

1641 Universal Road
Columbus, OH 43207

FOR SALE



WAREHOUSE FLEX PROPERTY

SALE PRICE: NEGOTIABLE

9,016 SF on 1.58 acres

Substantial Renovation: 2008

- Centralized location with easy access to US 33, I-70 and downtown Columbus
- Zoning: M
- Heavy Power / 3 Phase
- 17' Clear Height in Warehouse
- 3 Drive-in Doors
- Owner would consider sale of the existing business and equipment



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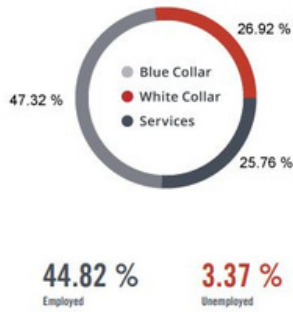
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1641 Universal Rd, Columbus, OH 43207

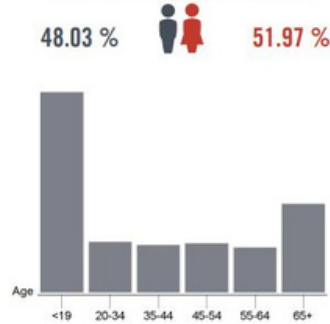
 Catylist Research

CITY, STATE	Columbus, OH
POPULATION	62,258
AVG. HHSIZE	2.40
MEDIAN HH INCOME	\$37,169
HOME OWNERSHIP	
Renters:	12,731
Owners:	12,292

EMPLOYMENT



GENDER & AGE



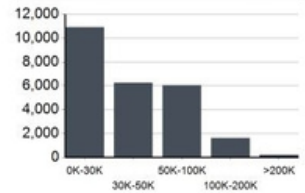
RACE & ETHNICITY

White:	20.40 %
Asian:	2.76 %
Native American:	0.06 %
Pacific Islanders:	0.00 %
African-American:	60.50 %
Hispanic:	9.03 %
Two or More Races:	7.24 %

EDUCATION

High School Grad:	32.93 %
Some College:	19.90 %
Associates:	4.34 %
Bachelors:	17.17 %

INCOME BY HOUSEHOLD



HH SPENDING



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