

INDUSTRIAL AIR CONDITIONED WAREHOUSE BUILDING FOR SALE

**2089-2121 Corvair Boulevard
Columbus, OH 43207**



40,540 +/- SF Warehouse Building on 4.08 +/- Acres
100% Leased



Appraisal Brokerage Consulting Development

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Property Description

100% LEASED INDUSTRIAL WAREHOUSE INVESTMENT!

40,540+/- SF industrial warehouse building on 4.08+/- acres situated just off Alum Creek Dr. Excellent investment opportunity in a thriving industrial warehouse market! Partially conditioned warehouse. Two tenants occupy the building, Sunrise Foods and NPL. Both leases are gross leases except tenant is responsible for their utilities. Landlord is responsible for roof, structure, and parking lot repairs and replacement. Tenant is responsible for all interior repairs and replacement including but not limited to plumbing, HVAC, windows, doors, interior walls, ceilings, floors etc. Currently Seller is working on replacing the roof. [Click here to see the building's renovation project document.](#) Seller is firm on the price.

Address: 2089-2121 Corvair Blvd
Columbus, OH 43207

County: Franklin

PID: 010-292612-00

Location: SWC of Alum Creek Dr
and Corvair Blvd

Built: 1979

Lot Size: 4.08 +/- Acres

Sq. Ft.: 40,540 +/- SF

Sales Price: \$4,525,000

Current Taxes: \$38,854.68

Utilities: All utilities on site

Zoning: M - Manufacturing
District



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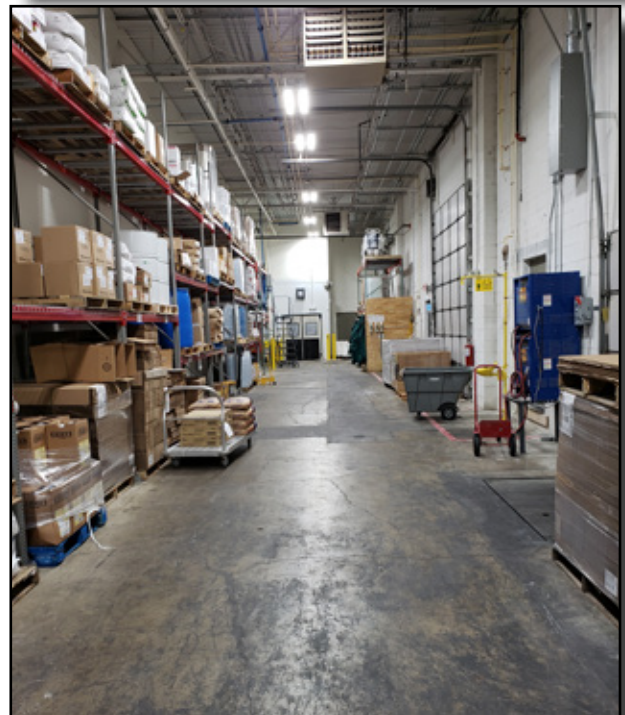
Interior Photos



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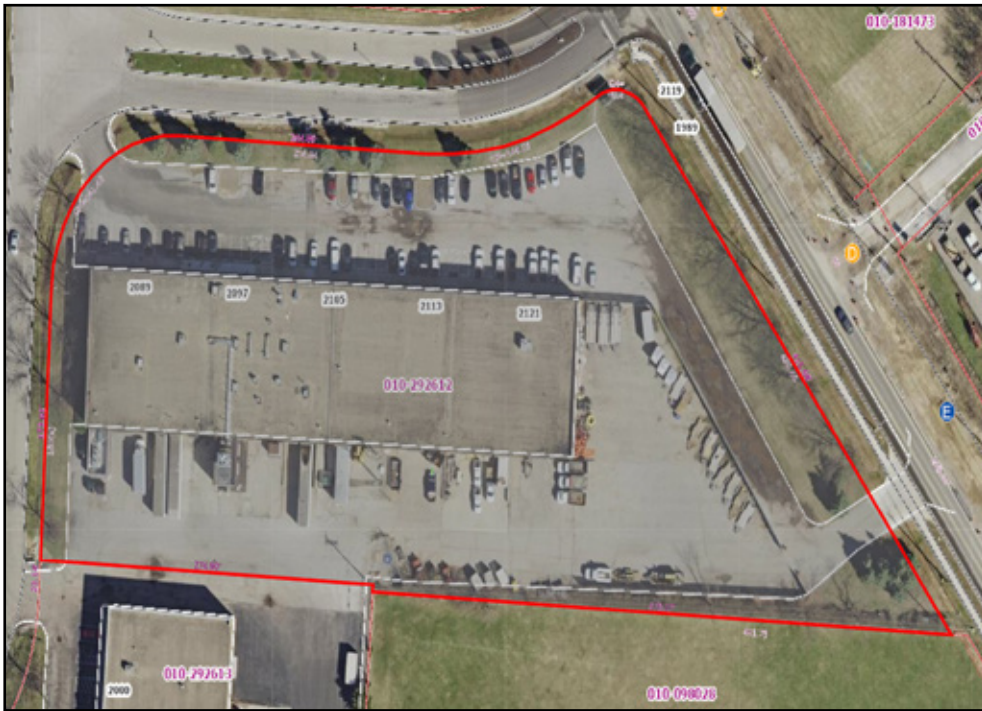
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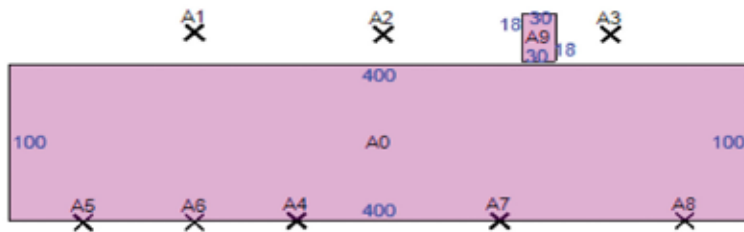
Aerial & Plat Maps



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Sketch



Item	Area
- 045:WAREHOUSE	40000
PAVING ASP - PA1:PAVING ASPHALT	80000
A1 - LD4:TRUCK WELL	2160
- EN3:ENCLOSURE FO	8500
A0 - SKE:SKETCH ONLY	40000
FENCE CL 6 - FN1:FENCE CHAIN LINK LF -6	140
A9 - 084:MULTI USE STORAGE	540
A2 - LD4:TRUCK WELL	1080
A3 - LD4:TRUCK WELL	2160
A4 - CP4:CANOPY-AVERAGE	80
A5 - CP4:CANOPY-AVERAGE	80
A6 - CP4:CANOPY-AVERAGE	80
A7 - CP4:CANOPY-AVERAGE	80
A8 - CP4:CANOPY-AVERAGE	80
- SS3:SPRINKLER W/S FD & FO	40000



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Property Location



Great Location!

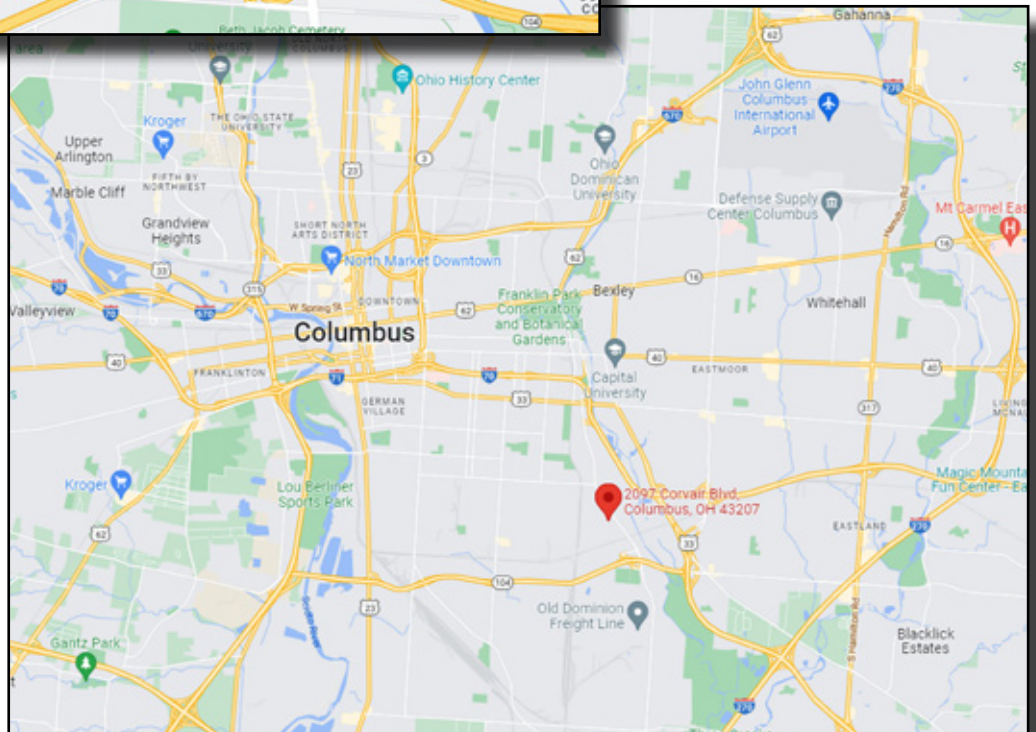
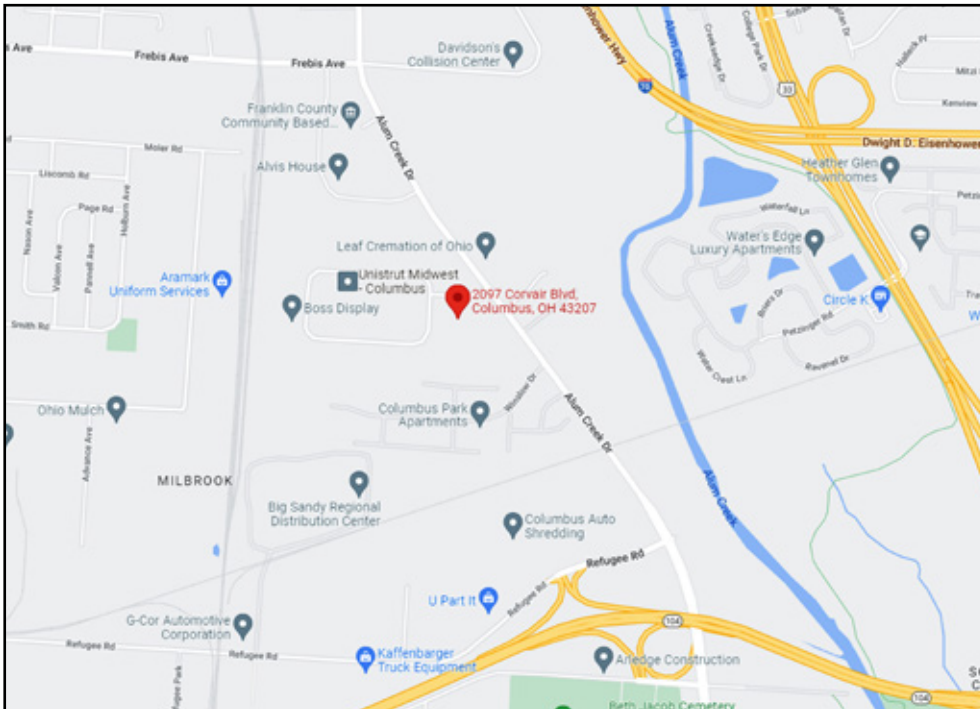
Close to industrial/warehouse corridor
Easy access to I-70 & SR 33 & SR 104
15 minutes to John Glenn International
10 minutes to Downtown Columbus



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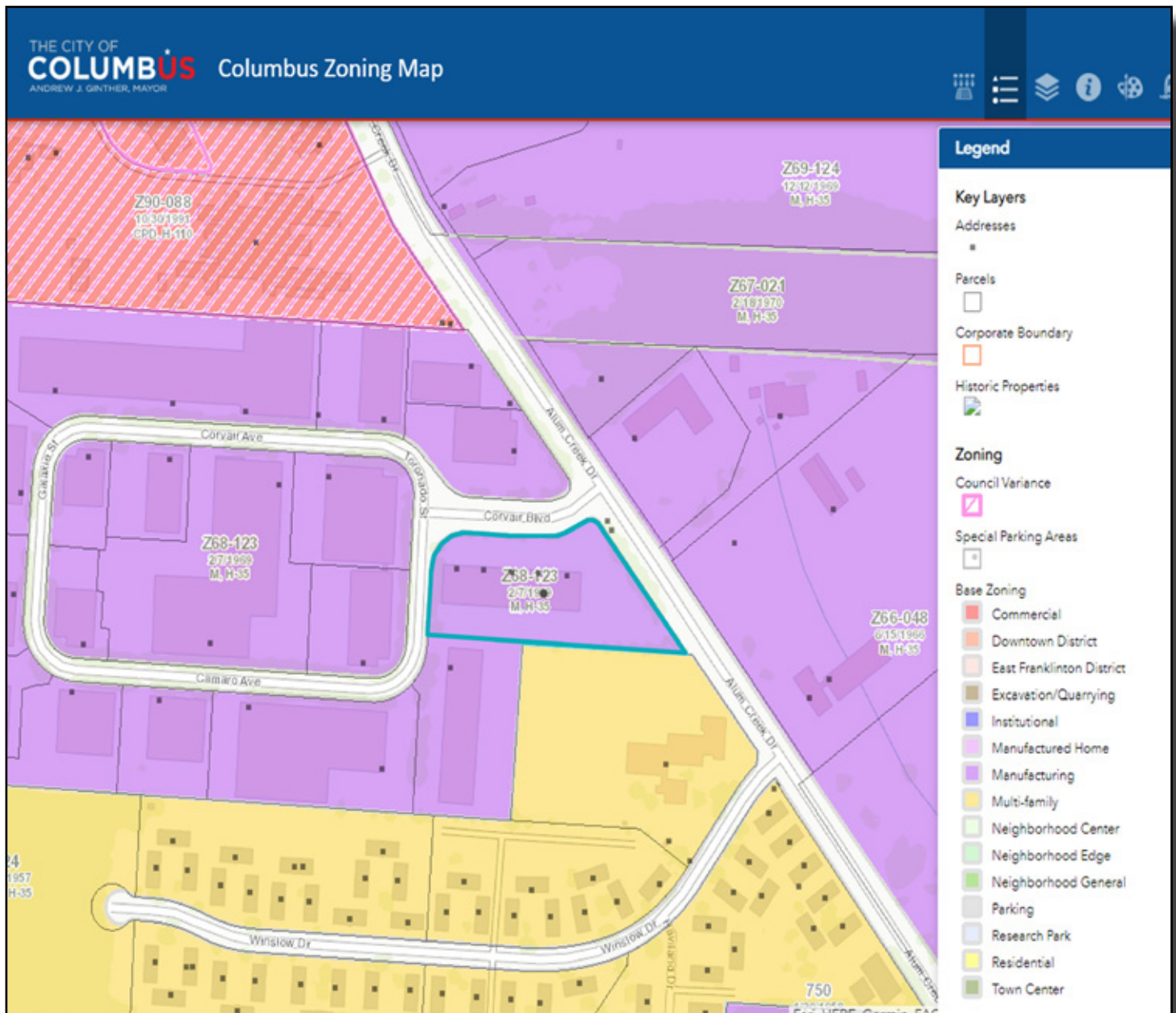
Maps



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Zoning Map



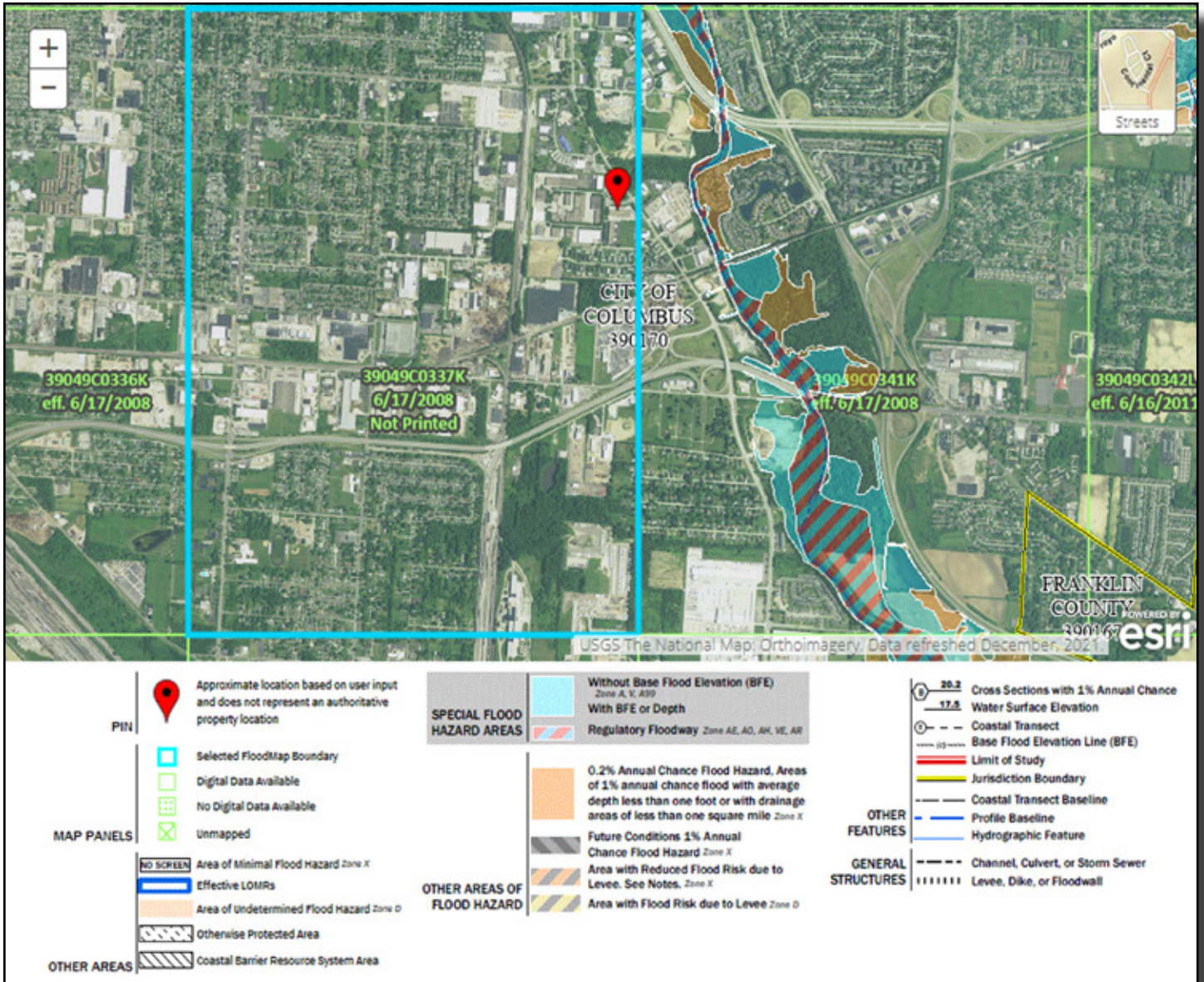
[Click here to see zoning text](#)



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Flood Map

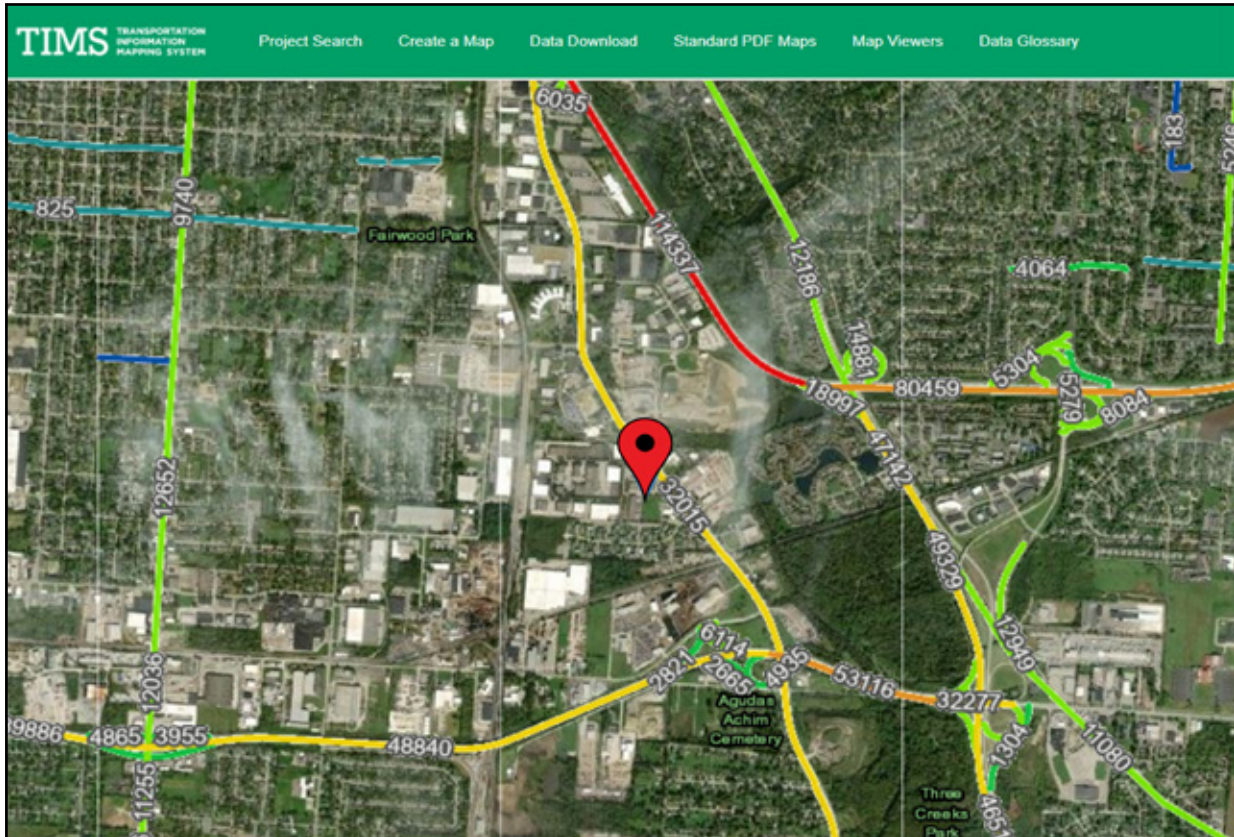


Demographics

Demographic Summary Report

Southeast Industrial Park					
2121 Corvair Blvd, Columbus, OH 43207					
					
Radius	1 Mile		3 Mile		5 Mile
Population					
2027 Projection	7,786		119,489		272,173
2022 Estimate	7,387		113,657		258,399
2010 Census	6,192		97,058		217,645
Growth 2022 - 2027	5.40%		5.13%		5.33%
Growth 2010 - 2022	19.30%		17.10%		18.72%
2022 Population by Hispanic Origin					
	486		5,505		14,474
2022 Population					
White	2,337	31.64%	44,567	39.21%	119,052 46.07%
Black	4,538	61.43%	62,030	54.58%	122,545 47.42%
Am. Indian & Alaskan	41	0.56%	426	0.37%	1,001 0.39%
Asian	150	2.03%	2,174	1.91%	5,543 2.15%
Hawaiian & Pacific Island	2	0.03%	50	0.04%	185 0.07%
Other	318	4.30%	4,409	3.88%	10,072 3.90%
U.S. Armed Forces	8		15		42
Households					
2027 Projection	3,445		48,550		115,049
2022 Estimate	3,268		46,246		109,158
2010 Census	2,734		39,921		91,582
Growth 2022 - 2027	5.42%		4.98%		5.40%
Growth 2010 - 2022	19.53%		15.84%		19.19%
Owner Occupied	923	28.24%	22,226	48.06%	49,973 45.78%
Renter Occupied	2,345	71.76%	24,020	51.94%	59,186 54.22%
2022 Households by HH Income					
	3,268		46,245		109,158
Income: <\$25,000	970	29.68%	12,622	27.29%	29,256 26.80%
Income: \$25,000 - \$50,000	1,146	35.07%	12,205	26.39%	27,641 25.32%
Income: \$50,000 - \$75,000	595	18.21%	8,142	17.61%	20,375 18.67%
Income: \$75,000 - \$100,000	290	8.87%	4,563	9.87%	11,425 10.47%
Income: \$100,000 - \$125,000	154	4.71%	3,260	7.05%	7,501 6.87%
Income: \$125,000 - \$150,000	60	1.84%	1,720	3.72%	4,183 3.83%
Income: \$150,000 - \$200,000	31	0.95%	1,879	4.06%	4,397 4.03%
Income: \$200,000+	22	0.67%	1,854	4.01%	4,380 4.01%
2022 Avg Household Income	\$47,669		\$65,792		\$66,251
2022 Med Household Income	\$38,733		\$46,103		\$47,353

Traffic Map



Traffic Count Report

Southeast Industrial Park
2121 Corvair Blvd, Columbus, OH 43207

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Alum Creek Dr	Corvair Blvd	0.08 NW	2022	13,727	MPSI	.10
2 Winslow Dr	Haviland Dr	0.05 SW	2022	387	MPSI	.17
3 Alum Creek Drive		0.00	2022	96	MPSI	.18
4 Not Available	Not Available	0.00 No	2020	106	MPSI	.19
5 Alum Creek Dr	Winslow Dr	0.02 NW	2022	14,624	MPSI	.19
6 Alum Creek Dr	Winslow Dr	0.16 NW	2022	11,295	MPSI	.32
7 Alum Creek Dr	Integrity Dr S	0.07 N	2022	11,581	MPSI	.39
8 Alum Creek Dr	Frebis Ave	0.07 N	2015	14,002	MPSI	.39
9 Integrity Dr S	Alum Creek Dr	0.06 W	2022	838	MPSI	.44
10 Integrity Dr S	Alum Creek Dr	0.06 W	2020	987	MPSI	.44



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Region Highlights

REGIONAL OVERVIEW

THE COLUMBUS REGION

The **Columbus Region** is an 11-county area comprising Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties.

The Columbus Region varies from the Columbus Metropolitan Statistical Area (MSA), which comprises 8 of the above 11 counties (excluding Knox, Logan and Marion) and an additional two (Hocking and Perry). The information and data in this document cover the 11-county region with City of Columbus highlights. Some data is only available at the MSA level and is identified as such in the text, title or source.

- **Eleven-county** region located in Central Ohio
- Population of **2.2 million** people
- Population growth rate of 10 percent since 2010
- Ten-county Columbus MSA, **fastest growing** among Midwest metro areas with at least 1 million in population
- Driver of Ohio's population and economic growth
- Over **forty-nine** college and university campuses
- Nearly **132,000** college students
- Home to **15** Fortune 1000 headquarters

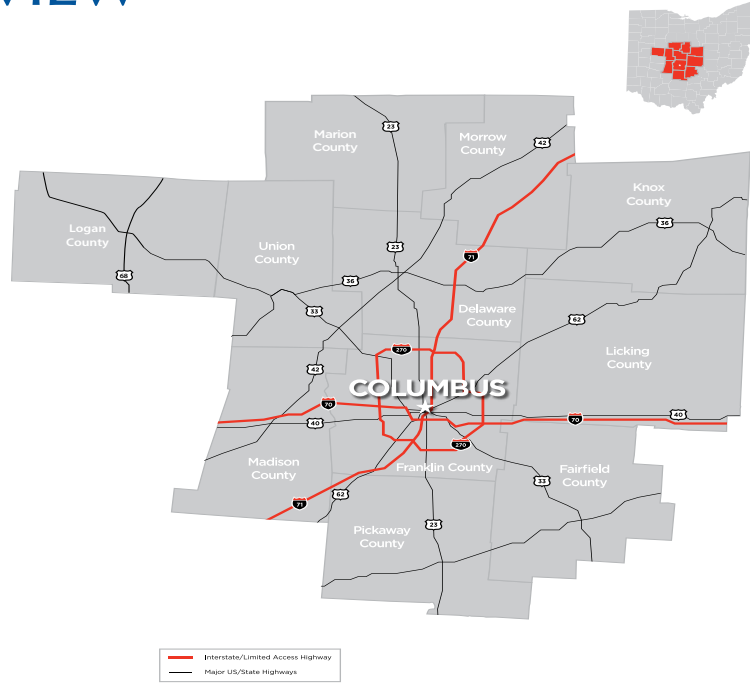
COLUMBUS AND FRANKLIN COUNTY

- State capital and **largest Ohio city**
- **Fourteenth largest city** in the U.S.

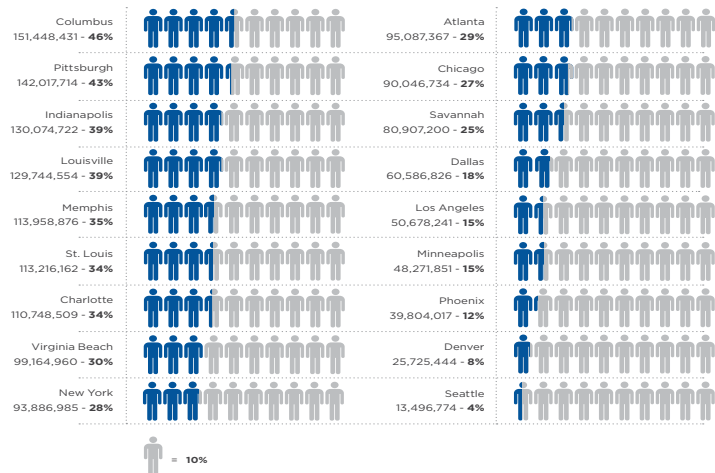
COLUMBUS IS WELL CONNECTED TO THE REST OF THE U.S. AND BEYOND

- John Glenn Columbus International Airport: Over **160** daily flights to more than **40** destinations
- Enhanced freight rail connections to East Coast ports in Norfolk, VA; Baltimore, MD; and Wilmington, NC
- Columbus is within a 10-hour drive of **151 million** people in the U.S., higher than other major distribution centers in the U.S.

Sources: ESRI Business Analyst 2018; 600 minute (10-hour) drive time from city center, U.S. Census, 2018 Population Estimates; Columbus 2020



U.S. population within 10-hour drive



Offering Memorandum

This confidential Offering memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both The Robert Weiler company and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and /or broker proceeds at its own risk.



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