



# New World Dr

Columbus, Ohio 43207

## Property Highlights

- 18 Acres - City of Columbus
- Seller has permitted plan for truck terminal on site
- M-1 Zoning
- All utilities at site
- Seller has received most entitlements
- Quick turnaround for construction

## Amenities

- Seller possesses a permitted site plan for a truck terminal showing all utilities including storm, water, gas and electric layouts, ground water management reports, approved curb cuts with the City of Columbus, all utilities at site, soils report complete, full Geotech report, survey, zoning report and environmental tests completed. Previous general contractor cleaned and leveled the site.



## Offering Summary

<b>Sale Price:</b>	\$6,900,000
<b>Lot Size:</b>	18.04 Acres

## For More Information



**Stephanie Kuhlman**

C: 419 351 1146  
skuhlman@naitoledo.com

### Property Description

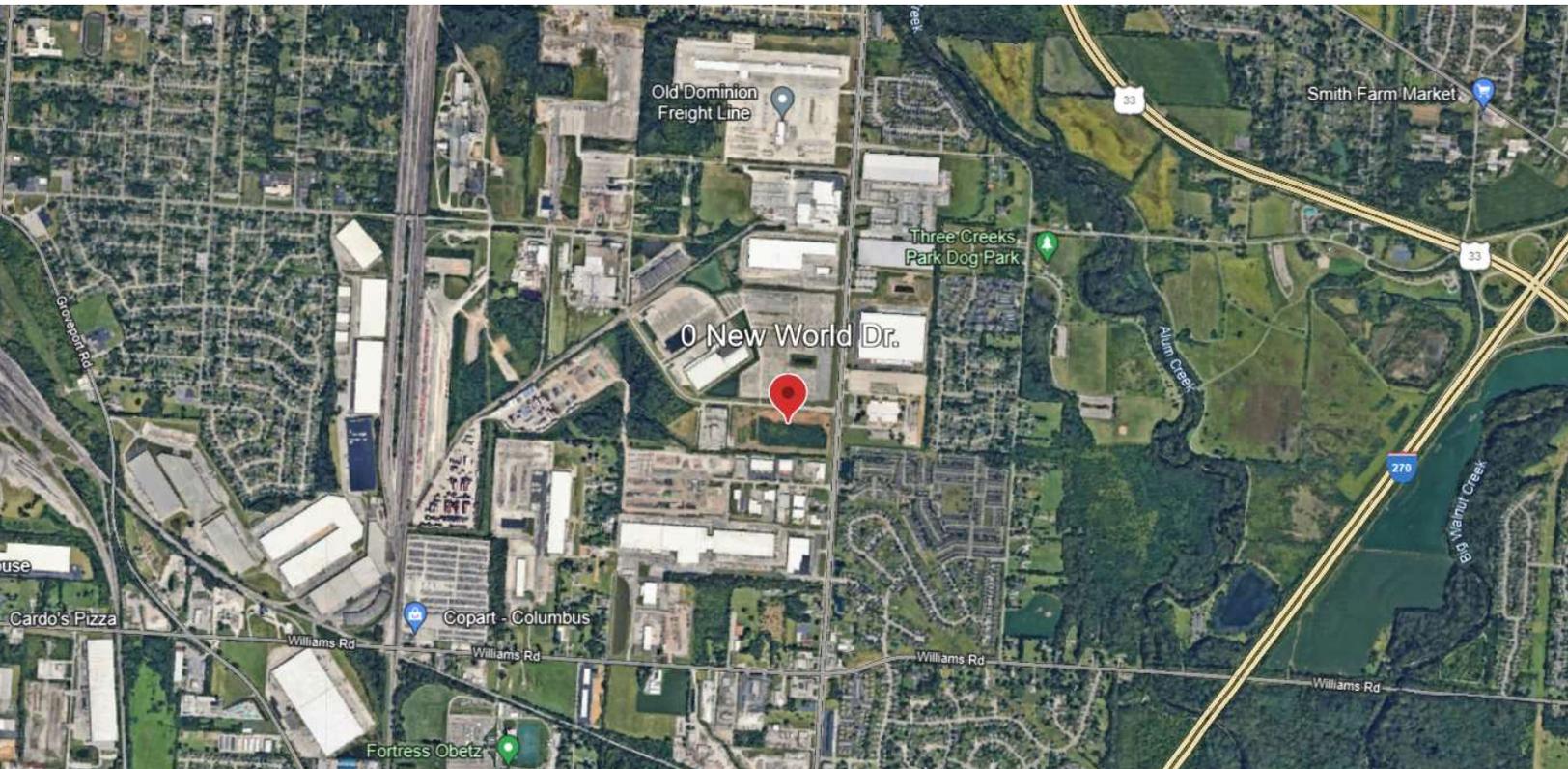
New to market 18 acre site zoned M-1, all utilities. Seller possesses a permitted site plan for a truck terminal showing all utilities including storm, water, gas and electric layouts, ground water management reports, approved curb cuts with the City of Columbus, all utilities at site, soils report complete, full Geotech report, survey, zoning report and environmental tests completed. Previous general contractor cleaned and leveled the site.

### Location Description

This site is located at the South East side of Columbus Ohio at the intersection of Alum Creek and New World Drive. This is Franklin County and City of Columbus. This site is in the M-1 Industrial zone and all zoning is in place. 1 mile to I-270, 1.2 miles to I-70, 6 miles to I-71, 10 miles to Rickenbacker Airport and 16 miles to Columbus International Airport. Located in a Foreign Trade Zone.

### Site Description

18 acres, flat, completely cleared and ready for construction. Signalized intersection, high visibility. Access will be via two curb cuts on New World Drive already approved by the City of Columbus.



<b>Sale Price</b>	<b>\$6,900,000</b>
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### Location Information

Street Address	New World Dr
City, State, Zip	Columbus, OH 43207
County	Franklin
Cross-Streets	New World And Alum Creek
Township	Columbus-Groveport Madison Lsd
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-270
Nearest Airport	Rickenbacker/Columbus International

### Parking & Transportation

Street Parking	No
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### Utilities & Amenities

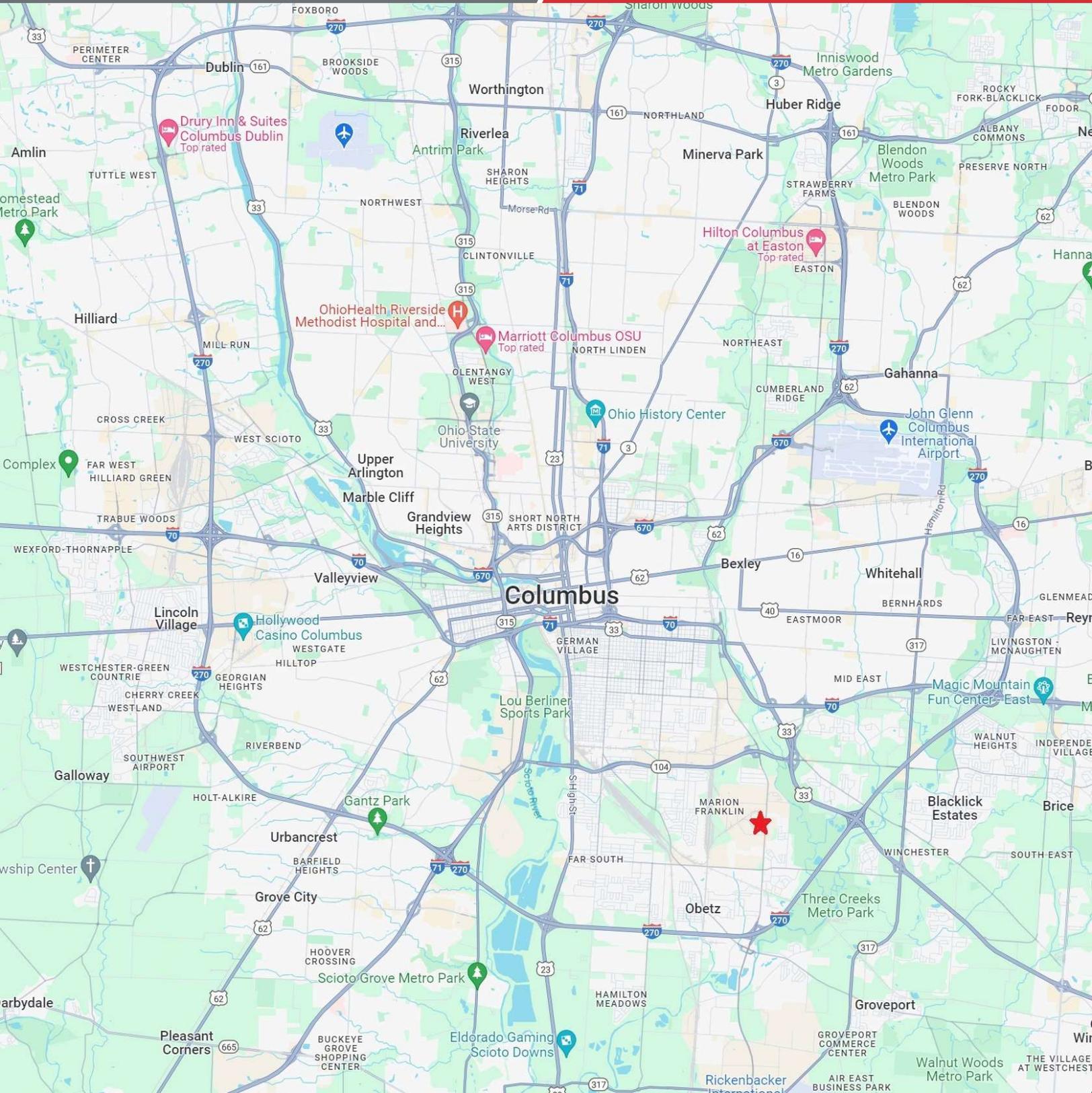
Gas / Propane	Yes
Sewer	Yes

### Property Information

Property Type	Land
Property Subtype	Industrial
Number of Lots	1
Zoning	M-1 Manufacturing
Lot Size	18.04 Acres
APN #	530-255552
Lot Frontage	1,300 ft
Lot Depth	536 ft
Corner Property	Yes
Traffic Count	16833
Traffic Count Street	Alum Creek
Traffic Count Frontage	536
Waterfront	No
Power	Yes
Rail Access	No
Environmental Issues	No

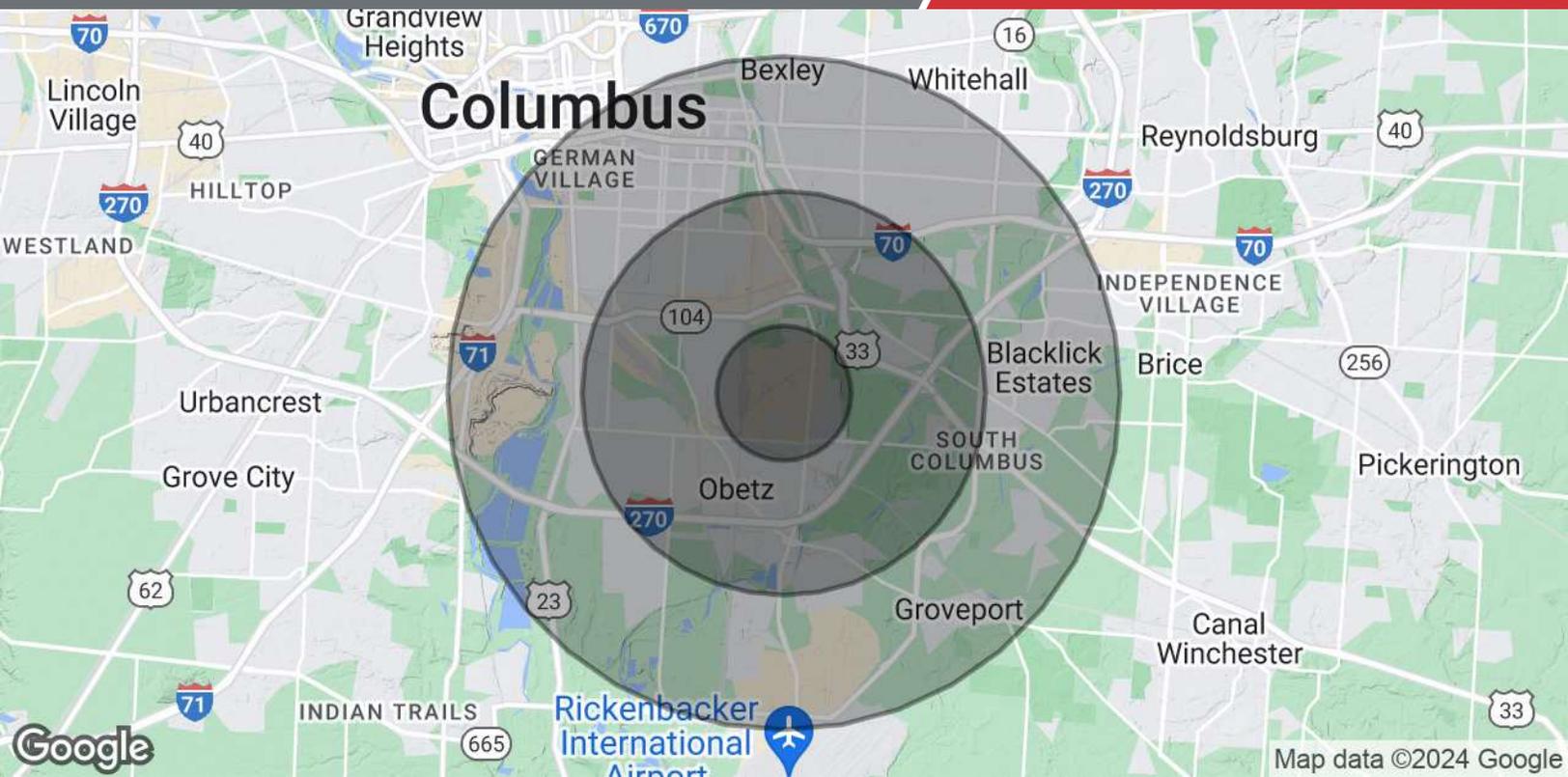






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4427 Talmadge Rd, Suite A  
Toledo, OH 43623  
419 960 4410 tel  
naiharmon.com



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	4,818	53,375	185,753
Average Age	39.1	39.6	37.4
Average Age (Male)	41.2	36.6	36.1
Average Age (Female)	41.6	41.3	37.8
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	2,044	23,592	84,438
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$60,274	\$54,955	\$61,028
Average House Value	\$120,913	\$104,087	\$144,005

2020 American Community Survey (ACS)