



## 2040 S Hamilton Rd

Columbus, Ohio 43232

### Property Highlights

- Industrial Warehouse For Sale
- 89,760 SF Main Warehouse
- Plus 7% Cap Rate
- National Credit Tenant
- 14 Dock-Doors
- 4 Drive-In Doors
- Situated on 7 Acres
- 18' - 22' Ceiling Height
- Outdoor Trailer Storage
- Zoned Manufacturing (M1)
- Convenient Access to I-70 and I-270

**Sale Price: \$5,999,000**



### For More Information

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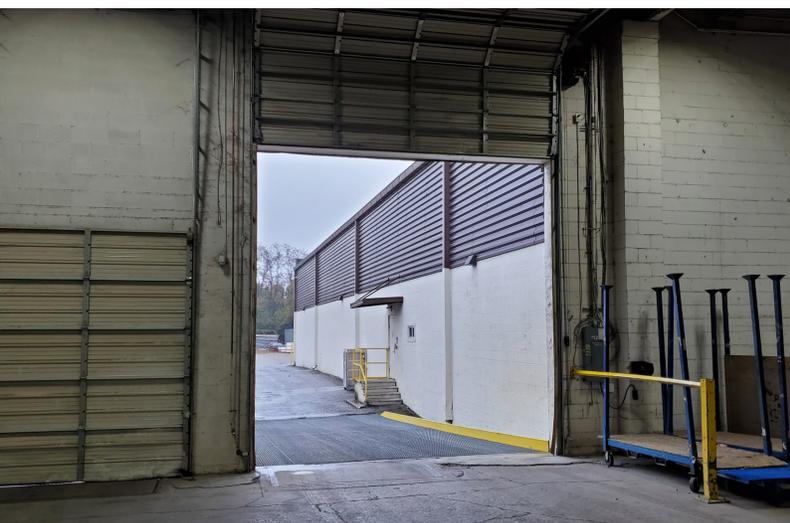
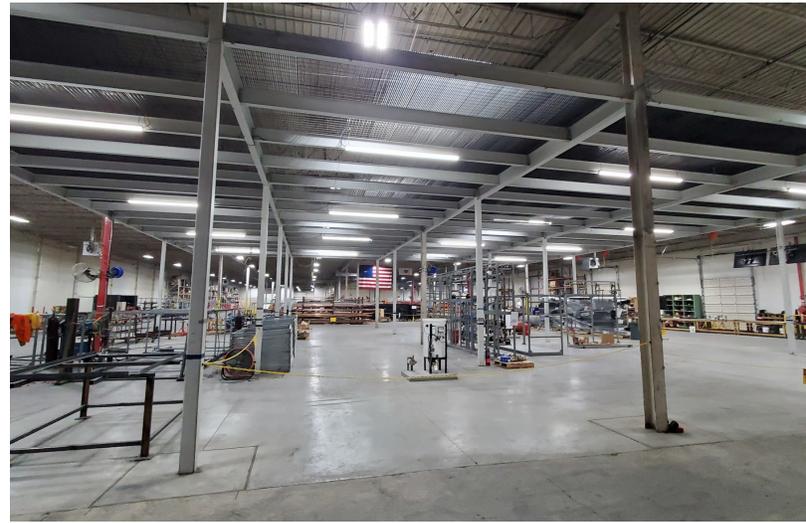
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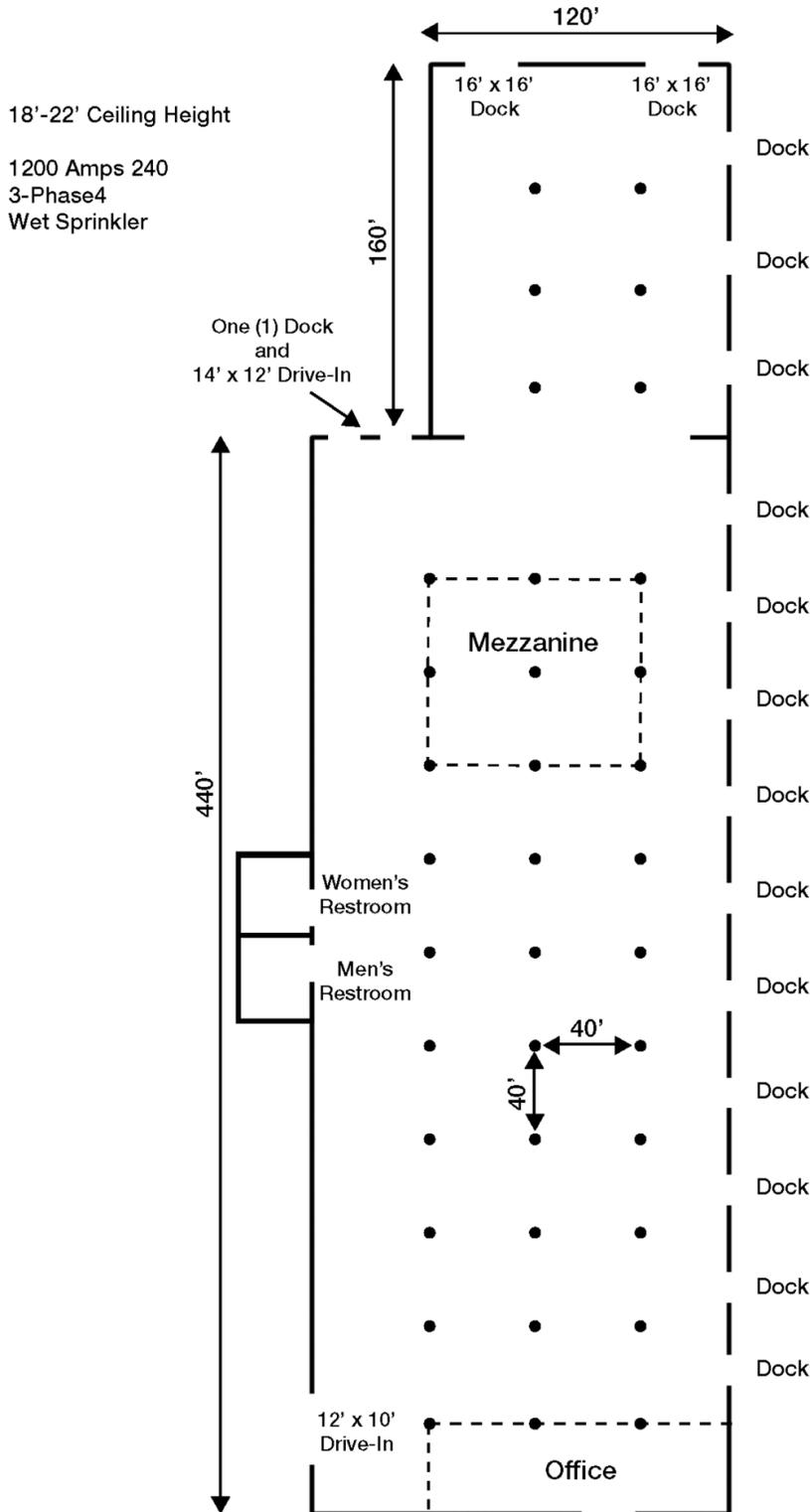
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605 S Front Street, Suite 200  
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100% Occupied

Property Address: 2040 S Hamilton Road Columbus, OH 43232

Date Prepared: 10/22/25

### Rent Roll

Tenant Name	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
*Harris Company	89,760	\$ 46,939.00	\$ 563,274.00	2024	2029	2040
Totals	89,760	\$ 46,939.00	\$ 563,274.00	-	-	-

### Income & Expense Summary

Income	PSF	Total	Summary	PSF	Total	
Base Rent	-	\$ 563,274.00	Total Income		\$ 563,274.00	
-	-	-	Total Expenses		\$ 75,888.00	
Total Income			Net Operating Income		\$ 487,386.00	
Expenses (Prior 12 Months)	PSF	Total	Assumptions			
Taxes	\$ 48,888.00					
Insurance	\$ 12,000.00					
Maintenance	\$ 15,000.00					
Total Expenses	\$ 75,888.00		Valuation	CAP%	PSF	Total
			Our Valuation	7.49%	-	\$6,500,000

\*Rent shown is average over 4 years at 2040

Rent by year is:

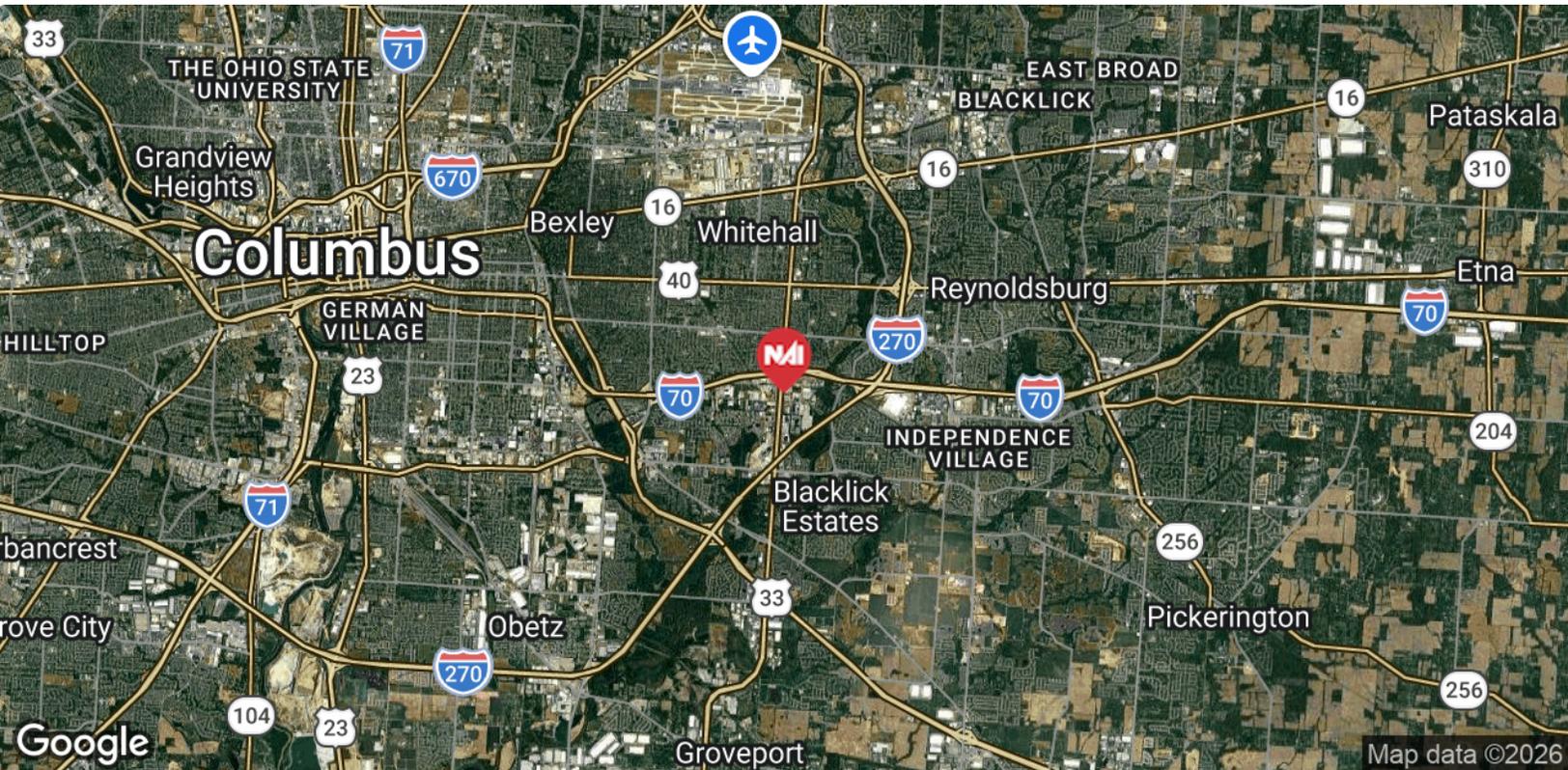
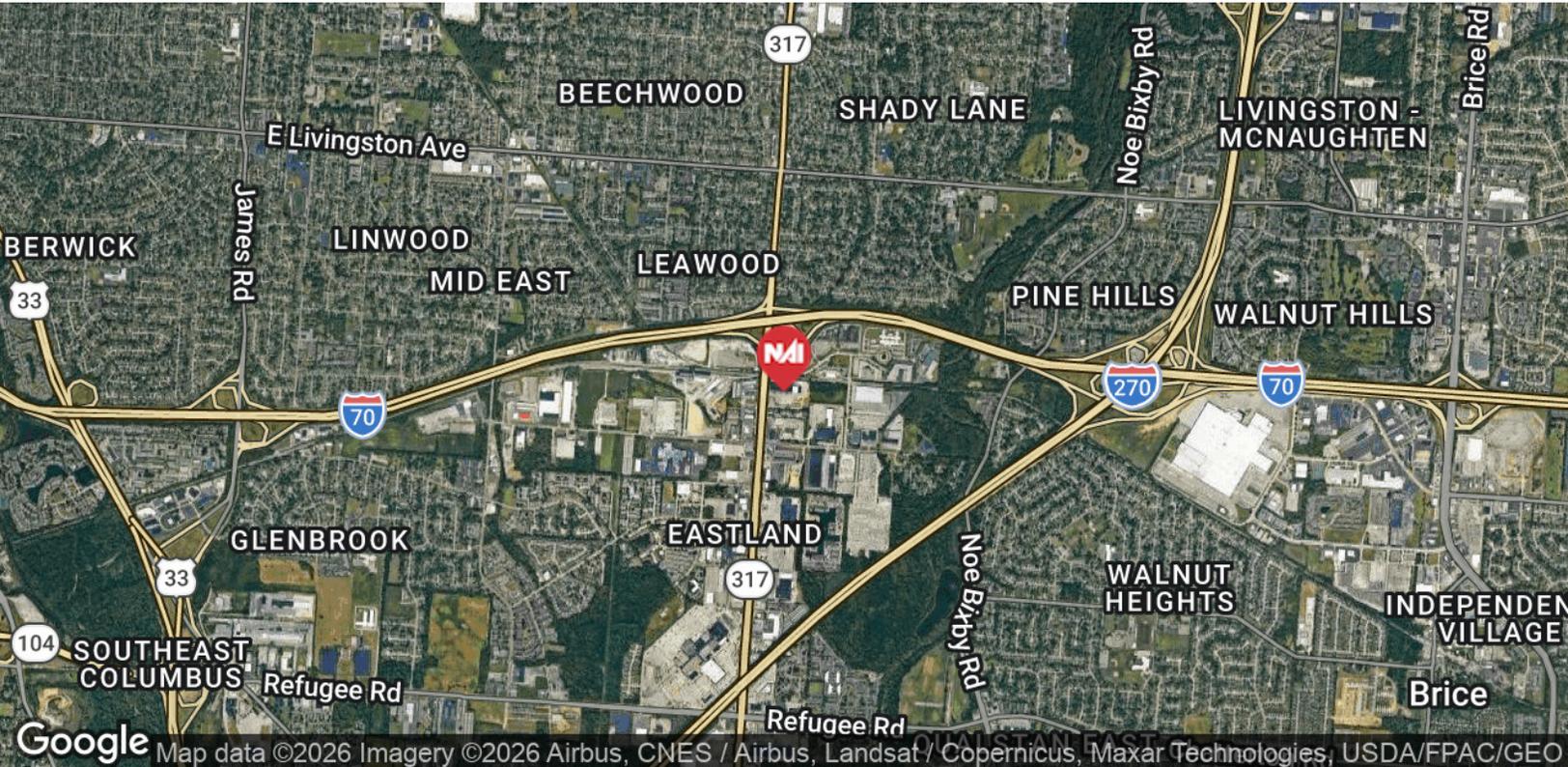
Year 1: \$538,560.00

Year 2: \$554,712.00

Year 3: \$571,344.00

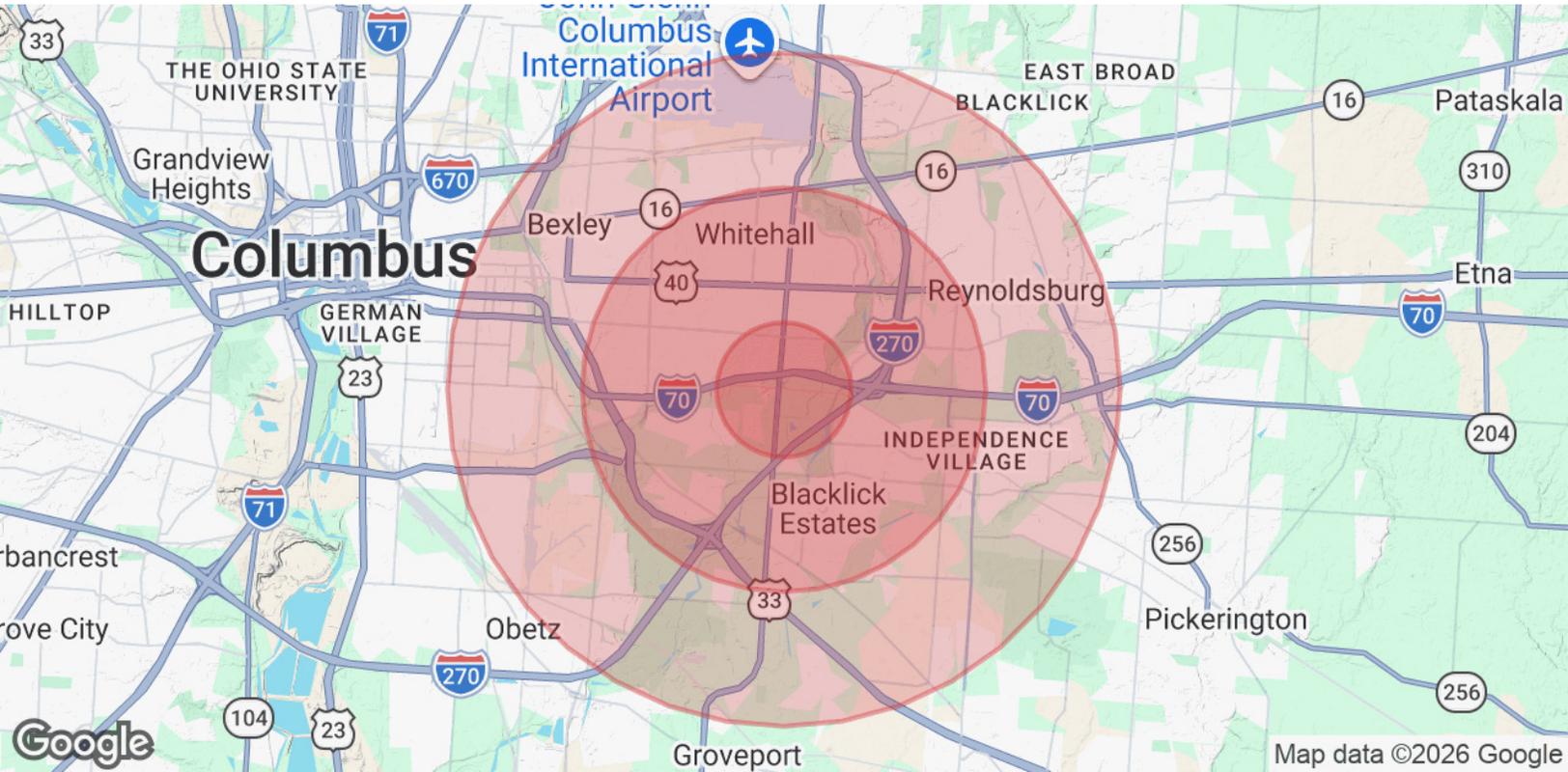
Year 4: \$588,480.00

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#### Population

	1 Mile	3 Miles	5 Miles
Total Population	11,907	112,392	246,589
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

#### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,902	45,903	100,584
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$54,134	\$66,812	\$76,128
Average House Value	\$202,176	\$214,352	\$247,548

Demographics data derived from AlphaMap