

# Flex/Warehouse

Property Address:

505 E 11<sup>th</sup> Street,  
Columbus, Ohio 43211

Submitted By:

Corey M Hoover  
Cell | 614-787-4252 |  
[Corey\\_hoover@sbcglobal.net](mailto:Corey_hoover@sbcglobal.net)

RE/MAX Commercial  
Easton Way #110  
Columbus, Ohio 43219



**RE/MAX**  
COMMERCIAL

## Offering Terms & Building Summary

Property Type	<b>Flex-Office Warehouse</b>	<b>Offer Procedure</b>
Location	<b>505 E 11th Street Columbus, Ohio 43211</b>	Partners wishing to submit a proposal on the package are to submit a non-binding Letter of Intent. The terms shall require:
Parcel #	<b>010-045904-00</b>	
Property Size:	<b>.38 Acres (approx.)</b>	
Price Per SQ FT:	<b>Withheld</b>	<ul style="list-style-type: none"><li>• Proposal description</li><li>• times frames.</li><li>• Financing plan.</li><li>• Description of the debt/equity structure.</li></ul>

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](mailto:corey_hoover@sbcglobal.net)  
Cell | 614-787-4252 |

## Property Location and Overview

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

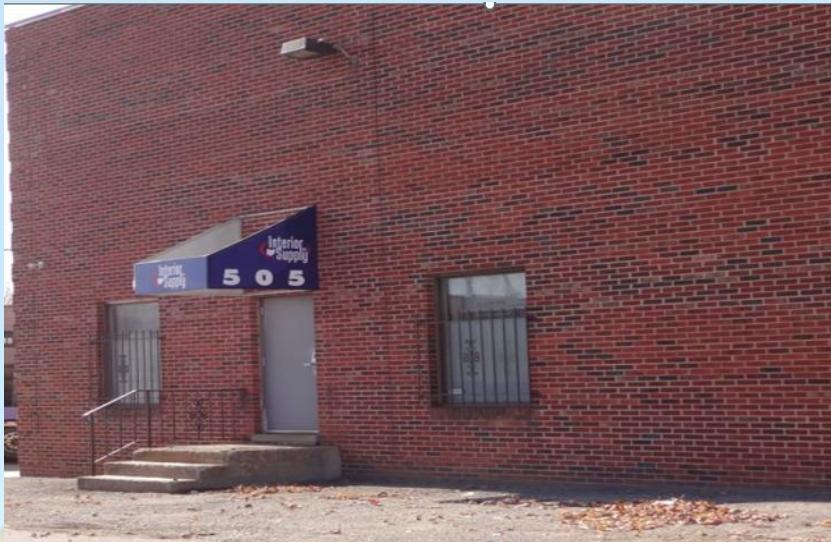
Located in an established industrial area, within the city limits of Columbus, Ohio, in Franklin County, neighboring other commercial businesses. The property is located only 2 minutes to Interstate 71 running north and south and 3 miles to Interstate 670, that cuts through the city and merges with Interstate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

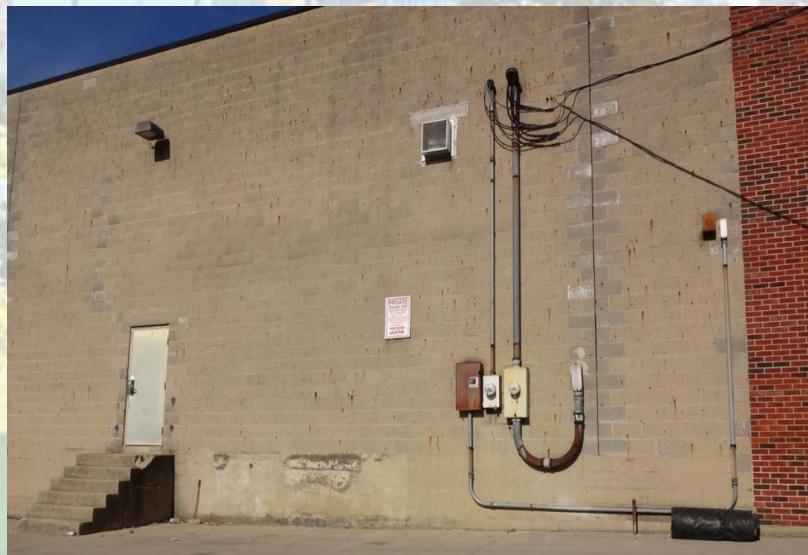
The City of Columbus is committed to expanding its commercial and industrial tax base to secure a strong financial foundation for the community. Columbus offers a wide range of incentives to encourage investment in the community. This area is ideal for multi-use development.

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.



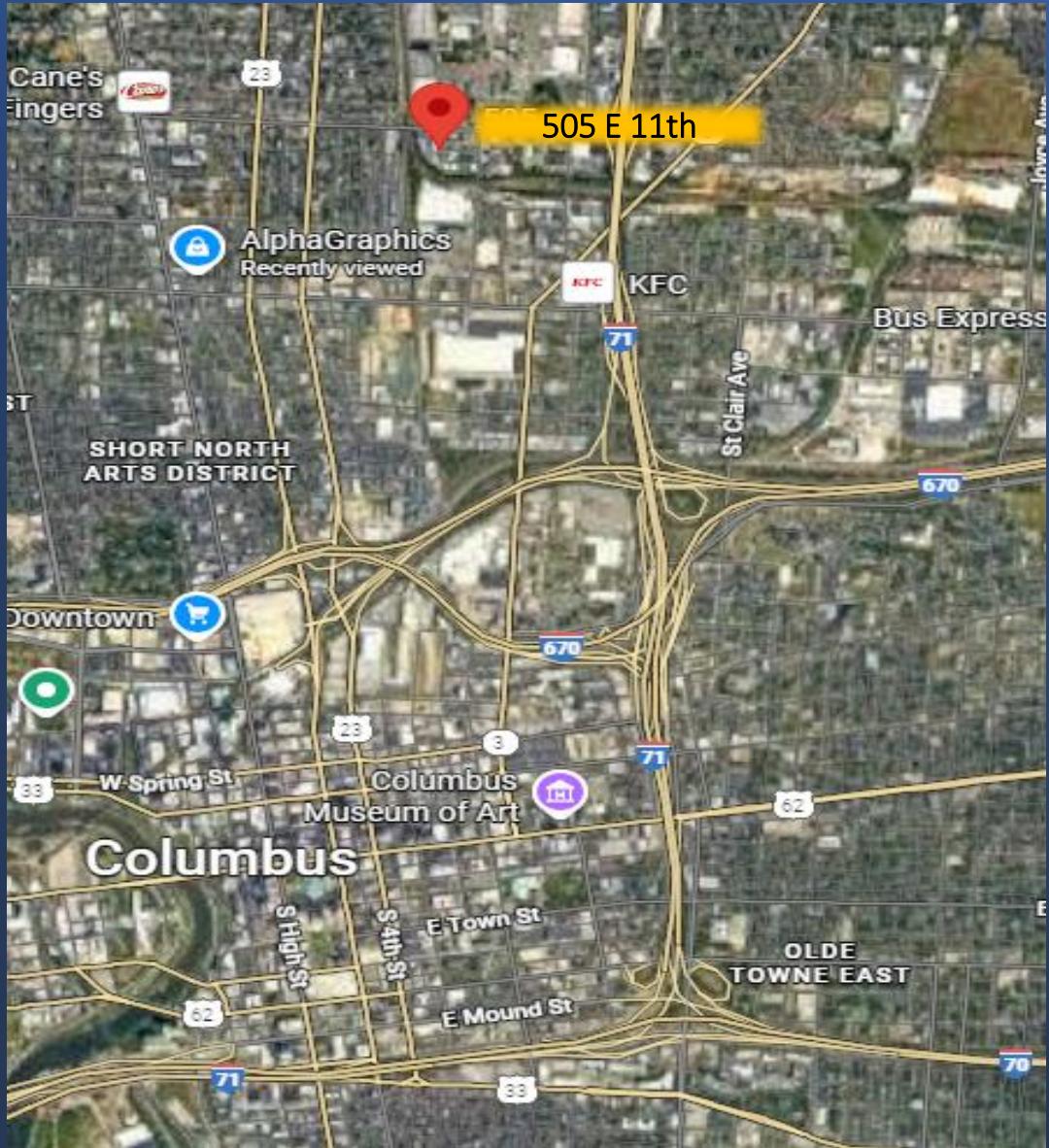
## Warehouse & Office Parking



## Warehouse & Office Parking

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

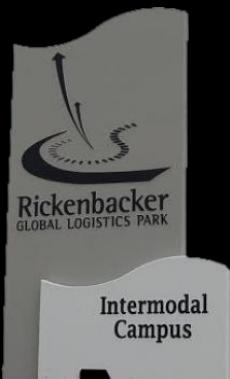
## Property Location and Aerial View



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

Google

intel



[CSX]

BRIDGE PARK

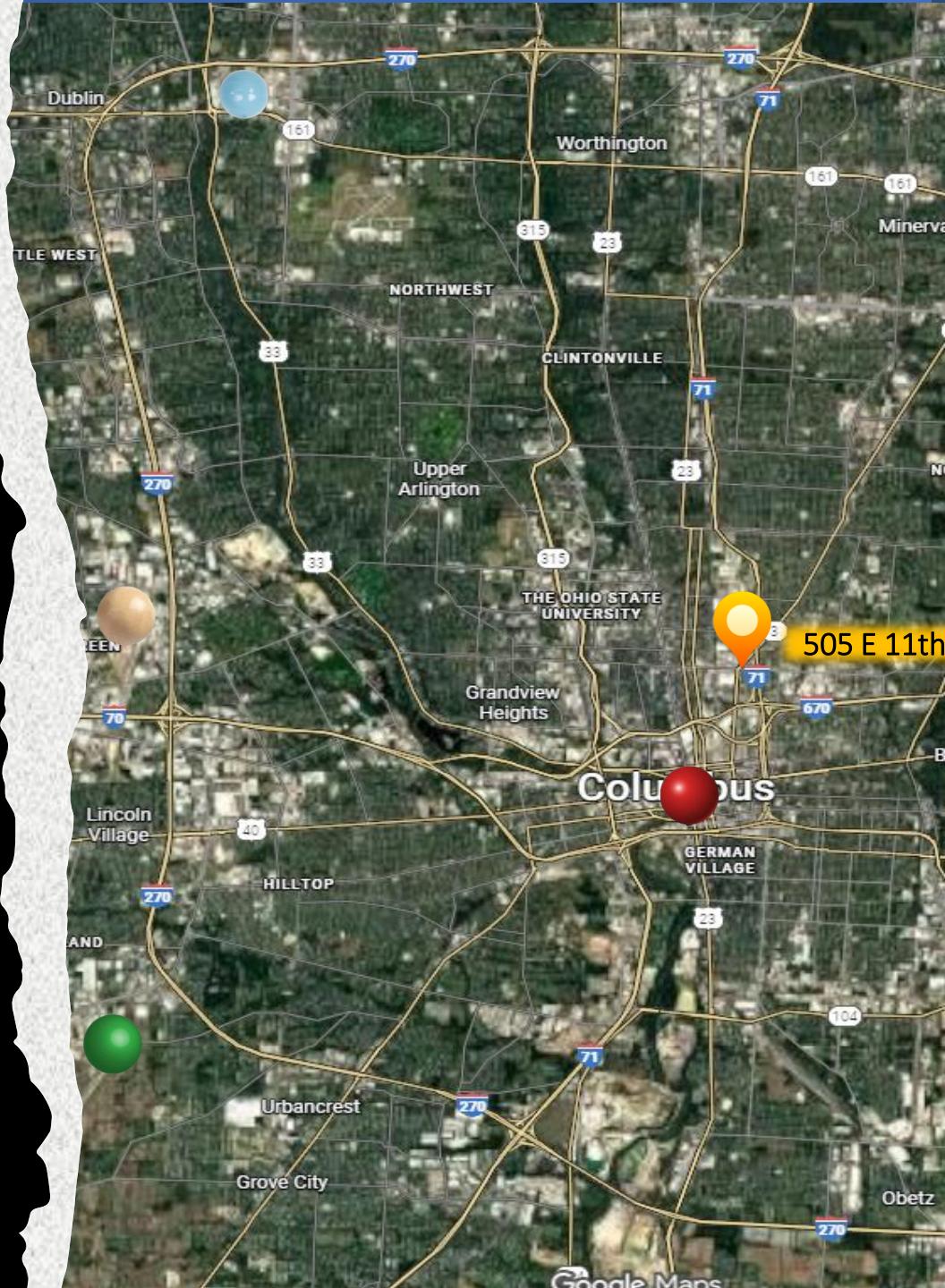
Meta



JOHN GLENN  
INTERNATIONAL

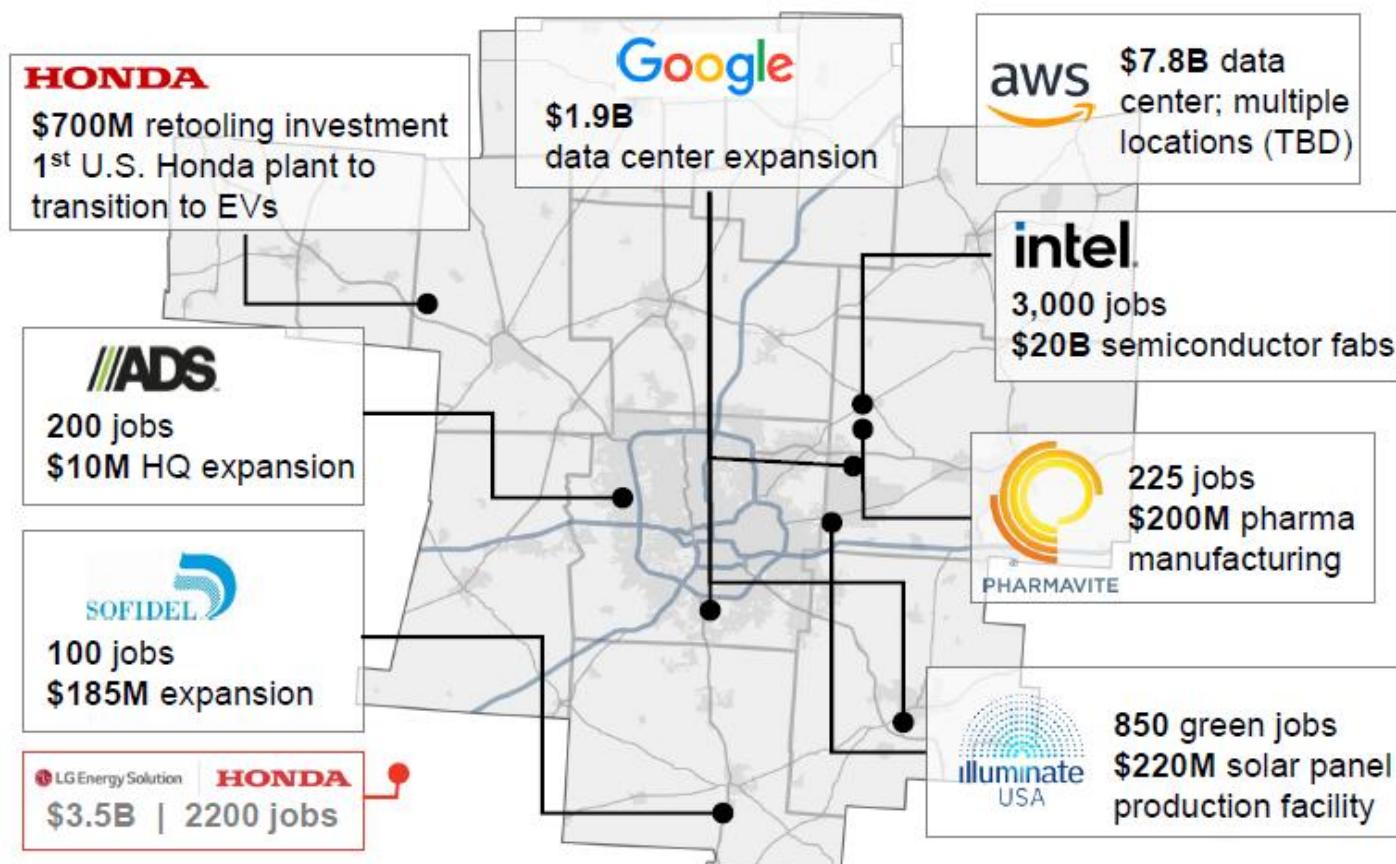


Columbus



Google Maps

# 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*



**Business and Economy**  
In 2022 **13,685** All Employer Firms  
**2,600** Women owned



**Employment**  
**Employment Rate 96.1%**



**Median Income**  
**\$39,123** USD (2023)

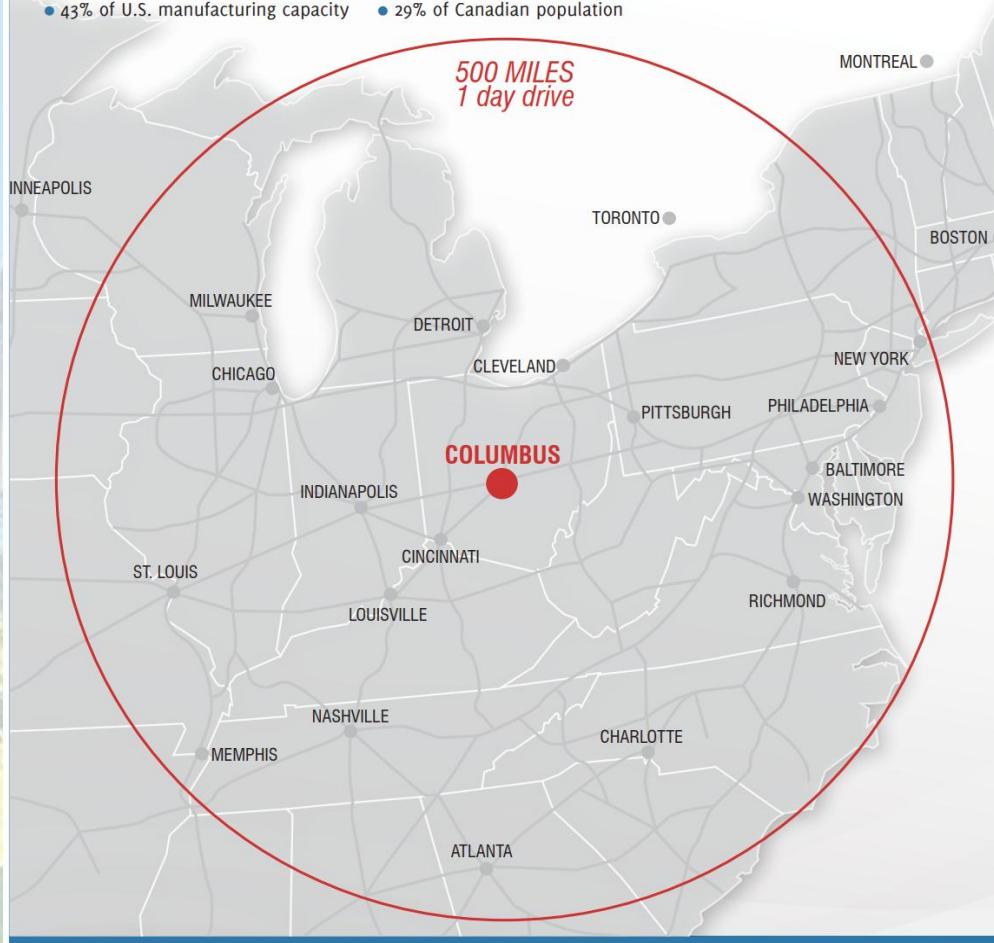
## Commerce Area Coverage

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



Columbus Economic Development • 150 S. Front St. • Columbus, OH 43215 614.645.8616 [www.columbus.gov](http://www.columbus.gov)

# Regional Investment Projects



BIOTECH  
+ 100 JOBS  
+ \$30M INVESTMENT



HQ EXPANSION  
+ 200 JOBS



PRODUCTION  
+ 150 JOBS  
+ \$13M INVESTMENT



HQ EXPANSION  
+ 240 JOBS



H Y P E R I O N  
MANUFACTURING  
+ 650 JOBS  
+ \$225M INVESTMENT



HQ EXPANSION  
+ 100 JOBS  
+ \$8M PAYROLL



SEMI CONDUCTOR PLANT  
+ 3000 JOBS  
+ \$20B INVESTMENT



BIOTECH  
+ 225 JOBS  
+ \$200M INVESTMENT



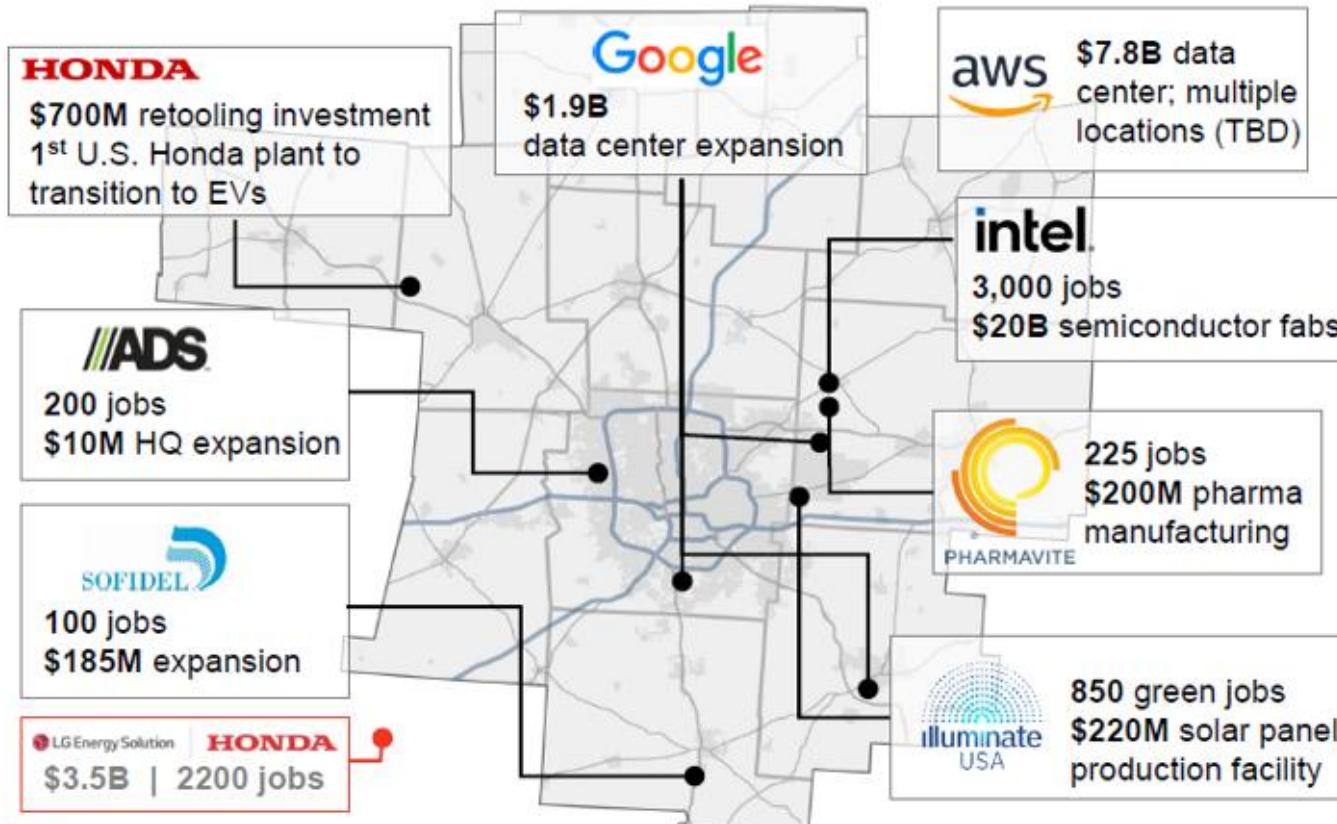
BIOTECH  
+ 263 JOBS  
+ \$132M INVESTMENT



MANUFACTURING  
+ 224 JOBS  
+ \$5.9M INVESTMENT

Orveon  
CORPORATE OFFICE  
+ 150 JOBS

# NOTABLE PROJECTS ANNOUNCED



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.



12,400+  
New Jobs

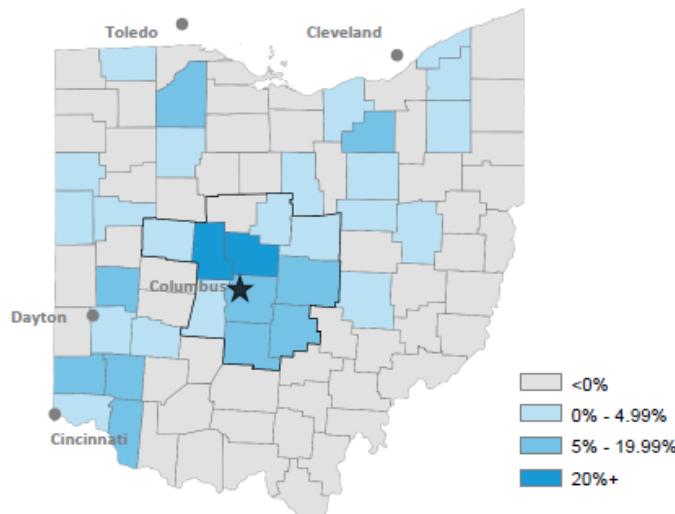
\$1.06B+  
New Payroll

\$32B+  
Capital  
Investment

# 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.



Sources: U.S. Census Bureau, Population Estimates, 2012-2022.

## 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 convenience.

**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 convenience.**

Corey M. Hoover  
[corey\\_hoover@sbcglobal.net](mailto:corey_hoover@sbcglobal.net)  
Cell | 614-787-4252

# Thank you,



Corey M Hoover | Commercial Sales | Cell: (614) 787-4252  
[corey\\_hoover@sbcglobal.net](mailto:corey_hoover@sbcglobal.net)



4349 Easton Way #110  
Columbus, Ohio 43219

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

# Confidentiality Agreement

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## ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating purchase, under contract or in escrow for a transaction is urged to verify all information provided and to conduct their own inspections and investigations, which may include appropriate third party/independent professionals selected by such party. All financial data should be verified by the party by obtaining and reading the applicable documents and reports and then consulting with appropriate independent professionals as needed. RE/MAX COMMERCIAL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX COMMERCIAL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.