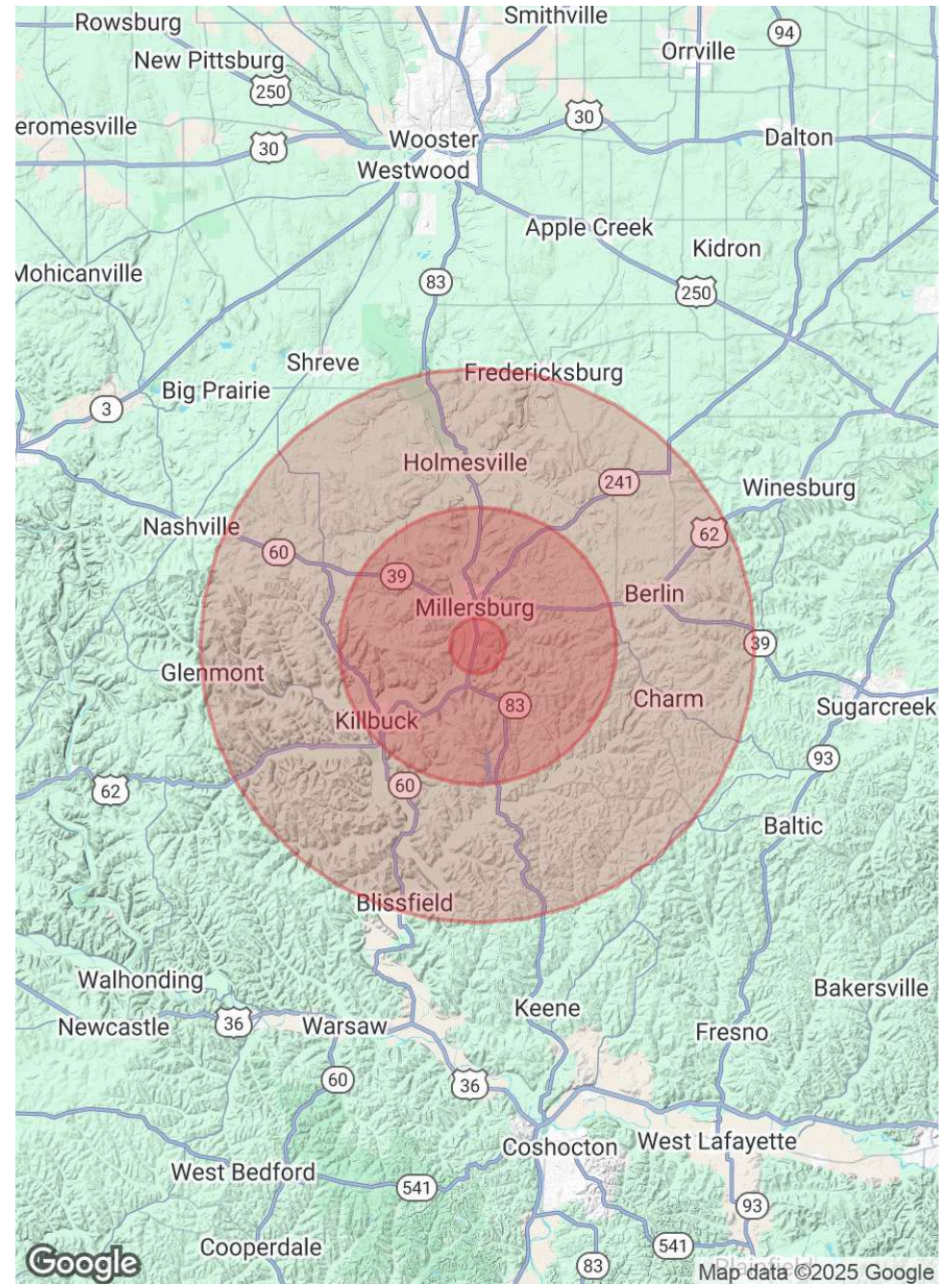


Population	1 Mile	5 Miles	10 Miles
Total Population	549	10,548	32,682
Average Age	42	39	36
Average Age (Male)	41	38	35
Average Age (Female)	44	41	37

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	231	3,922	10,337
# of Persons per HH	2.4	2.7	3.2
Average HH Income	\$91,254	\$94,474	\$106,180
Average House Value	\$368,899	\$337,645	\$368,759

Demographics data derived from AlphaMap





**Bob Lockett**

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### Professional Background

With more than 30 years in new business development and management, Bob applies his expertise using a multi-disciplined approach to proactively respond to client needs and strategically provide the right business solution. His experience and dedication have allowed him to now serve 2nd and 3rd generations of clients because of his strong retention based approach. Bob has negotiated real estate transactions involving office developments, major retail development, out-lot projects, light industrial parks, land assemblage, multifamily properties, and numerous investment opportunities. He has represented Buyers, Sellers, Landlords and Tenants which developed his negotiation skills with governmental agencies, financial entities, construction groups and related real estate professionals. His goal of building relationships with clients and the brokerage community has led to long-term partnerships that continue to grow. Bob Lockett is a Vice President with Alterra Real Estate Advisors.

As an entrepreneur and business owner, Bob was the Principal/Owner of Cable Solutions, Inc. a company he founded in 1991. The Company, a Voice and Data Business, employed upward of 35 employees and had sales of 5m+ per year. Cable Solutions did business with many Fortune 500 companies including NASA, FedEx, Cheryl's Cookies and many other national groups. He sold the business in 2003 prior to moving into the real estate business full time. Bob started with Links Real Estate Company learning the design/build turnkey part of the business and spent 3 years with PHB Realty sharpening his investment protocol strategy before working the last seven years with Smith Realty Partners and has constantly produced results. Bob has been an active member of the Columbus Board of Realtors for over 13 years and received numerous commendations for his community contributions. Bob and his wife Holly stay active with their son's various youth league sports that include hockey, basketball, and skiing. They also volunteer with numerous non-profit groups that include Boys and Girls Club, the Star Foundation and The Flying Horse Farms.

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