



OFFERING MEMORANDUM

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

6608 Taylor Road, Blacklick, Ohio 43004

Marcus & Millichap

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TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

EXCLUSIVELY
LISTED BY

Nathan Pealer

Managing Director Investments

Columbus Office

614-360-9055

Nathan.Pealer@marcusmillichap.com

License: OH SAL.2022004241


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SECTION 1



INVESTMENT OVERVIEW

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OFFERING SUMMARY

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



LISTING PRICE
\$3,250,000



RENTABLE BUILT AREA
60,100 SF



LOT SIZE
7.62 Acres

Property Description

Property	Taylor Road Industrial and Outdoor Storage
Property Address	6608 Taylor Road
City, State, Zip	Blacklick, OH 43004
Rentable Built Area	60,100 SF
Number of Storage Customers	2
Year Built	1963
Lot Size	7.62 Acres

Pricing

Net Operating Income	\$43,296
Pro Forma Net Operating Income	\$247,449
Cap Rate	1.33%
Pro Forma Cap Rate	7.61%



SUMMARY OF TERMS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

Interest Offered

Fee Simple interest in 6608 Taylor Road including the G&K Boat and RV Storage business.

Terms of Sale

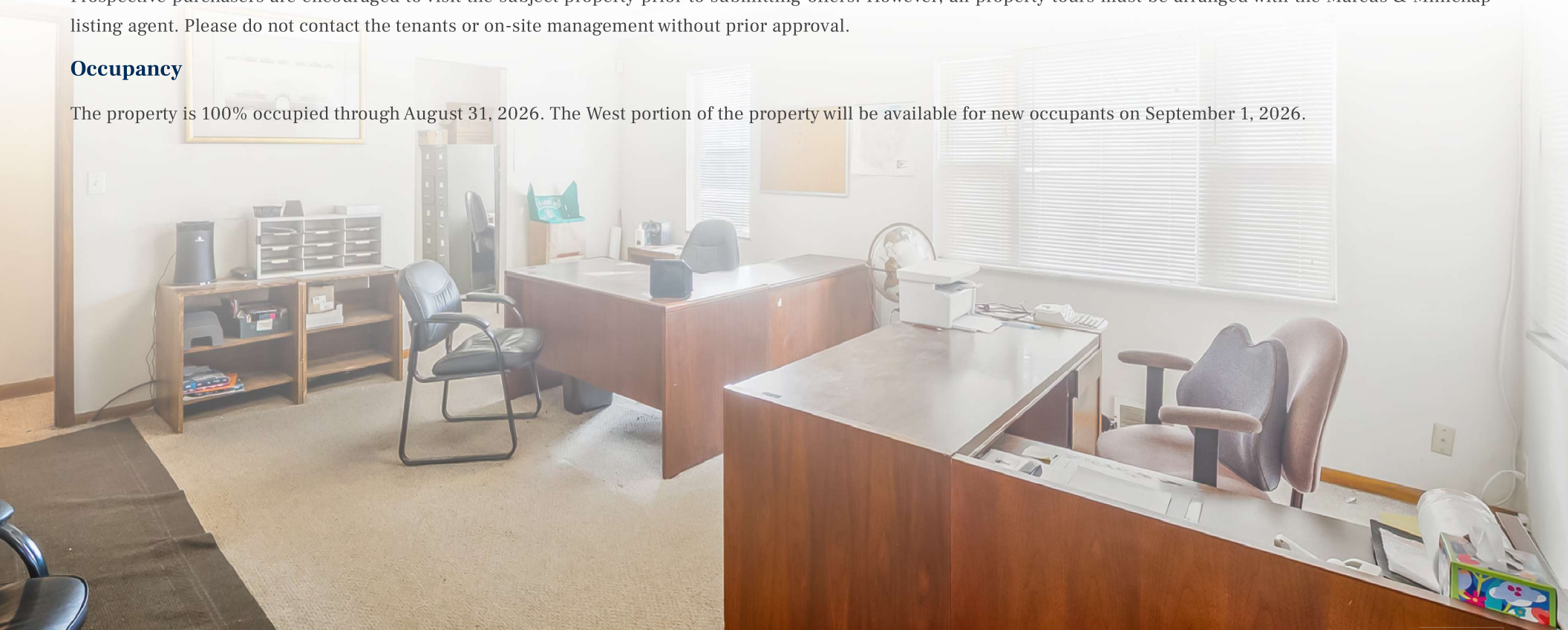
The property is offered on an Open Bid basis free and clear of existing debt.

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent. Please do not contact the tenants or on-site management without prior approval.

Occupancy

The property is 100% occupied through August 31, 2026. The West portion of the property will be available for new occupants on September 1, 2026.



OFFERING SUMMARY

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

INVESTMENT OVERVIEW

With 60,100 square feet of pole storage buildings, contractor shop space and offices on 7.6 acres, this industrial and outdoor storage property is a versatile investment property. Buyers can utilize the property for industrial rental, expanded storage operations, or it can be used as a new location for one or more businesses.

The West portion of the property has been occupied by Buckeye Landscape since 2008 and will soon be available for new tenants or businesses. It includes approximately 16,300 square feet of buildings with a total fenced area of approximately 2.75 acres. The shop space, pole buildings and outdoor storage yard could be occupied by a new owner, or an investor could lease the space to a new tenant. They have been used by a landscape contractor or as a rental for over 17 years.

The East portion of the property is home to the G&K Boat & RV Storage business which was developed by the Seller and conveys with the property. This storage business is 100% occupied and has a long history of success. It could also easily be expanded to take over more of the property. The boat and RV storage business has a long-term, steady customer base, extremely strong historical occupancy and significant tenant demand such that there has been a waiting list for boat and RV storage space.

The property has a history of retail, storage and industrial use. It used to be a boat retailer and service provider, Bexley Marine, which utilized the hoists and above-ground fuel facilities still at the property. That business offered an ancillary service of boat storage to its customers. The current owners took over the property and significantly expanded the scope of the storage operation.

The location is highly visible and is a desirable place to do business. Located in Blacklick and Jefferson Township, 6608 Taylor Road sees over 10,000 vehicles per day. The property is located at the intersection of Eastgate Parkway at the entrance of the Eastgate Industrial Park. The property is 2.9 miles from I-270 and easily services the communities of Blacklick, Jefferson Township, Gahanna, New Albany and Reynoldsburg via Reynoldsburg – New Albany Road (SR 605). It is an 11 minute drive to CMH airport and 17 minutes to downtown Columbus.



The site boasts versatile Community Service District (CS) zoning in Jefferson Township. This zone is suitable for building materials dealers, automotive sales, general rental centers and many other commercial and screened outdoor storage uses. The property has been used for landscape contracting and boat and RV storage for decades.

INVESTMENT HIGHLIGHTS

- Approximately 60,100 Square Feet of Industrial, Outdoor Storage, Contractor Space and RV & Boat Storage on 7.6 Acres
- West Portion of Property is an Opportunity for New Industrial and Outdoor Storage Tenants and Businesses
- East Portion of Property is an Established, Operating Business – the 100% Occupied G&K Boat & RV Storage Business
- High-Visibility Location with 10,000+ Vehicles Per Day Near Eastgate Industrial Park and I-270
- Versatile Community Service District (CS) Zoning Allowing a Wide Range of Outdoor Commercial Uses

STORAGE BUSINESS DESCRIPTION

— TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

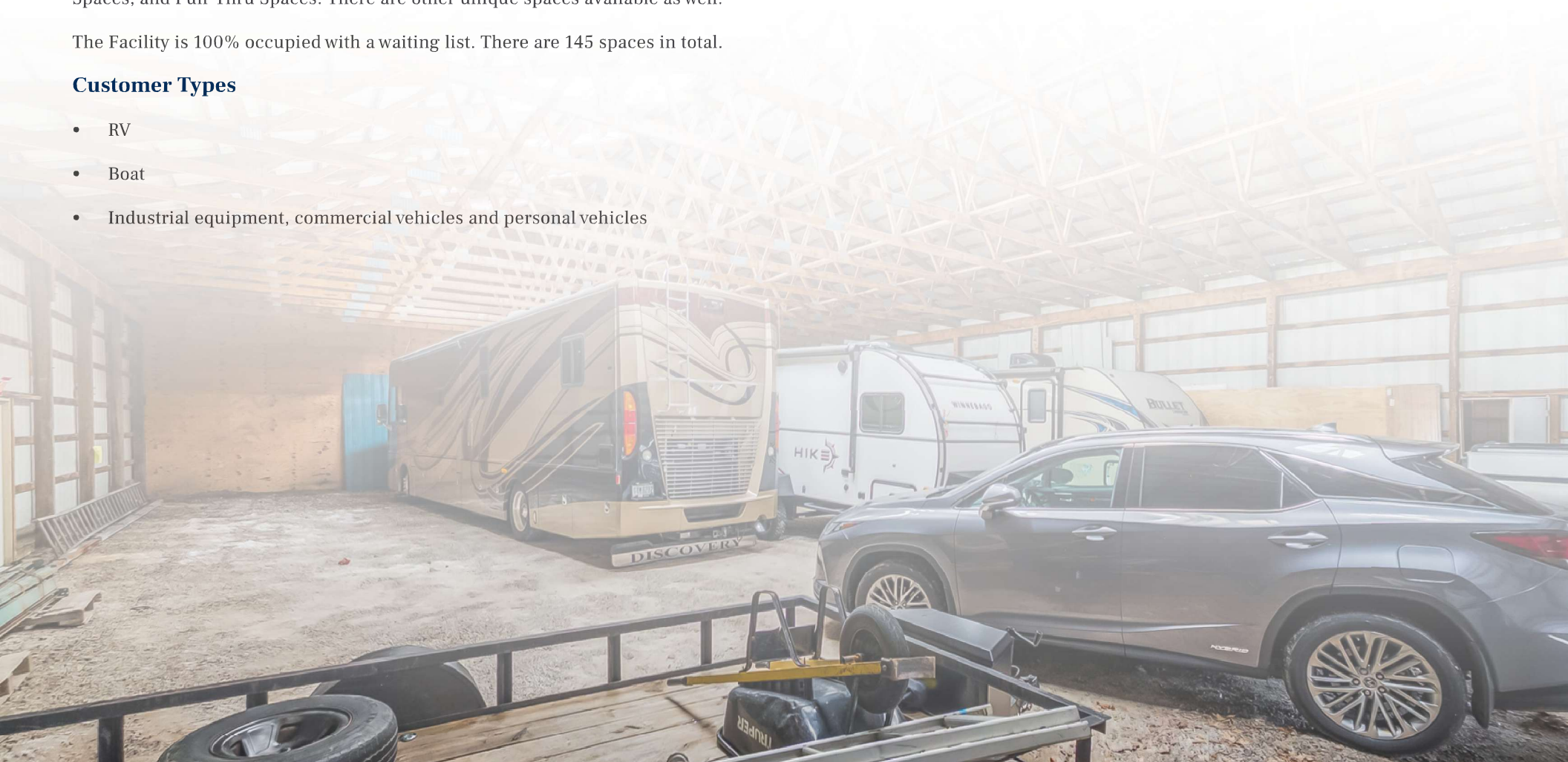
Overview

G&K Boat and RV Storage began in 2008 and offers a variety of outdoor storage options for its customers. Space types include Enclosed Spaces, Outside Spaces, Covered Spaces, and Pull-Thru Spaces. There are other unique spaces available as well.

The Facility is 100% occupied with a waiting list. There are 145 spaces in total.

Customer Types

- RV
- Boat
- Industrial equipment, commercial vehicles and personal vehicles



CELL TOWER

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

Summary

The cell tower portion of the property is leased to a tenant, American Tower Asset Sub, LLC, a subsidiary of American Tower Corporation. The tenant has prepaid its rent through 2045.

Prepaid Rent

The rent was prepaid by the tenant to the previous landlord. This payment of rent occurred before the current ownership. The original lease was signed in March, 2000 and the rent was \$900.00 per month, escalated by 3% each year.

Right of First Refusal

Tenant has a Right of First Refusal.



SECTION 2



PROPERTY INFORMATION

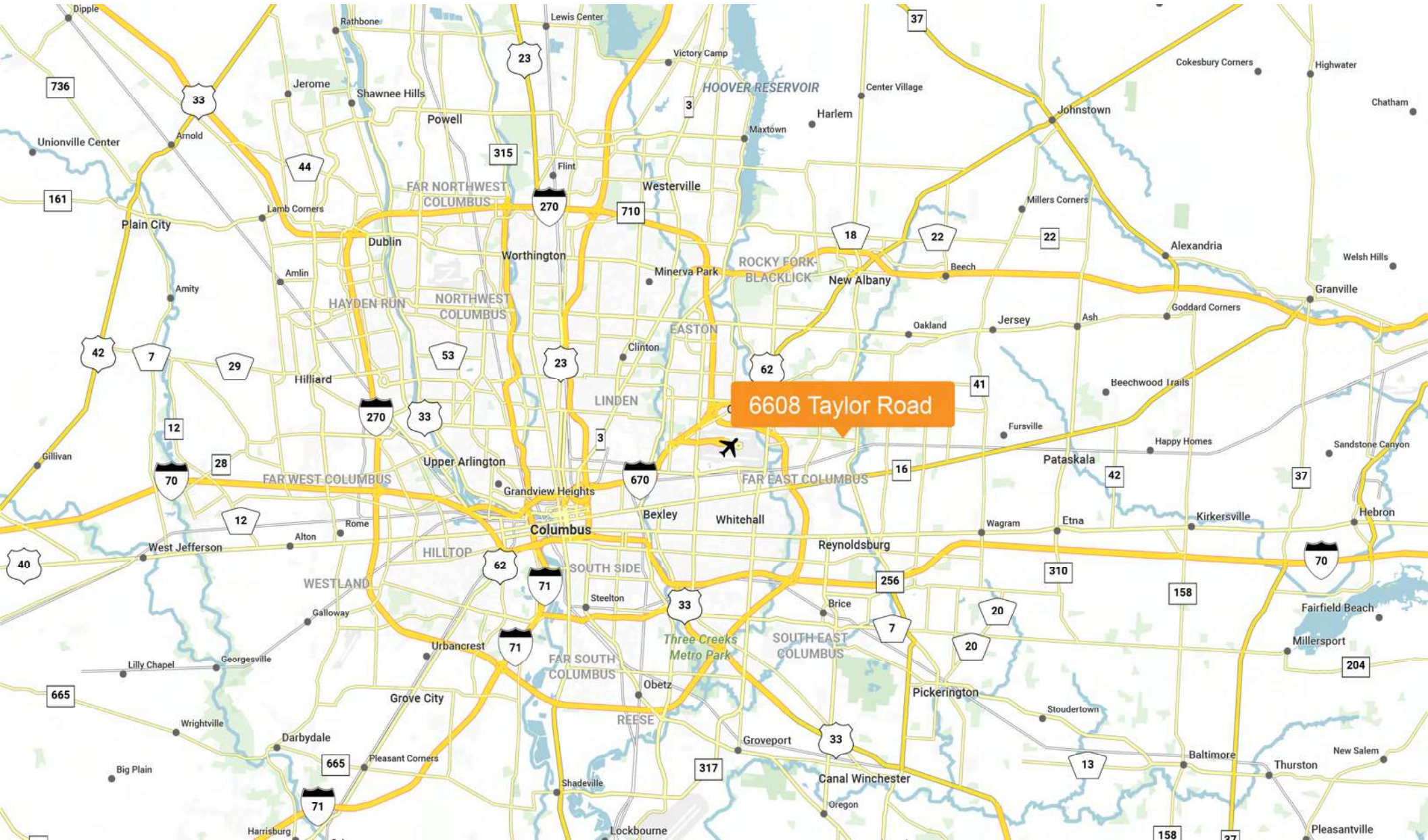
Regional Map
Local Map
Retailer Map
Property Photos
Property Outline
Property Details

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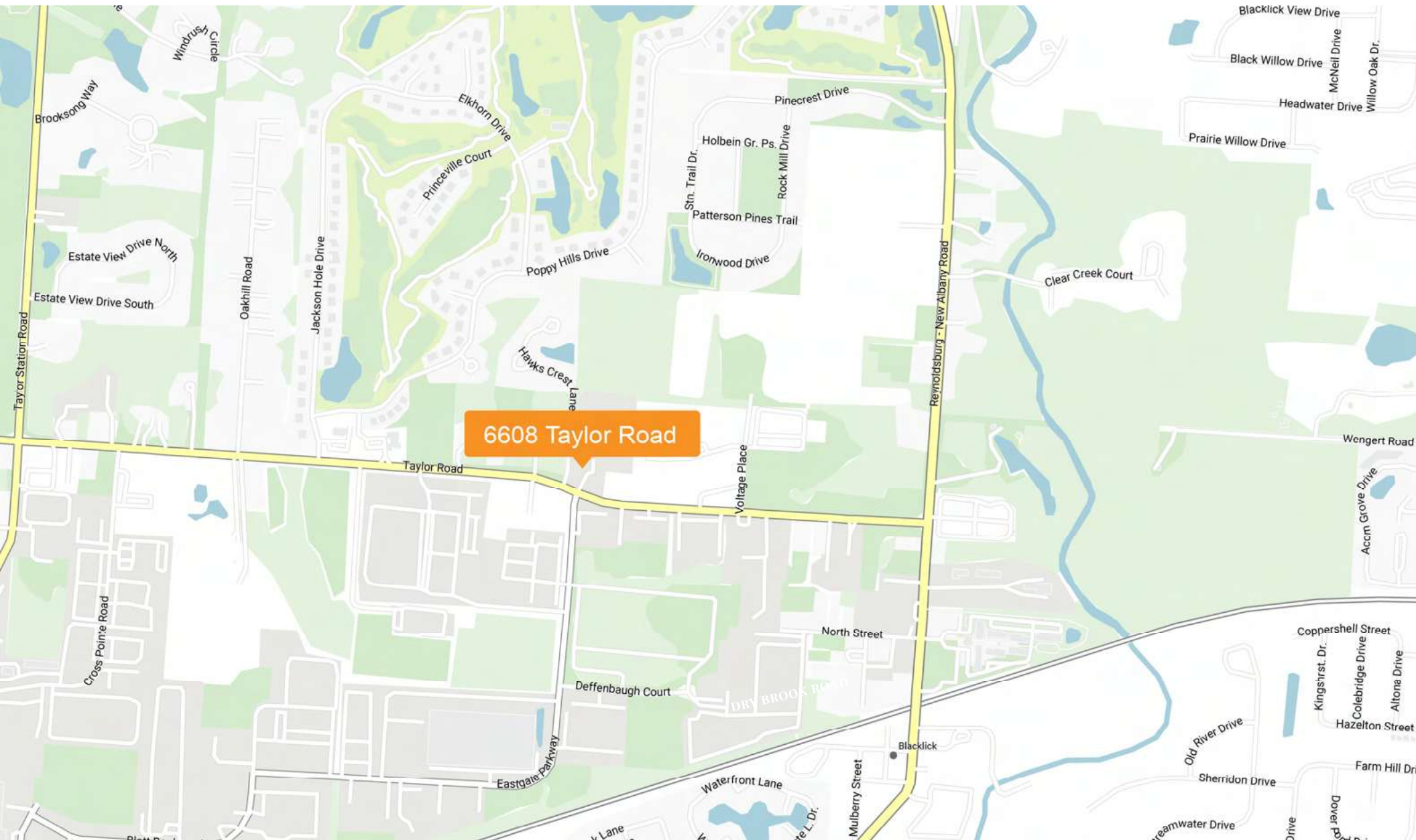
REGIONAL MAP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



LOCAL MAP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



 TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE





STORAGE OFFICE

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



STORAGE OFFICE

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE





SHOP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

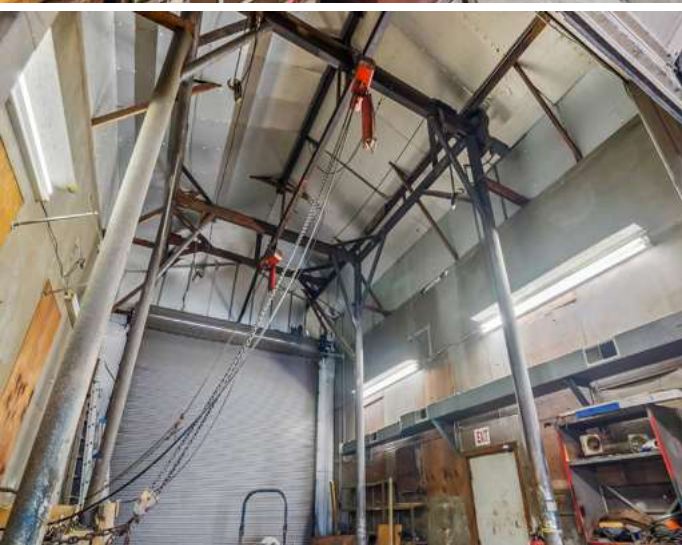
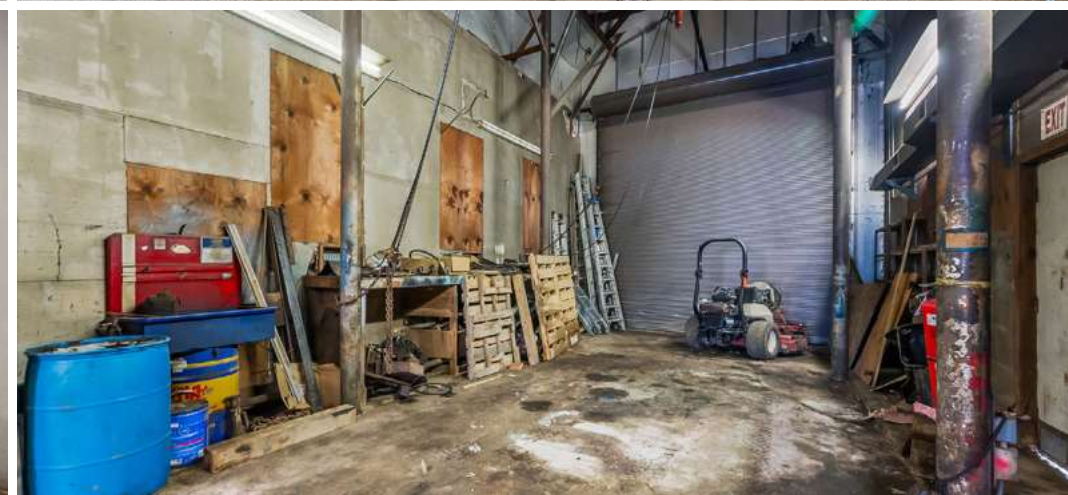


SHOP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE







SHOP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE





BUILDING D

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE







BUILDING A

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



PROPERTY OUTLINE

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



PROPERTY OUTLINE

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



West Portion -
Fenced Area For
New Business

East Portion -
Fenced Storage
Business Area

PROPERTY DETAILS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

SITE DESCRIPTION

Assessors Parcel Number	170-000223-00
Building Size	60,100 square feet
Lot Size	7.615 acres
Zoning	Community Service District (CS), Jefferson Township
Year Built	1963



CONSTRUCTION DETAILS

BUILDING NAME	SHOP	SHOWROOM	GARAGE	HOUSE	A	B	C	D	E	TOTAL
Leased or Storage Business	New Leased	Storage Business	Storage Business	Storage Business	New Leased	Storage Business	Storage Business	Storage Business	Storage Business	
Type	Wood / Steel Frame	Wood Frame	Concrete Block	"3 Bedroom" Wood Frame	Wood Pole Building	Wood Pole Building	Wood Pole Building	Wood Pole Building	Wood Pole Building	
Exterior	Siding	Siding	Block	Siding	Unenclosed	Unenclosed	Unenclosed	Enclosed	Enclosed	
Roof	EPDM	Steel	Shingle	Shingle	Steel	Steel	Steel	Steel	Steel	
Clear Height	13' - 15'	13'6"	9'6"	7'6"	13'6"	13'6"	13'6"	14'6" & 8'6"	15'	
Size (square feet)	7,900	4,000	1,000	1,400	8,400	8,800	8,600	12,000	8,000	60,100
Year Built	1963	1985	1965	1965	1963	1963	1963	1995	1997	

PROPERTY DETAILS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

BUILDING DETAILS

BUILDING NAME	SHOP	SHOWROOM	GARAGE	HOUSE	A	B	C	D	E	TOTAL
Leased or Storage Business	New Tenant / Business	Storage Business	Storage Business	Storage Business	New Tenant / Business	Storage Business	Storage Business	Storage Business	Storage Business	

LOADING

Dock High Doors	0	0	0	0	0	0	0	0	0	0
Drive-In Doors	7	2	1	0	1	0	0	3	2	16
	1 - 14' w x 16' h	2 - 14' w x 14' h	1 - 7' w x 7' h		1 - 8' w x 7' h			1 - 20' w x 13' h	1 - 18'w x 13'6" h	
	1 - 12' w x 12' h							2 - 14' w x 8'6" h	1 - 18'w x 15' h	
	5 - 10' w x 12' h									

HVAC

	Forced Air / AC in office	Hanging gas furnace		Forced Air / AC (12 Years Old)						
	Furnace in Shop									

UTILITIES

Electricity	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Line to Building	-	0
Gas	Yes	Yes	-	Yes	-	-	-	-	-	16
Water	Well	-	-	Public	-		-	-	-	
Sewer	Public	-	-	Public	-		-	-	-	
Bathrooms	2 - Half	0	0	2 - Full	-	-	-	-	-	

Roof - Original / Age	Partial Restoration in 2024 - New Insulation and Coatings	Original - Steel	2025 - Shingle	2025 - Shingle	Original - Steel	Original - Steel	Original - Steel	Original - Steel	Original - Steel	
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PROPERTY DETAILS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

TAX	
Parcel ID	170-000223-00
Tax District	Jefferson Township
School District	2506 - Gahanna - Jefferson
2025 Auditor's Appraised Value	\$1,540,500
2025 Annual Taxes	\$44,748

COMPOSITION		
Total Square Feet	60,100	
Total Acres	7.615	
Square Feet Leased / For Tenants	16,300	34%
Square Feet for Storage Business	43,800	66%
Acres Leased / For Tenants	2.75	36%
Acres for Storage Business	4.865	64%
Square Feet Pole Buildings	45,800	76%
Square Feet Unenclosed	25,800	43%

SECTION 3



FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

As of September,2026

Tenant Name	Suite	Square Feet	% Bldg Share	Acres	% Land Share	Lease Expiration	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Pro Forma Rent Sq. Ft.
New Tenant / Business	West	16,300	27.1%	2.62	34.4%	-	\$0.00	\$0	\$0	\$182,723	\$11.21
G&K Boat and RV Storage	East	43,800	72.9%	4.87	63.9%	-	\$3.32	\$12,101	\$145,206	\$145,206	\$3.32
American Tower	Tower	0	0.0%	0.13	1.7%	2045	\$0.00	\$0	\$0	\$0	\$0
Total		60,100		7.62			\$2.42	\$12,101	\$145,206	\$327,929	\$14.53
Total Current Rents: \$145,206									Occupied Current Rents: \$145,206		

FINANCIAL ANALYSIS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

INCOME	Current	Per SF	Pro Forma	Per SF	Notes
Scheduled Base Rental Income	145,206	2.42	327,929	5.46	[1]
Expense Reimbursement Income					
CAM	0	0.00	23,453	0.39	[2]
Total Reimbursement Income	\$0	0.0%	\$23,453	22.6%	\$0.39
Effective Gross Revenue	\$145,206	\$2.42	\$351,382	\$5.85	

OPERATING EXPENSES	Current	Per SF	Pro Forma	Per SF
Advertising and Promotion	3,247	0.05	3,247	0.05
Landscape Maintenance	4,400	0.07	4,400	0.07
Merchant & Credit Card Fees	4,465	0.07	4,465	0.07
Security	1,050	0.02	1,050	0.02
Repairs & Maintenance	3,000	0.05	5,000	0.08
Insurance	11,000	0.18	11,000	0.18
Real Estate Taxes	44,748	0.74	44,748	0.74
Management Fee	30,000	20.7%	30,000	8.5%
Total Expenses	\$101,910	\$1.70	\$103,910	\$1.73
Expenses as % of EGR	70.2%		29.6%	
Net Operating Income	\$43,296	\$0.72	\$247,472	\$4.12

Notes:-

[1] Pro Forma assumes the vacant space is rented to a new tenant at \$11.21 per square foot.

[2] Pro Forma assumes the new tenant is reimbursing landlord for 36% of Real Estate Taxes, Insurance, Landscape, and Repairs & Maintenance.

FINANCIAL ANALYSIS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

SUMMARY	
Price	\$3,250,000
Down Payment	\$3,250,000
Down Payment %	100%
Number of Suites	3
Price Per SqFt	\$54.08
Rentable Built Area (RBA)	60,100 SF
Lot Size	7.62 Acres
Year Built	1963
Occupancy	72.88%

RETURNS	Current	Pro Forma
CAP Rate	1.33%	7.61%
Cash-on-Cash	1.33%	7.61%

OPERATING DATA				
INCOME		Current		Pro Forma
Scheduled Base Rental Income		\$145,206		\$327,929
Total Reimbursement Income	0.0%	\$0	7.2%	\$23,453
Potential Gross Revenue		\$145,206		\$351,382
Effective Gross Revenue		\$145,206		\$351,382
Less: Operating Expenses	70.2%	(\$101,910)	29.6%	(\$103,910)
Net Operating Income		\$43,296		\$247,472
Net Cash Flow	1.33%	\$43,296	7.61%	\$247,472
Total Return	1.33%	\$43,296	7.61%	\$247,472

OPERATING EXPENSES		Current	Pro Forma
Advertising and Promotion		\$3,247	\$3,247
Landscape Maintenance		\$4,400	\$4,400
Merchant & Credit Card Fees		\$4,465	\$4,465
Security		\$1,050	\$1,050
Repairs & Maintenance		\$3,000	\$5,000
Insurance		\$11,000	\$11,000
Real Estate Taxes		\$44,748	\$44,748
Management Fee		\$30,000	\$30,000
Total Expenses		\$101,910	\$103,910
Expenses/Suite		\$33,970	\$34,637
Expenses/SF		\$1.70	\$1.73



SECTION 4



MARKET OVERVIEW

Blacklick, Ohio
Demographics

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BLACKLICK, OHIO

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

MARKET OVERVIEW

Blacklick is a small, unincorporated community located in southern Jefferson Township within Franklin County, Ohio, and forms part of the Columbus Metropolitan Area. With an estimated population of approximately 31,400 residents, Blacklick offers excellent proximity to one of the fastest-growing economic regions in Central Ohio. Positioned just east of Gahanna and minutes from New Albany, the community provides residents with a quiet, nature-oriented lifestyle while maintaining convenient access to major employment centers, regional amenities, and downtown Columbus, which is roughly a 20- to 25-minute drive via Interstates 670 and 70. Housing fundamentals remain strong, with a median home value of approximately \$350,000 and pricing trends continuing to climb. Demand is being further reinforced by significant regional economic momentum, most notably the Intel “Ohio One” semiconductor expansion in nearby New Albany, which has positioned Blacklick as an attractive residential option for professionals seeking proximity to this emerging technology corridor.

Blacklick’s lifestyle appeal is anchored by access to outdoor recreation and a close-knit, community-oriented atmosphere. The area is home to Blacklick Woods Metro Park, a 643-acre regional destination featuring miles of trails, a state-of-the-art nature center, a unique elevated Canopy Walk, and year-round recreational opportunities. Additional amenities include Olde Quarry Park, championship golf at Blacklick Woods Golf Course, and local dining staples such as Flanagan’s Pub, a longtime neighborhood gathering place. Residents also benefit from access to top-rated school districts, including Gahanna-Jefferson and Licking Heights, further supporting long-term residential stability. Together, Blacklick’s strategic location, strong housing fundamentals, and high quality of life position it as a desirable suburban enclave within the greater Columbus market.



HIGHLIGHTS

Strategic Columbus Metro Location: Positioned between Gahanna and New Albany with convenient access to downtown Columbus, John Glenn International Airport, and the Intel “Ohio One” development.

Strong Residential Fundamentals: Median home values around \$350,000 with limited days on the market reflect sustained demand and a seller-favorable environment.

High Quality of Life: Home to one of Central Ohio’s largest Metro Parks, championship golf, and a peaceful, community-focused suburban atmosphere.

DEMOGRAPHICS DETAIL

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

YEAR	Radius			Zip Code	Submarket	City	Metro	County	State	National
	1 MILE	3 MILE	5 MILE	43004	GAHANNA/NORTHEAST COLUMBUS		COLUMBUS	FRANKLIN	OHIO	UNITED STATES
POPULATION SUMMARY										
2010	3,220	53,981	152,901	21,929	100,338		1,918,023	1,163,412	11,536,234	310,631,538
2020	4,302	66,623	180,864	29,802	119,452		2,145,690	1,323,807	11,799,448	331,774,748
2024	4,300	67,087	181,269	31,291	122,909		2,206,134	1,340,073	11,717,023	335,709,751
2029*	4,436	69,281	185,917	33,094	127,297		2,310,310	1,368,889	11,758,594	341,976,078
20-34 POPULATION										
2010	738	11,888	31,767	5,618	23,542		417,651	293,411	2,173,048	62,649,565
2020	941	13,387	37,272	6,132	26,552		474,250	339,967	2,281,036	67,000,845
2024	862	12,416	34,693	5,898	25,185		469,932	321,180	2,289,972	68,019,298
2029*	847	12,396	34,512	5,971	24,943		468,704	315,108	2,279,461	68,922,580
MEDIAN HOUSEHOLD INCOME SUMMARY										
2010	\$57,840	\$58,778	\$54,887	\$63,221	\$55,478		\$51,413	\$47,729	\$46,454	\$50,245
2020	\$86,359	\$85,864	\$81,568	\$91,635	\$79,815		\$70,601	\$63,218	\$59,228	\$67,998
2024	\$98,954	\$94,151	\$88,197	\$101,511	\$87,434		\$80,133	\$69,710	\$67,419	\$80,913
2029*	\$111,956	\$106,455	\$99,331	\$115,015	\$98,783		\$94,046	\$81,370	\$78,561	\$95,698
AVERAGE HOUSEHOLD INCOME SUMMARY										
2010	\$89,314	\$79,251	\$74,974	\$84,768	\$75,493		\$70,605	\$67,384	\$63,906	\$73,387
2020	\$110,640	\$102,986	\$98,406	\$109,526	\$95,965		\$99,598	\$87,298	\$79,252	\$93,343
2024	\$124,954	\$110,983	\$105,404	\$119,053	\$104,708		\$108,446	\$95,422	\$87,671	\$103,571
2029*	\$140,945	\$123,292	\$116,997	\$132,098	\$116,779		\$121,655	\$106,804	\$99,559	\$117,775
MEDIAN AGE SUMMARY										
2010	35.7	35.1	36.1	32.4	34.0		35.3	33.5	38.7	37.1
2020	38.5	37.6	37.8	35.0	36.2		37.0	37.0	40.0	39.9
2024	39.0	38.0	38.0	35.0	36.0		38.0	36.0	40.0	40.0
2029*	40.0	39.0	39.0	36.0	37.0		39.0	37.0	41.0	40.0

DEMOGRAPHICS DETAIL

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

	Radius			Zip Code	Submarket	City	Metro	County	State	National
YEAR	1 MILE	3 MILE	5 MILE	43004	GAHANNA/NORTHEAST COLUMBUS		COLUMBUS	FRANKLIN	OHIO	UNITED STATES

EMPLOYED CIVILIANS 16+ POPULATION

2010	1,783	28,289	77,861	11,614	49,678		587,603	925,923	5,241,747	140,767,834
2020	2,278	34,122	93,003	15,153	62,098		700,291	1,096,872	5,694,148	159,134,877
2024	2,347	35,183	95,428	16,238	65,304		726,692	1,155,506	5,746,962	165,603,831
2029*	2,408	36,289	97,794	17,126	67,425		740,826	1,186,017	5,750,135	169,179,612

* Forecast

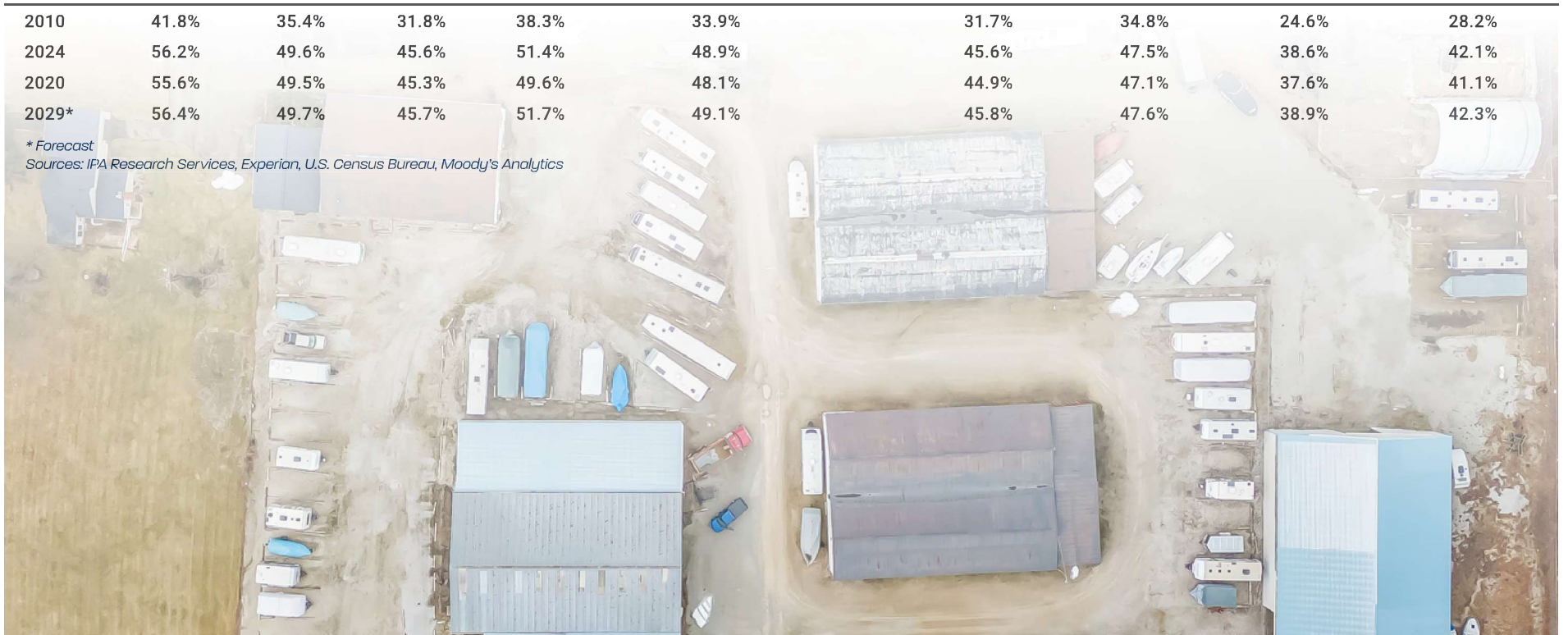
Sources: IPA Research Services, Experian, U.S. Census Bureau, Moody's Analytics

BACHELOR'S DEGREE OR HIGHER SUMMARY

2010	41.8%	35.4%	31.8%	38.3%	33.9%		31.7%	34.8%	24.6%	28.2%
2024	56.2%	49.6%	45.6%	51.4%	48.9%		45.6%	47.5%	38.6%	42.1%
2020	55.6%	49.5%	45.3%	49.6%	48.1%		44.9%	47.1%	37.6%	41.1%
2029*	56.4%	49.7%	45.7%	51.7%	49.1%		45.8%	47.6%	38.9%	42.3%

* Forecast

Sources: IPA Research Services, Experian, U.S. Census Bureau, Moody's Analytics



TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

Exclusively Listed By

NATHAN PEALER

Managing Director Investments

Columbus Office

614-360-9800

Nathan.Pealer@marcusmillichap.com

License: OH SAL.2022004241

Marcus & Millichap

