



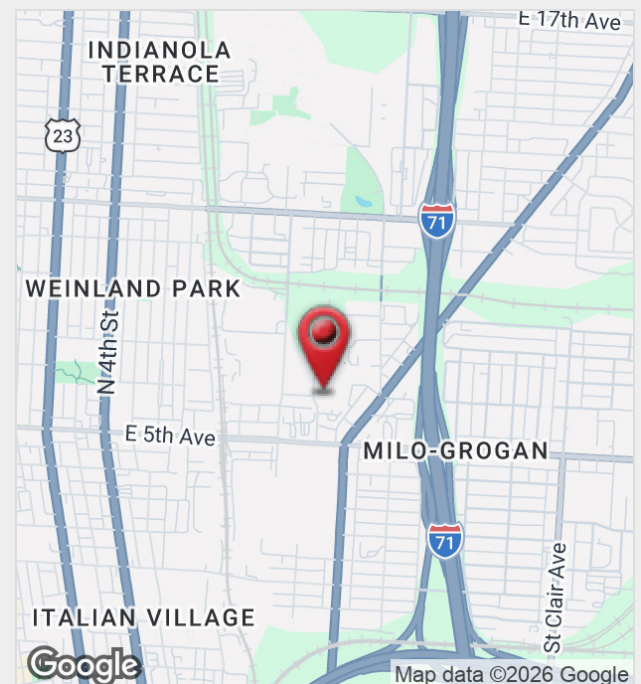
1150 Corrugated Way

Columbus, Ohio 43201

Property Features

- 4,000-10,400 SF Ready For Lease
- Industrial Units with Diverse Small Bay Layouts
- Office Space Available
- Versatile Space for Storage, Distribution, Auto, or Creative
- M Zoning
- Docks and Drive-Ins Available
- 14' Clear Height
- 3P Heavy Power
- Easy Access near I-71 and 670

Lease Rate: Negotiable



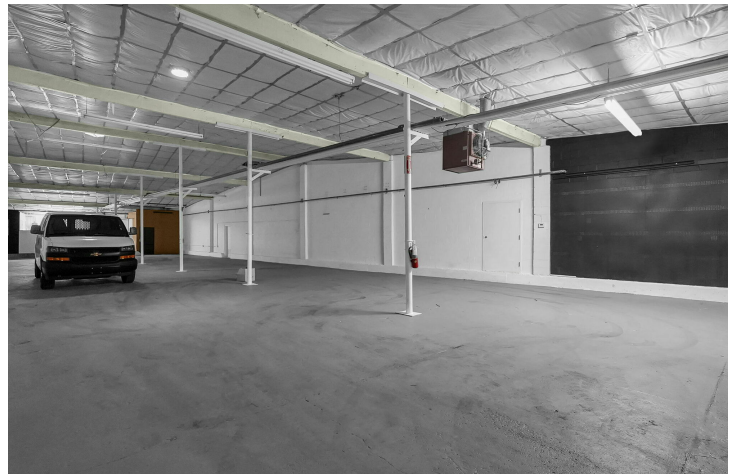
For more information:

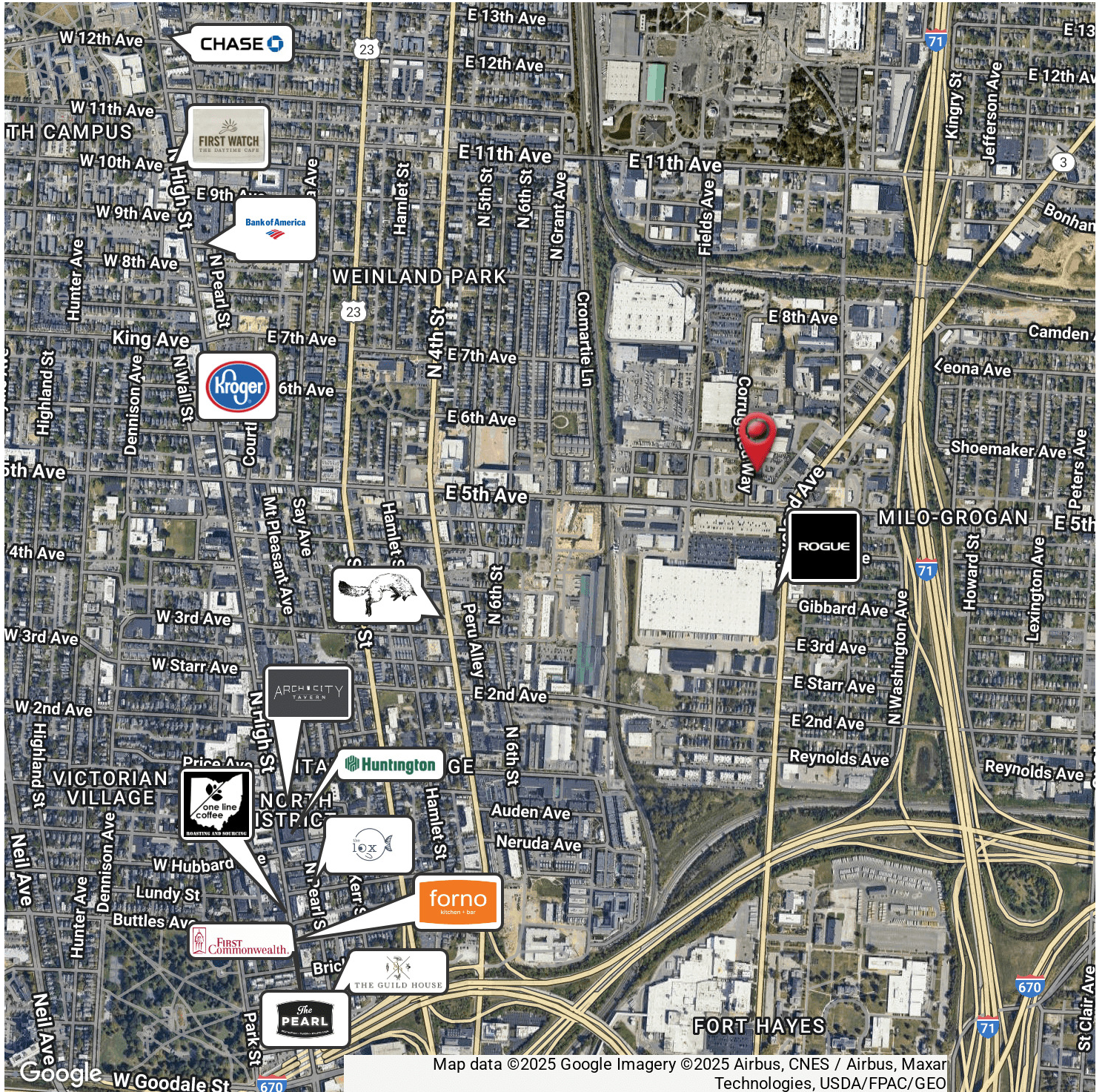
Stephen Pryor, CCIM

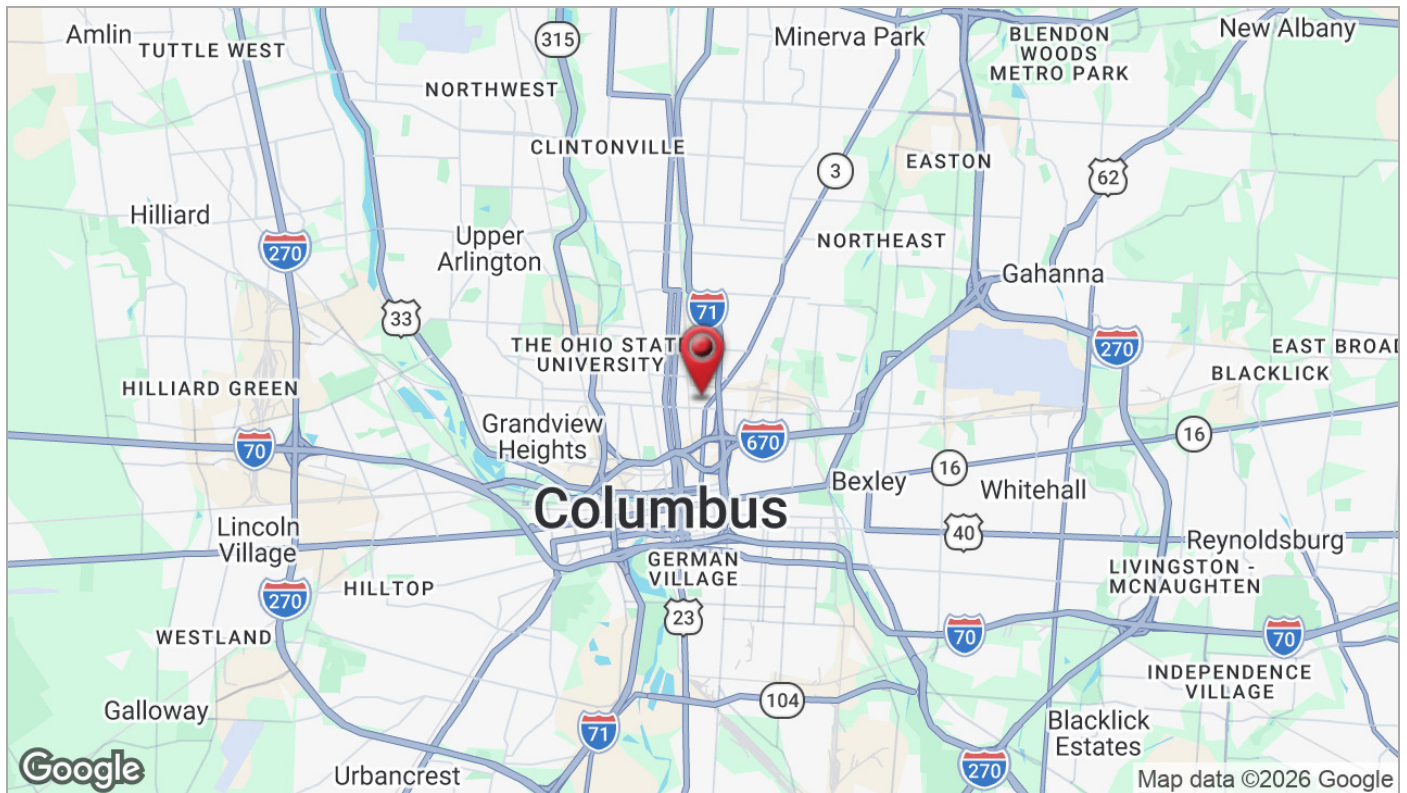
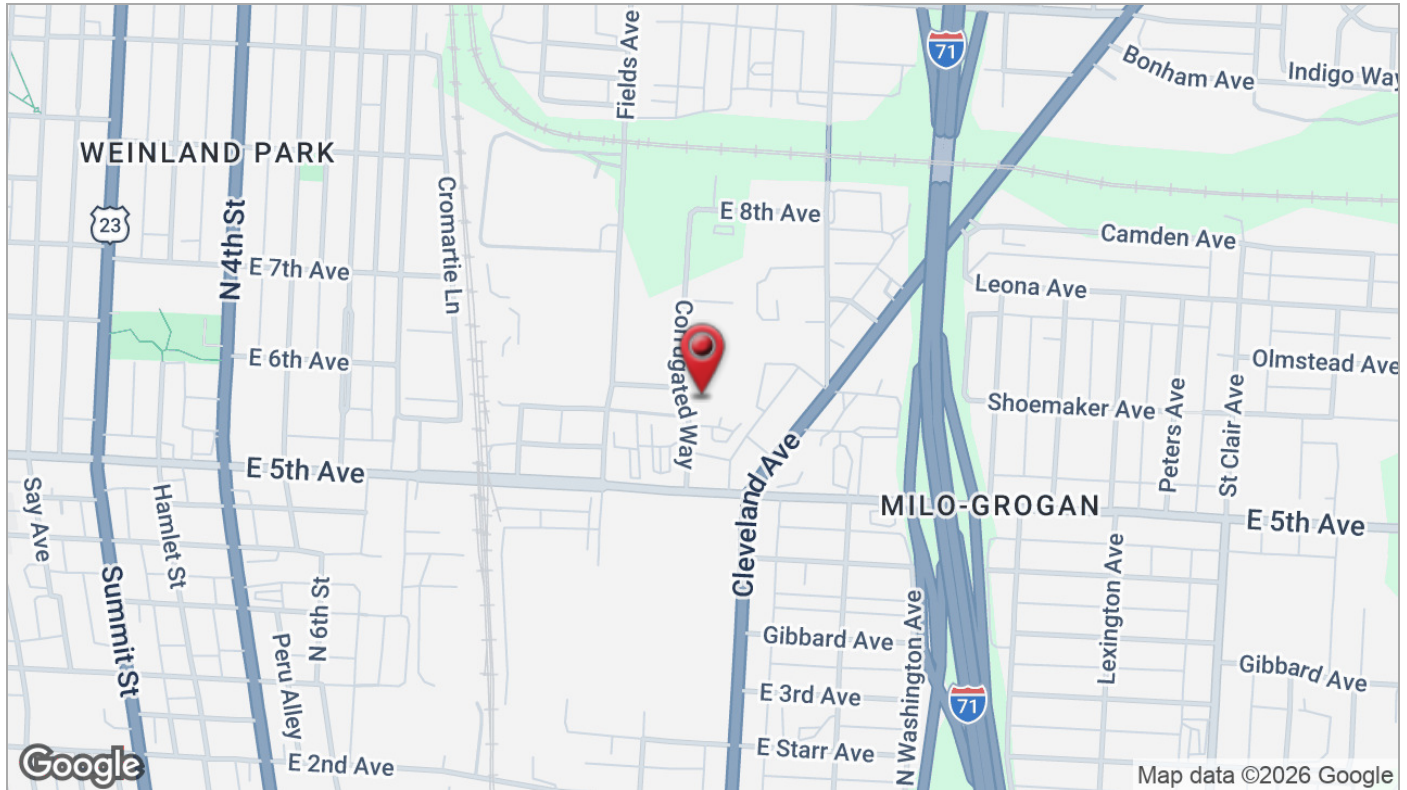
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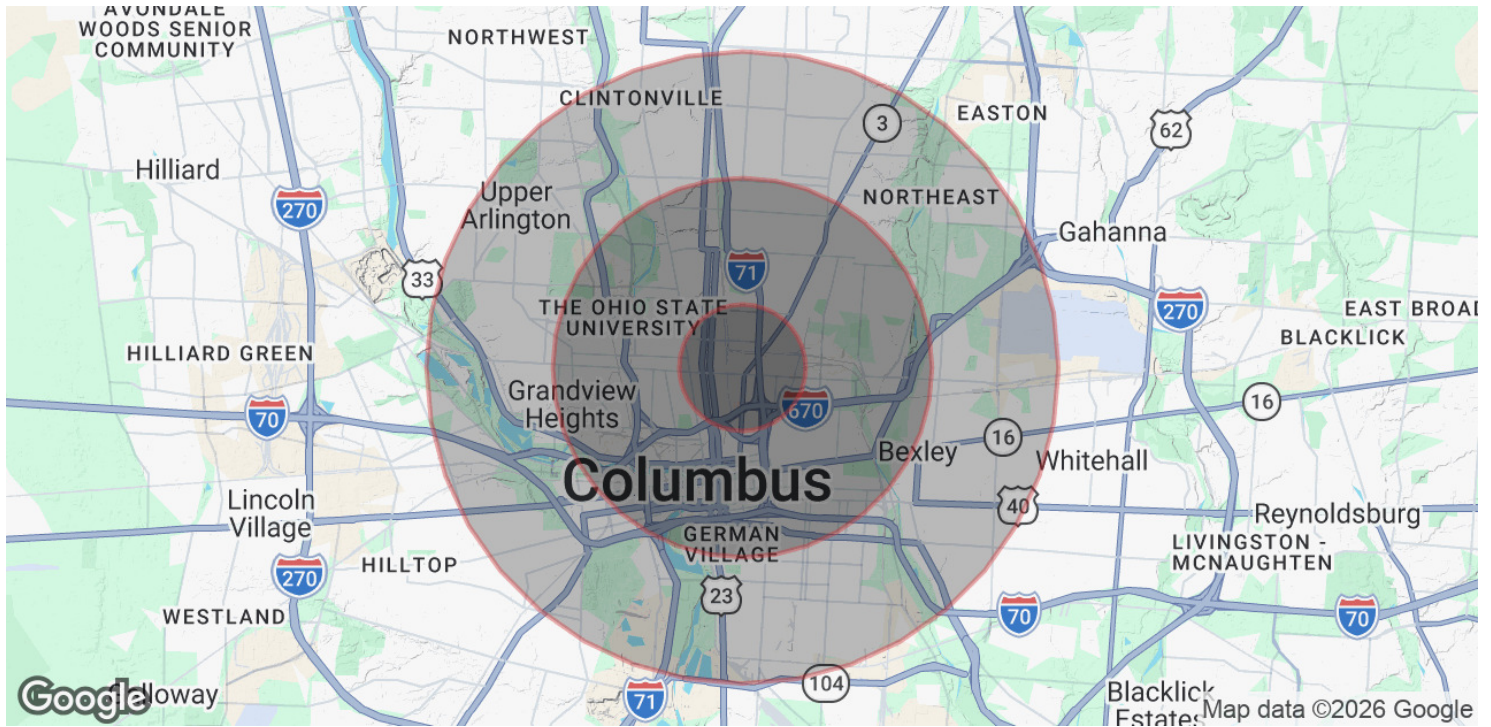


SPACE	SUITE #	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Unit 8	Unit 8	NEGOTIABLE	NNN	4,000 SF	VACANT
Unit 10	Unit 10	NEGOTIABLE	NNN	10,400 SF	COMING SOON









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,381	170,028	374,410
Average Age	30	33	36
Average Age (Male)	31	33	35
Average Age (Female)	30	33	36
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,371	76,153	160,684
# of Persons per HH	2	2.2	2.3
Average HH Income	\$71,258	\$74,047	\$84,144
Average House Value	\$421,513	\$347,374	\$327,845

2020 American Community Survey (ACS)



STEPHEN PRYOR, CCIM

Vice President

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PROFESSIONAL BACKGROUND

Stephen Pryor is an established agent and licensed attorney. Stephen began his career in brokerage in 2011 before pursuing his law degree. After practicing law for eight years, he returned to the commercial brokerage space bringing with him a wealth of additional and unique experiences, knowledge and expertise. Stephen is well-versed in contract negotiations and legal drafting of business and real estate purchase and sale agreements, leasing and operational entity structuring across all asset classes. He is a seasoned broker, specializing in industrial sales and leasing, office, ground-up land development, retail and multi-family transactions.

EDUCATION

J.D., Capital University Law School, 2016

B.S., Real Estate Finance, University of South Carolina Darla Moore School of Business, 2010

MEMBERSHIPS

National Association of REALTORS®

Ohio REALTORS®

Columbus REALTORS®

Columbus Bar Association

Columbus Commercial Industrial Investment Realtors (CCIIR)

Athletic Club of Columbus

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