

Self Storage C of O Opportunity



Walnut Street Storage C of O Opportunity

6202 E. Walnut Street
New Albany, OH 43054

Presented by:

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List Price—Call Broker for Price

INVESTMENT HIGHLIGHTS

- Institutional-quality C of O opportunity located on 8.27 +/- acres in New Albany, a dynamic suburb of Columbus, OH
- Best-in-class construction with attractive mix of Interior CC (47%) / Exterior NC product (53%) and RV/Boat spaces to accommodate a wide variety of customers
- 7 single-story buildings featuring 82,804 GSF | 70,900 NRSF | 526 storage units | 61 RV/Boat parking spaces
- Great visibility, frontage, and access on Walnut Street
- Strong demographics with 33,823 population, \$172k HHI, and 6.7% pop growth in 5-yr (3-mi)
- Located within the Columbus MSA, ranked as #1 in the U.S. for combined business growth and infrastructure investment according to *Site Selection Magazine* Global Groundwork Index
- The sale is contingent upon receiving the C of O, expected in Q2 2026

PROPERTY DETAILS

Storage GSF:	82,804
Storage NRSF:	70,900
RV/Boat SF:	25,500
Storage Units:	526
RV/Boat Units:	61
Acres:	8.27+/-
Buildings:	7
Year Built:	2026



