

Flex/Warehouse

Property Address:

505 E 11th Street,
Columbus, Ohio 43211

Submitted By:

Corey M Hoover

Cell | 614-787-4252 |

Corey_hoover@sbcglobal.net

RE/MAX Commercial

Easton Way #110

Columbus, Ohio 43219



Offering Terms & Building Summary

Property Type	Flex-Office Warehouse
Location	505 E 11th Street Columbus, Ohio 43211
Parcel #	010-045904-00
Property Size:	.38 Acres (approx.)
Price Per SQ FT:	Withheld

Offer Procedure

Partners wishing to submit a proposal on the package are to submit a non-binding Letter of Intent. The terms shall require:

- Proposal description
- times frames.
- Financing plan.
- Description of the debt/equity structure.

The site has a **12,704 SF Flex/Industrial/Warehouse**. Approximately **10,904 SF of Warehouse** space and **1,800 SF in Office**. 1, 12x14 drive in doors , **16' to 18' clearance in Warehouse**. Currently occupied.

Offers should be delivered to the attention of:

Corey M. Hoover
corey_hoover@sbcglobal.net
Cell | 614-787-4252 |

Property Location and Overview

The property is located at, **505 East 11th Street , Columbus, Ohio 43211**. A **12,704 SF Flex/Industrial/Warehouse** is located on approximately **.38 acres**.

Located in an established industrial area, within the city limits of Columbus, Ohio, in Franklin County, neighboring other commercial businesses. The property is located only 2 minutes to Interstate 71 running north and south and 3 miles to Interstate 670, that cuts through the city and merges with Interstate 70. It is a mere 3.5 miles, 9 minutes to downtown Columbus.

With close proximity to several major highways, this site is easily accessible for commerce moving across the U.S., from the North, South, East, or West.

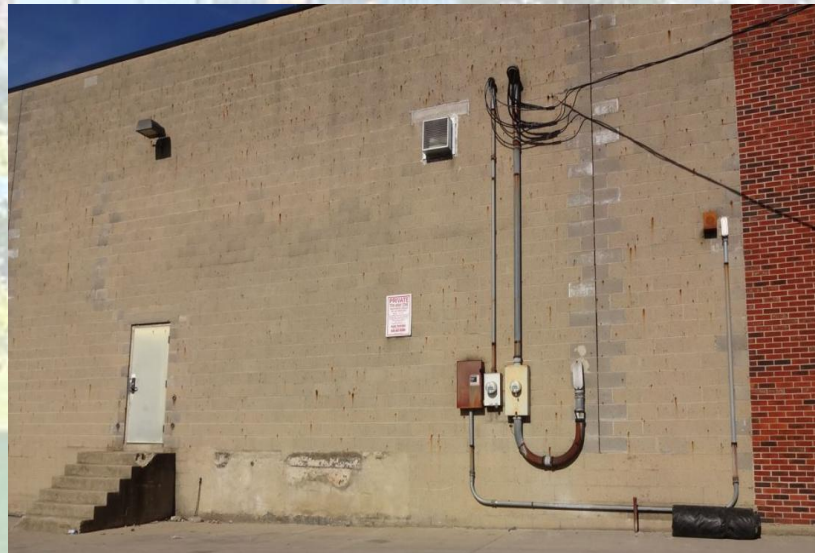
The City of Columbus is committed to expanding its commercial and industrial tax base to secure a strong financial foundation for the community. Columbus offers a wide range of incentives to encourage investment in the community. This area is ideal for multi-use development.

The site is large enough to accommodate one or more business opportunities. This is a unique opportunity to join the Columbus community in this quality standalone asset located in Franklin County.

Exterior Property Views



Exterior Property Views



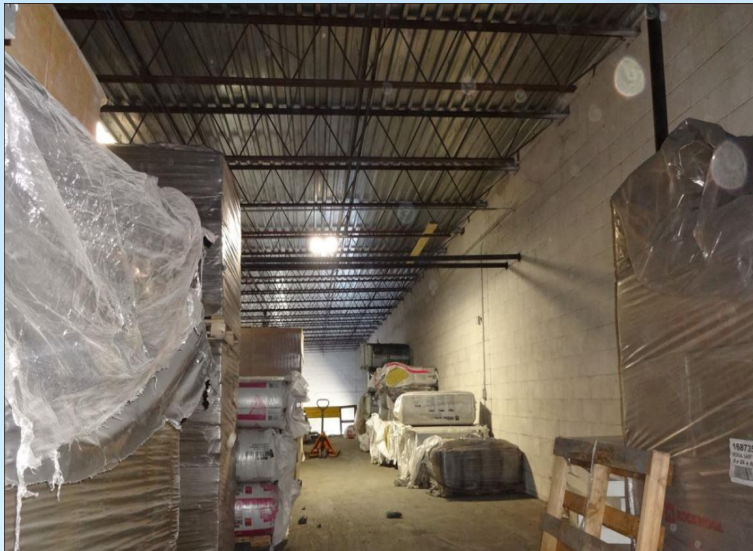
Interior Space



Store your products in a secure



Interior Space



Office, Storage Space, and Restroom



Overall, the space delivers a balanced blend of private offices, employee amenities, and practical support areas, for an efficient workplace.



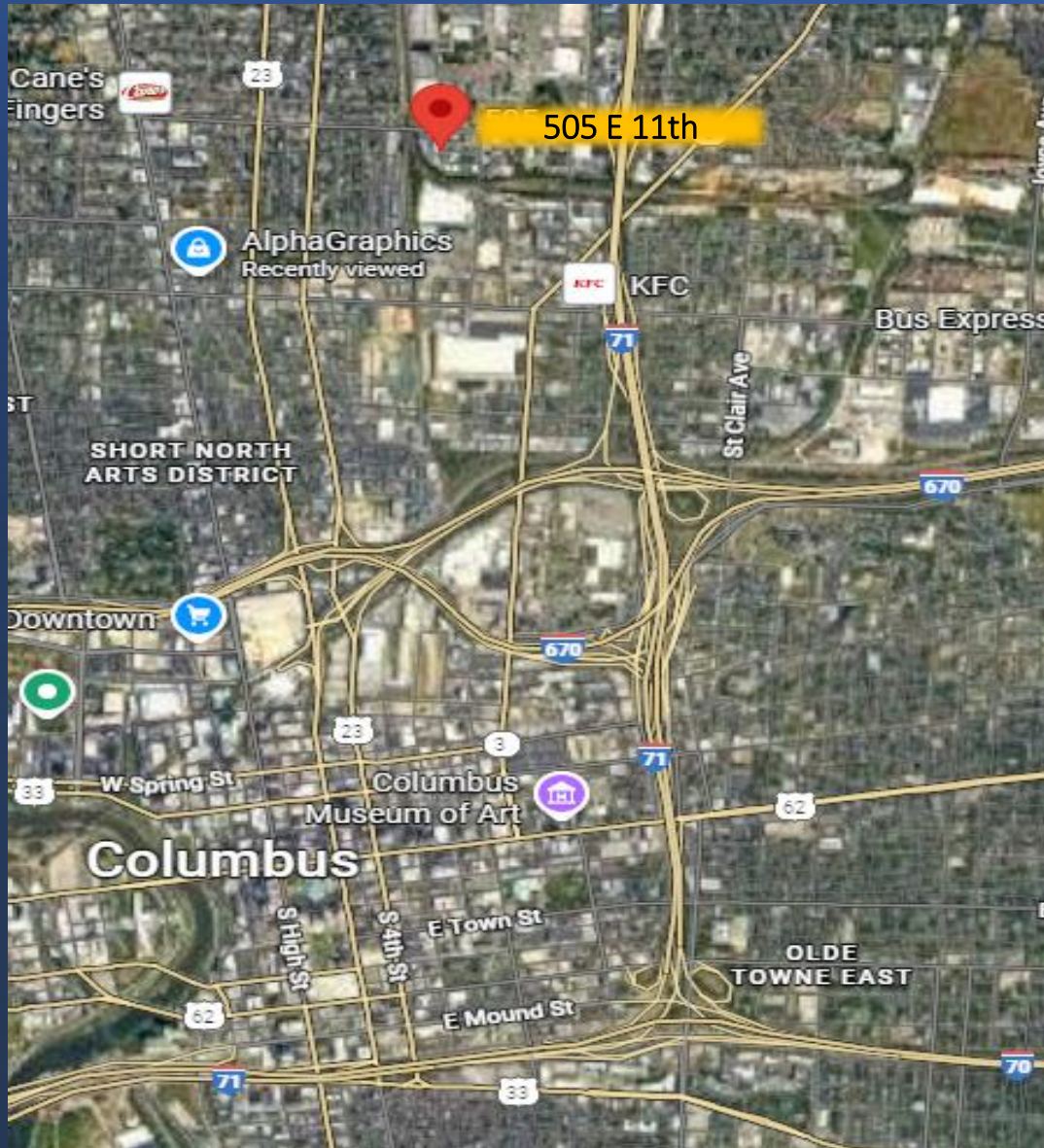
Warehouse & Office Parking



Warehouse & Office Parking

Asphalt paved parking and truck unloading zones to accommodate deliveries, and fleet vehicles with ease.

Property Location and Aerial View



The property outline illustrated in this images is not meant to represent the actual property boundaries.

Google

intel

Rickenbacker
GLOBAL LOGISTICS PARK

Intermodal
Campus

[CSX]

BRIDGE PARK

Meta

BOLTON FIELD

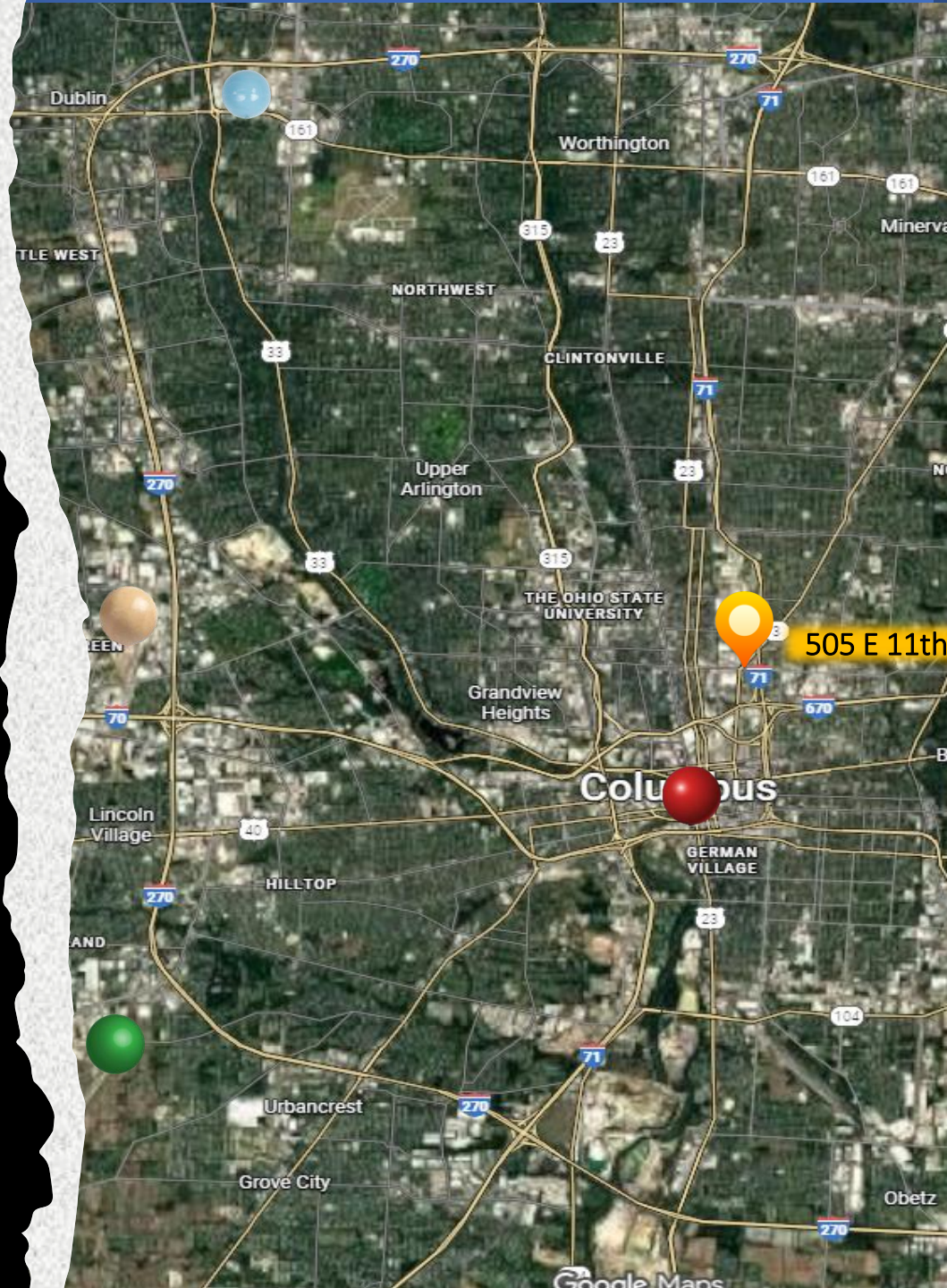
1954-2630 Norton Road

Bolton Aviation
J.P.'s BBQ Restaurant & Event Venue
Helicopter Mini - Men Inc.

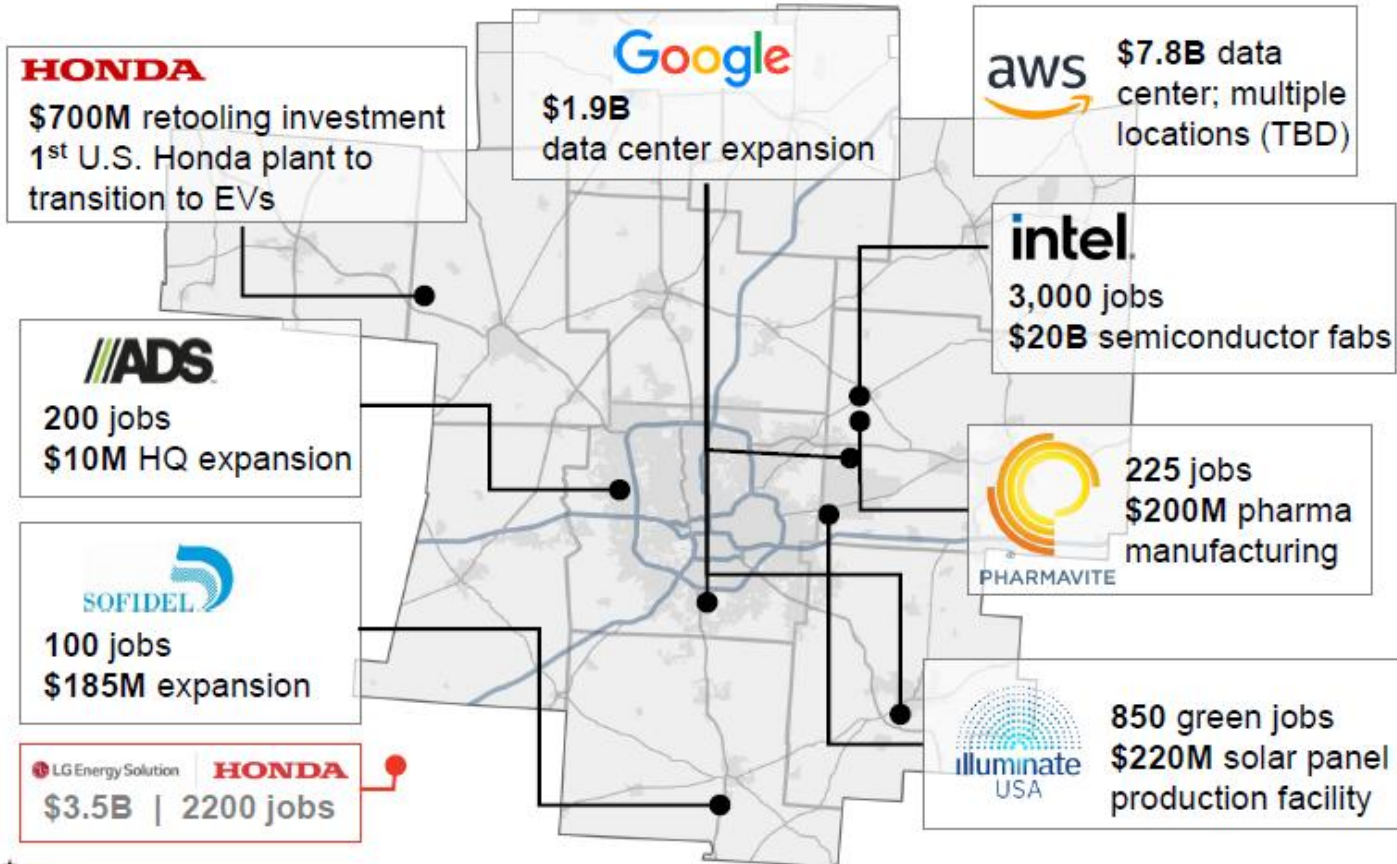
JOHN GLENN
INTERNATIONAL



Columbus



NOTABLE PROJECTS ANNOUNCED



12,400+
New Jobs

\$1.06B+
New Payroll

\$32B+
Capital Investment



Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – July 31, 2024; One Columbus projects only, does not encompass all market activity.

Columbus Ohio

Cost of
Living
10% lower
than national
average

Columbus is Ohio's state capital. The city's Scioto Mile is a string of parks on both sides of the Scioto River, with a huge interactive fountain and trails. On the west bank, the COSI science center offers hands-on exhibits and planetarium. downtown, the Columbus Museum of Art includes American and European paintings and a sculpture garden.

The German Village area has restored brick houses built by 1800s settlers. Columbus, Ohio, boasts a strong and diverse commercial landscape, with a focus on education, insurance, banking, technology, and healthcare, and is known for its growing tech scene and strategic location.



2024 Population

913,175 (2023)

2023 American Community Survey



Employment

Employment Rate **96.1%**



Business and Economy

In 2022 **13,685** All Employer Firms

2,600 Women owned



Median Income

\$39,123 USD (2023)

Commerce Area Coverage

This illustration shows the commerce area coverage within 500 mile radius of Columbus, OH.

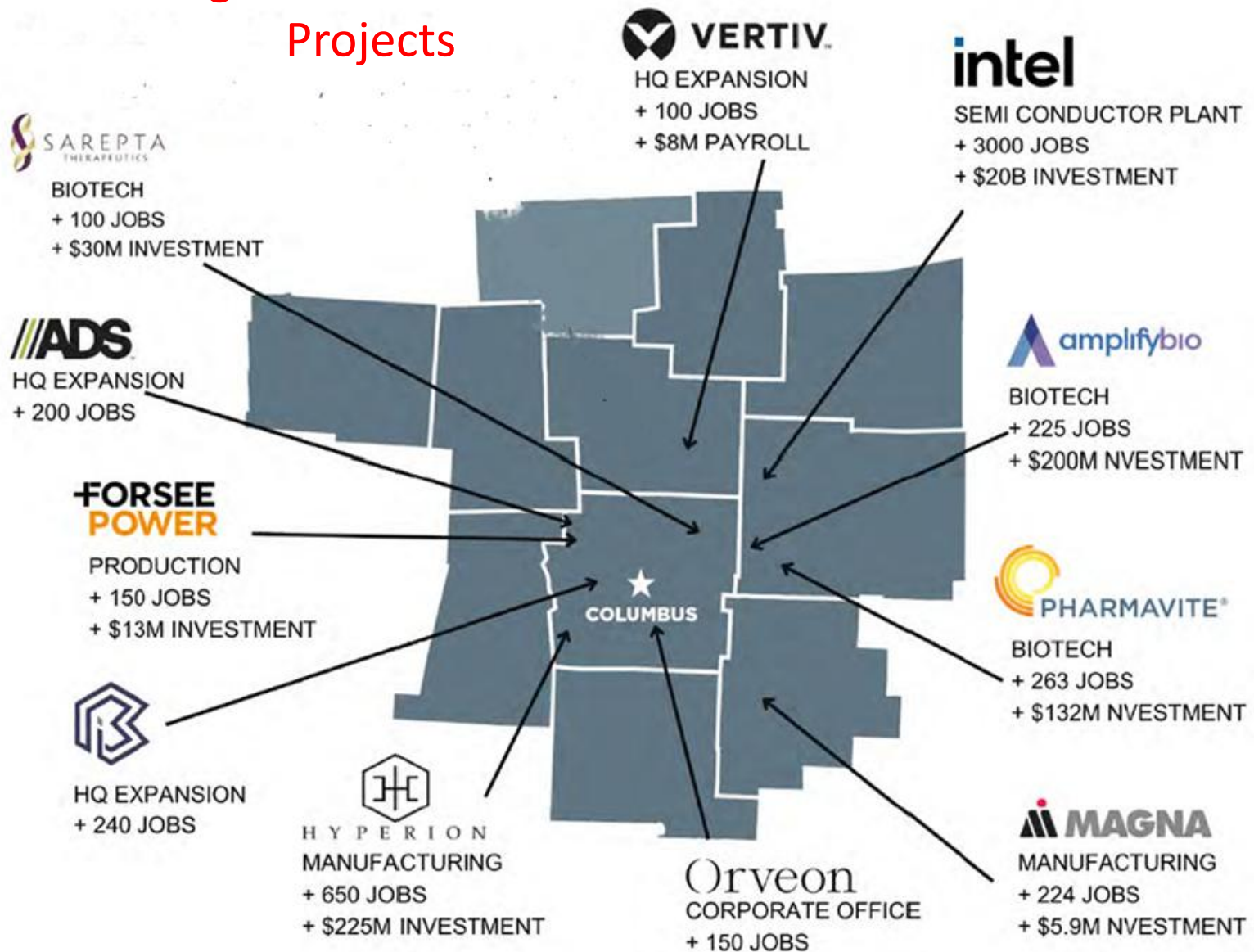
500 Mile Radius

Columbus enjoys one of the best locations in the entire United States. Columbus is at the crossroads of interstate highways I-70 and I-71, connecting to the Interstate grid. The area has more than 140 trucking companies, 30 offering nationwide service. More than 15,000 truck movements originate or terminate daily in Greater Columbus. Greater Columbus is within a one-day truck drive or one-hour flight of:

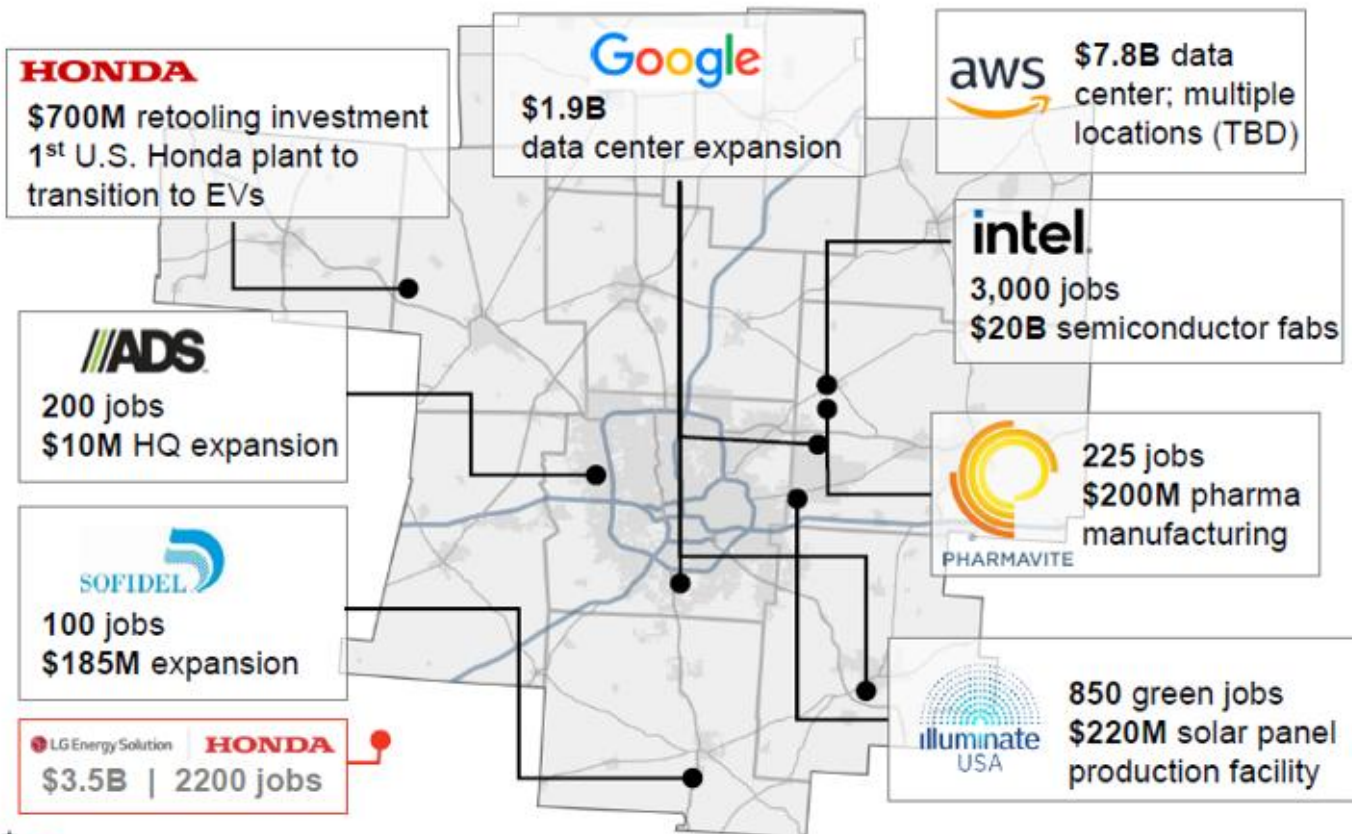
- 41% of U.S. Population
- 80% of U.S. Corporate Headquarters
- 43% of U.S. manufacturing capacity
- 29% of Canadian population



Regional Investment Projects



NOTABLE PROJECTS ANNOUNCED



12,400+
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\$32B+
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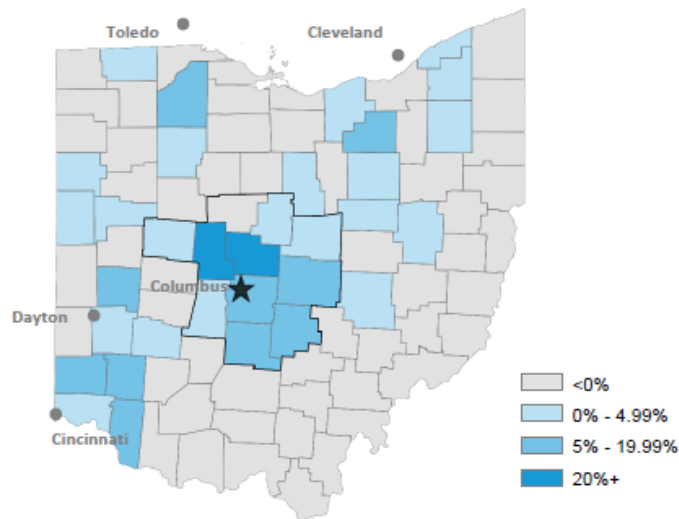


Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – July 31, 2024; One Columbus projects only, does not encompass all market activity.

COLUMBUS REGION DRIVING OHIO'S GROWTH

All of Ohio's population growth in the past decade can be attributed to net gains from Columbus Region counties, with the region adding over 218,000 people and the rest of the state collectively losing 13,000.

Population growth by county (2012 – 2022)



#1	Union	26.6%
#2	Delaware	24.9%
#3	Warren	14.7%
#4	Fairfield	10.4%
#5	Franklin	10.4%
#6	Licking	8.1%
#7	Miami	6.9%
#8	Pickaway	6.6%

Of the top 10 fastest growing counties in Ohio in the past decade, 6 are in the Columbus Region.

Property Tours

Interested parties will have the opportunity to visit the properties via pre-scheduled tours. The tours will include access to the buildings and the surrounding property.

We invite you to call to discuss this property. We look forward to hearing from you and will schedule a walk through at your convience.

Please do not contact the owner. All tours will be coordinated through Corey M. Hoover, of RE/MAX Commercial.

Contact Corey to schedule a tour at your convience.

Corey M. Hoover
corey_hoover@sbcglobal.net
Cell | 614-787-4252

Thank you,



Corey M Hoover | Commercial Sales | Cell: (614) 787-4252
corey_hoover@sbcglobal.net



4349 Easton Way #110
Columbus, Ohio 43219

Sources: City of Columbus,
FranklinCountyohio.gov, Google, Wikipedia

8/13/2024

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.