



1503-1505 Alum Creek Dr

Columbus, Ohio 43209

Property Highlights

- 11,712 SF Industrial Building
- Unit 1505 is Available for an Owner User (9,600 SF)
- Unit 1503 is Leased through May 2025 (2,000 SF)
- New Truck Dock and Doors Installed
- New 10x10 Drive In Door Installed
- 8'-15' Clear Height
- Three-Phase 208 | 400 Amps
- Convenient Access to I-70 and Other Travel Routes
- Billboard Not Included

Sale Price: \$1,850,000

Lease Rate: \$12.95 SF/Yr (NNN)

Est. Op Ex: \$2.25 SF/Yr



For More Information

Mike Semon

O: 614 629 5217

msemon@ohioequities.com

Dan Sheeran

O: 614 629 5216

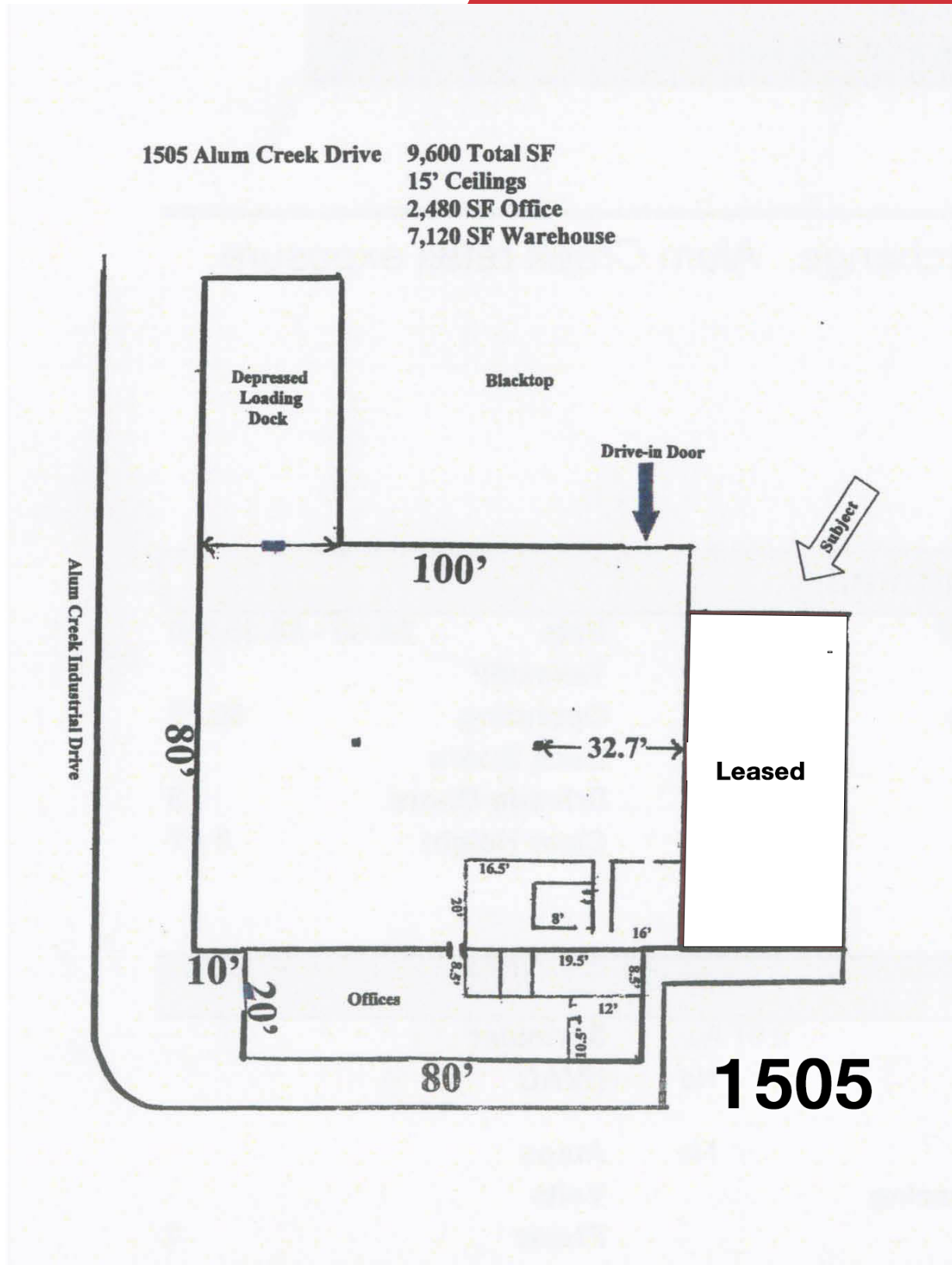
dsheeran@ohioequities.com

Dan Sheeran, Jr.

O: 614 629 5228

djsheeran@ohioequities.com







Property Address: 1503-1505 Alum Industrial Drive, Columbus, Ohio 43209
Property Size: 11,700

Date Prepared: 12/04/23

Occupancy: 100.0%
Vacancy: 0.0%

Rent Roll

Tenant	Square Feet	Monthly Rent	Annual Rent	Tenant Since	Lease Exp Date	Unit
1503 Alum Industrial Drive	2,100	\$ 1,219.75	\$ 14,637.00	2022	2025	1503
1505 Alum Industrial Drive	9,600	\$ -	\$ -			1505

Totals	11,700	\$ 1,219.75	\$ 14,637.00
--------	--------	-------------	--------------

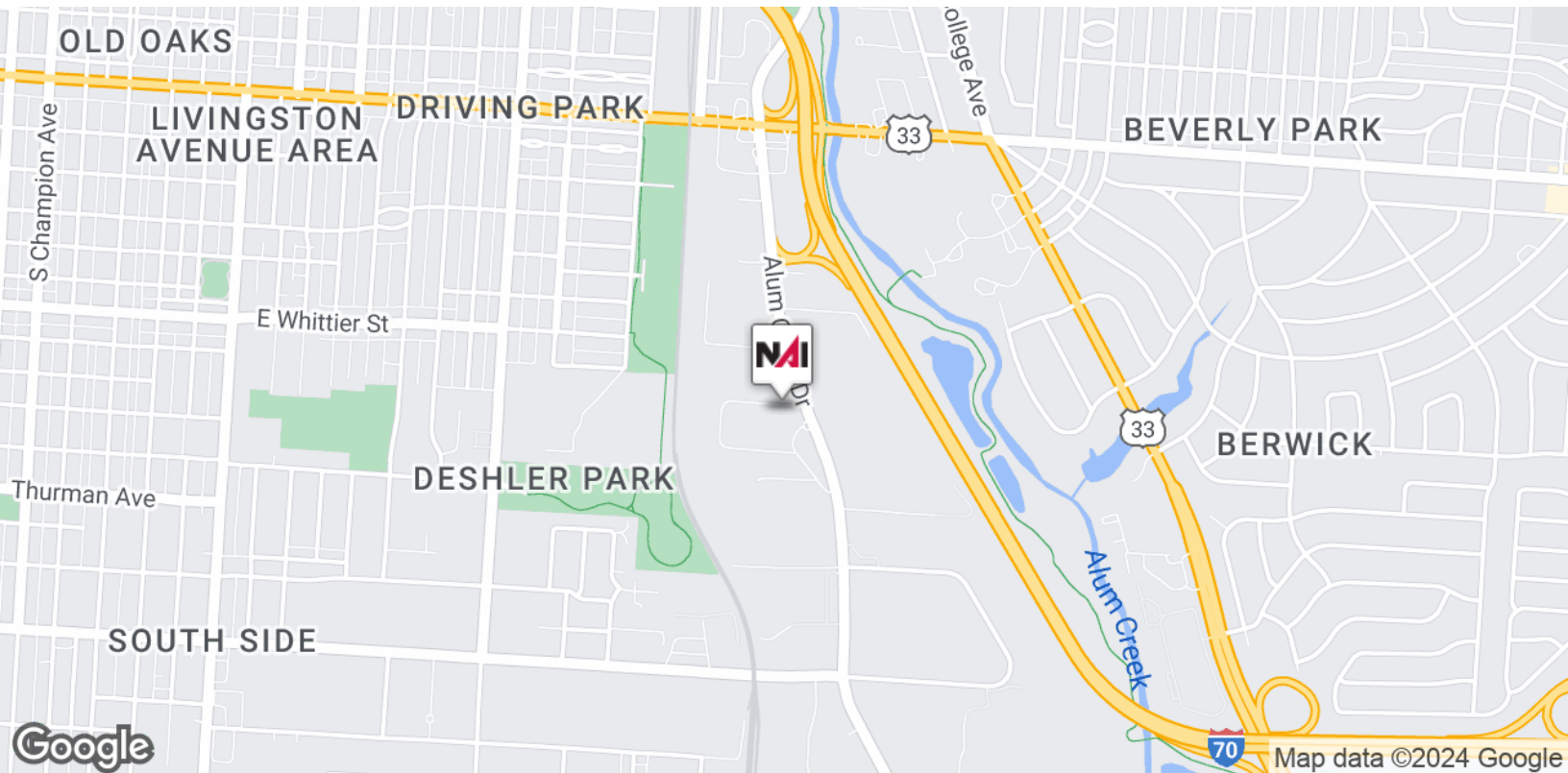
Income & Expense Summary

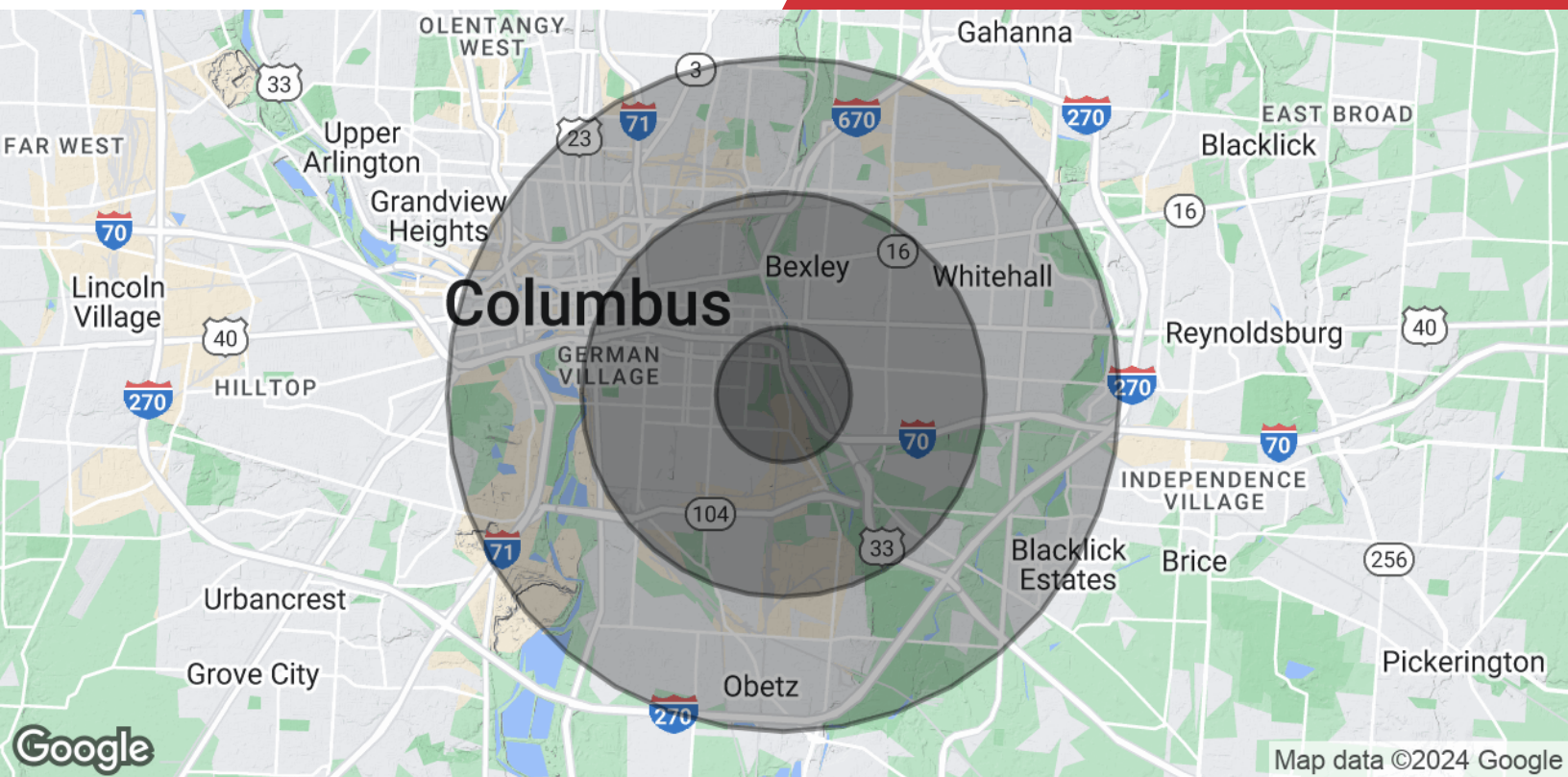
Income	PSF	Total	Summary	PSF	Total
Base Rent	\$ 1.25	\$ 14,637.00	Total Income	\$ 1.25	\$ 14,637.00
Additional Rent Reimbursement	\$ -	\$ -	Total Expenses	\$ (1.22)	\$ 0.00
Total Income	\$ 1.25	\$ 14,637.00	Net Operating Income	\$ 0.03	\$ 14,637.00

Expenses (Prior 12 Months)	PSF	Total
1503-1505 Insurance	\$ 0.22	\$2,574.00
1503-1505 Taxes	\$ 0.73	\$8,541.00
1503-1505 Maintenance	\$ 0.27	\$3,159.00

Total Expenses	\$ 1.22	\$14,274.00
----------------	---------	-------------

Valuation	CAP%	PSF	Total
Our Valuation	1.0%	\$119.23	\$1,395,000





Population

	1 Mile	3 Miles	5 Miles
Total Population	11,409	111,485	240,523
Average Age	35.1	35.8	35.2
Average Age (Male)	33.6	34.0	33.6
Average Age (Female)	36.5	37.3	36.8

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,322	45,691	100,735
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$45,442	\$53,643	\$49,776
Average House Value	\$139,615	\$149,158	\$141,242

* Demographic data derived from 2020 ACS - US Census