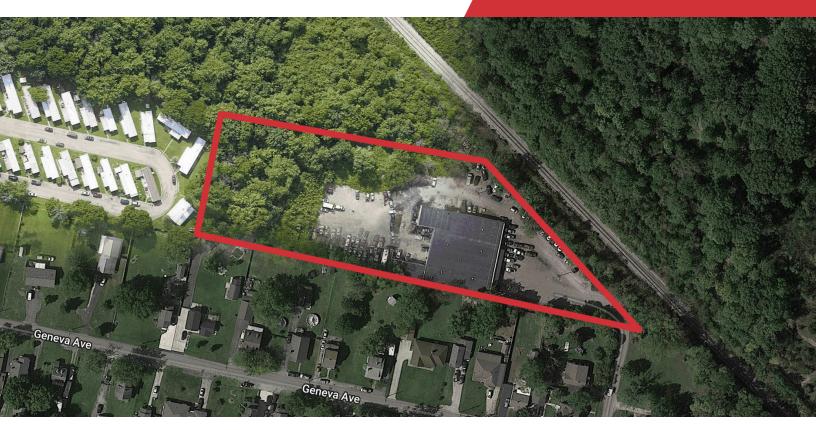


For Sale 18,444 SF | \$1,495,000 Industrial Investment



1945 Jackson Road

Columbus, Ohio 43223

Property Highlights

- Industrial Investment Opportunity
- 18,444 SF Industrial Warehouse
- 3.25 Acres Total
- 3 Drive-In Doors
- 1 Dock-High Door
- 14' Clear Height
- Ample Parking
- Convenient Highway Access

Sale Price: \$1,495,000



For More Information

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Property Address:	1945 Jackson Rd
Property Size:	18,444
Occupancy:	85.9%
Vacancy:	14.1%

Date Prepared: 05/19/23

Rent Roll

Tenant	Square Feet	M	onthly Rent	A	nnual Rent	Tenant Since	Lease Exp Date	Unit
Suite A	5,400	\$	2,600.00	\$	31,200.00	2016		А
Suite B	2,600	\$	1,500.00	\$	18,000.00	2019		В
Suite C	3,400	\$	2,000.00	\$	24,000.00		MTM	С
Suite C1	800	\$	1,000.00	\$	12,000.00		MTM	C1
Suite D	2,400	\$	2,000.00	\$	24,000.00	2021		D
Suite E	2,600	\$	2,000.00	\$	24,000.00		Vacant	E
Suite F	1,200	\$	600.00	\$	7,200.00	2012		F
Storage	1.5 Acres	\$	3,000.00	\$	36,000.00	2021		Land
Totals	18,400	\$	14,700.00	\$	176,400.00			

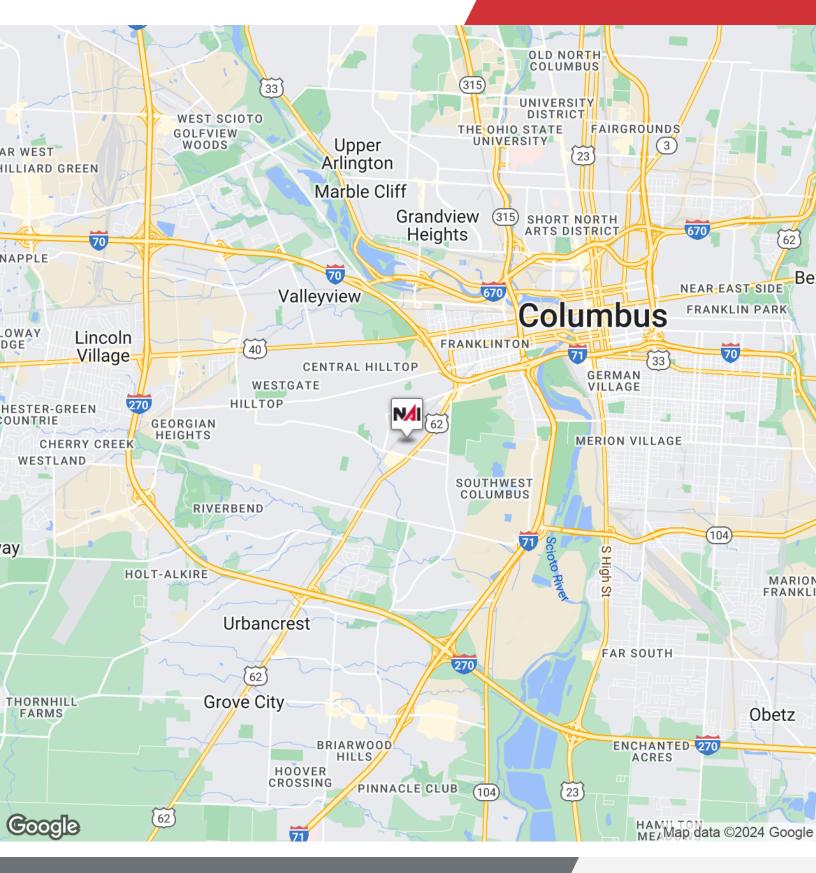
Income & Expense Summary

Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 9.56	\$ 176,400.00	Total Income	\$ 9.56 \$	176,400.00
Additional Rent Reimbursement	\$ -	\$ -	Total Expenses	\$ (1.71)	(\$31,500.00)
Total Income	\$ 9.56	\$ 176,400.00	Net Operating Income	\$ 7.86 \$	144,900.00
Expenses (Prior 12 Months)	PSF	Total			
Taxes	\$ 0.71	\$13,100.00			
Insurace (estimated)	\$ 0.11	\$2,000.00			
Maintenace (estimate)	\$ 0.27	\$5,000.00			
Utilities	\$ 0.62	\$11,400.00			
Total Expenses	\$ 1.71	\$31,500.00			

Valuation	CAP%	PSF	Total
Our Valuation	9.7%	\$81.06	\$1,495,000



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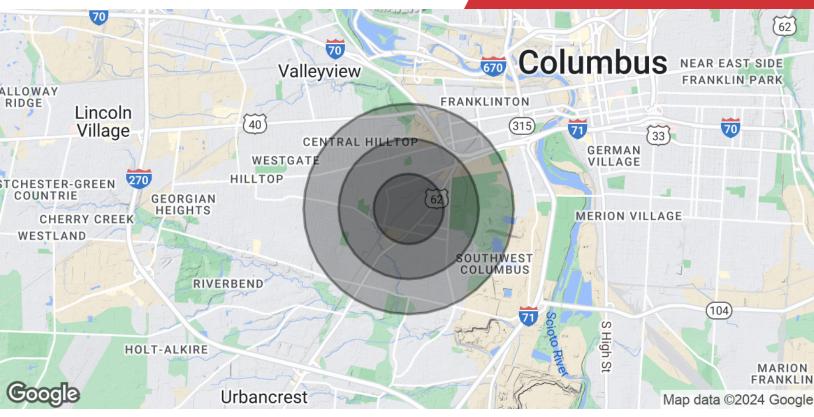


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Nonio Equities

For Sale 18,444 SF | \$1,495,000 Industrial Investment



Population Total Population	0.5 Miles 3,361	1 Mile 13,931	1.5 Miles 32,272
Average Age	36.2	35.7	35.1
Average Age (Male)	36.1	34.8	34.3
Average Age (Female)	38.2	39.4	37.9
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Households & Income Total Households	0.5 Miles	1 Mile 5,830	1.5 Miles
Total Households	1,265	5,830	13,685

* Demographic data derived from 2020 ACS - US Census

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