

FOR SALE



\$4,995,000

1150 Corrugated Way, Columbus, OH 43201

Office/Warehouse Suites Investment Opportunity

- Multi-Tenant Office/Warehouse Building
- Excellent Investment w/ Approximately 11 Units and 10 Tenants
- +/- 83,584 Square Feet of Total Area
- Multiple Overhead Doors and Dock Doors
- Great Location with Close Proximity to I-71
- In a Highly Redefining Area Just Outside of Downtown Columbus, Ohio
- Cap Rate: 7.4%



Click Here for Video

BEST CORPORATE REAL ESTATE
RANDY BEST, CCIM, SIOR
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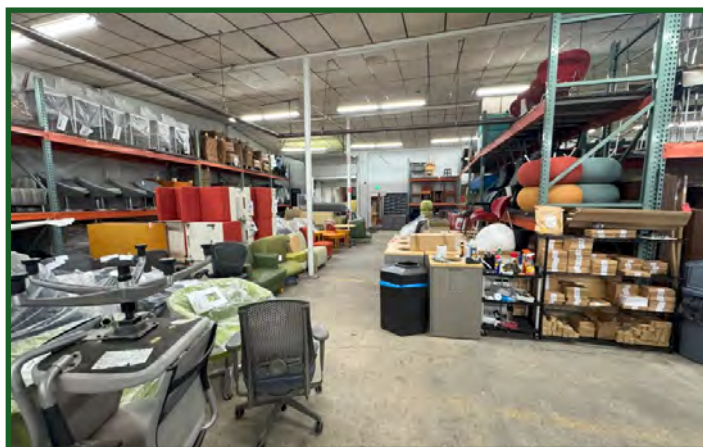
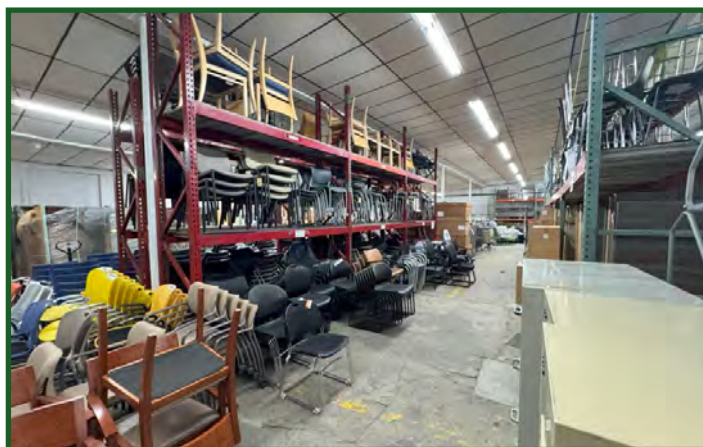


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Unit 1—Integrity Furniture

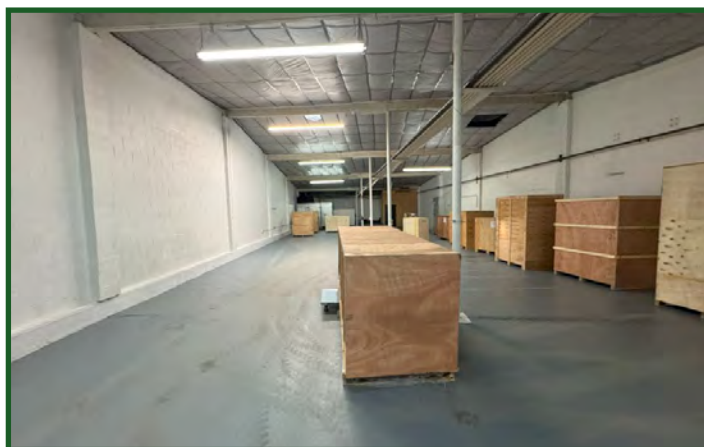
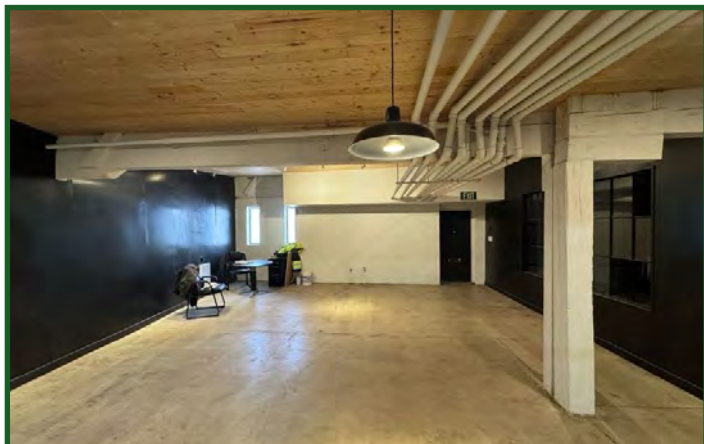
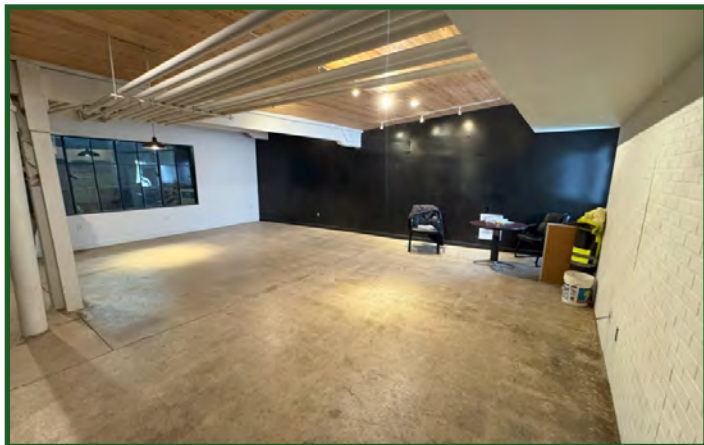


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Unit 3—Twiswa Bakery

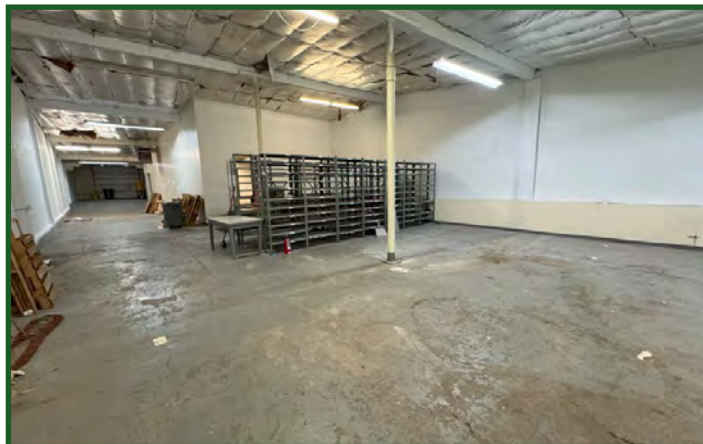
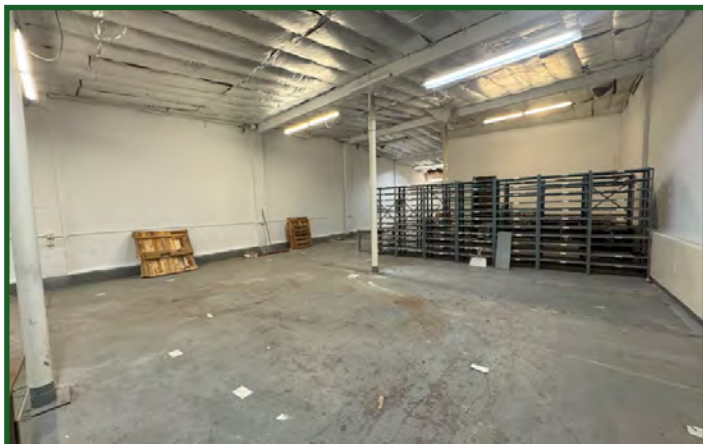
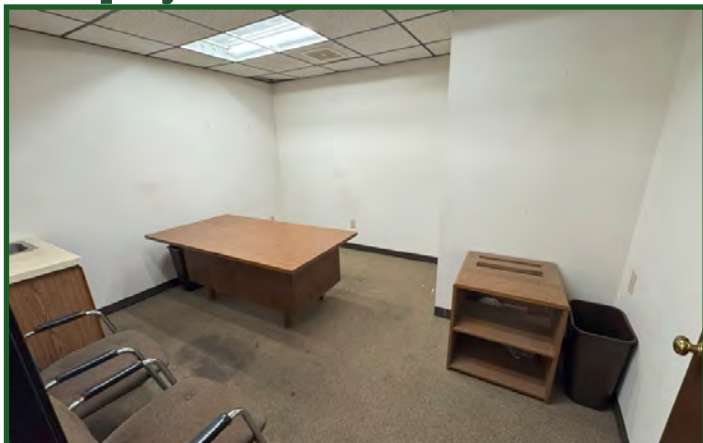
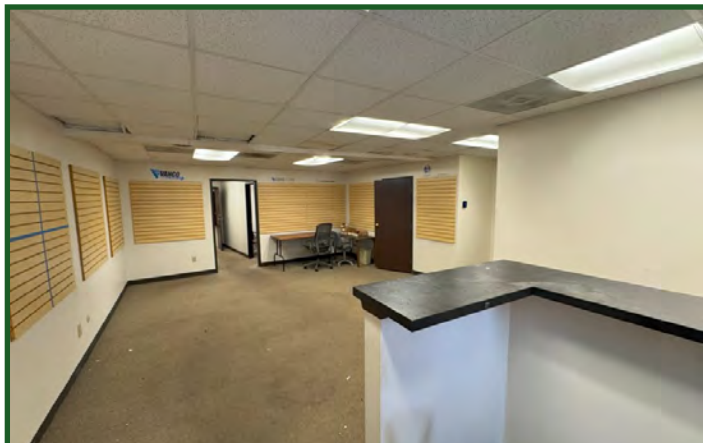


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Unit 2—HVAC Company

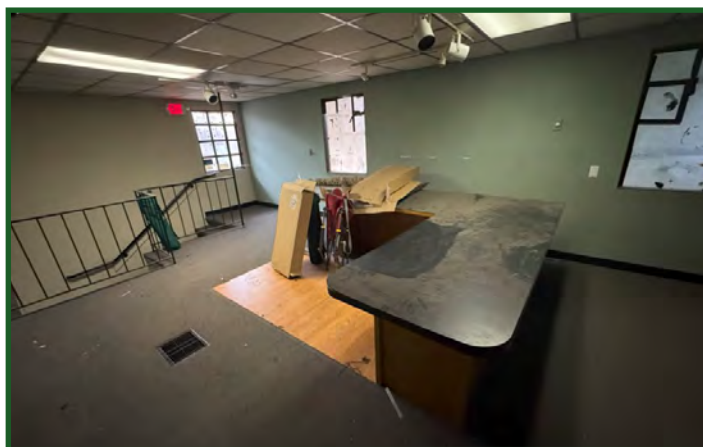
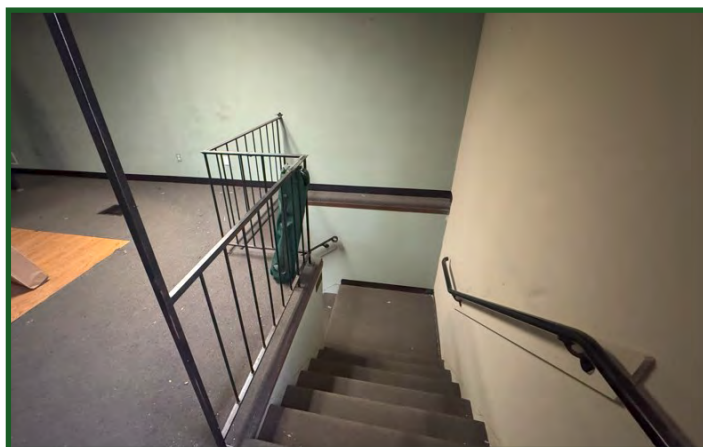
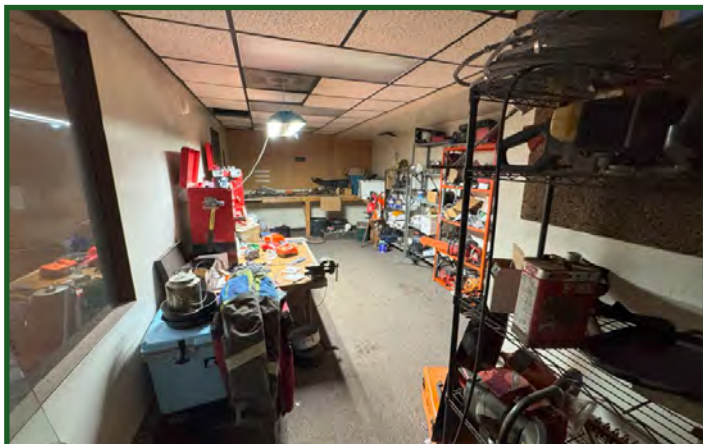
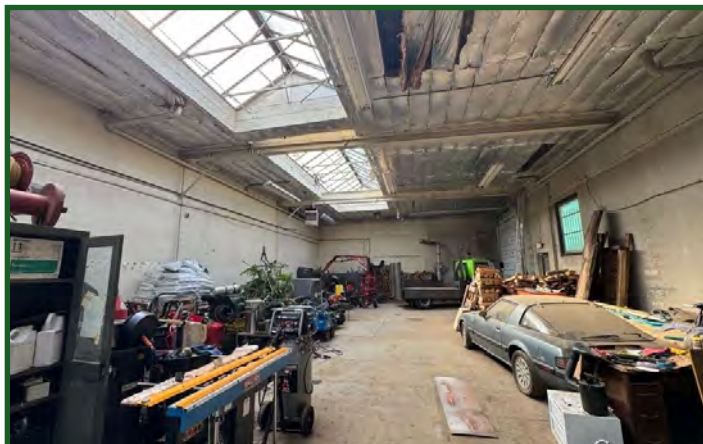
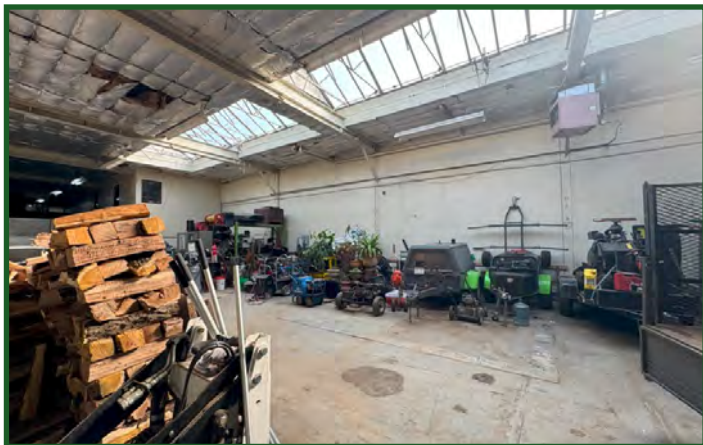


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Unit 6—Ames Arboreal



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LEGAL

Land Use:	Office/Warehouse
Price:	\$4,995,000
Parcel Number:	010-213590
Occupancy:	100%

LAND

Land Acreage:	4.25
Current Zoning:	Office/Warehouse

STRUCTURAL

Building Square Footage:	+/- 83,584 Square Feet
Unit Square Footage:	Varies per Unit
Floors Above Ground:	1
Year Built:	1940

ADDITIONAL INFO

Drive-in Doors:	7
# of Dock Doors:	9
# of Tenants:	10
Lot Specifics:	11 Units in One Building, Ample Parking
HVAC:	Varies by Unit
Water/Sewer System:	Columbus
Real Estate Taxes:	\$51,956.38

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Parcel View

*Line Drawings are Approximate



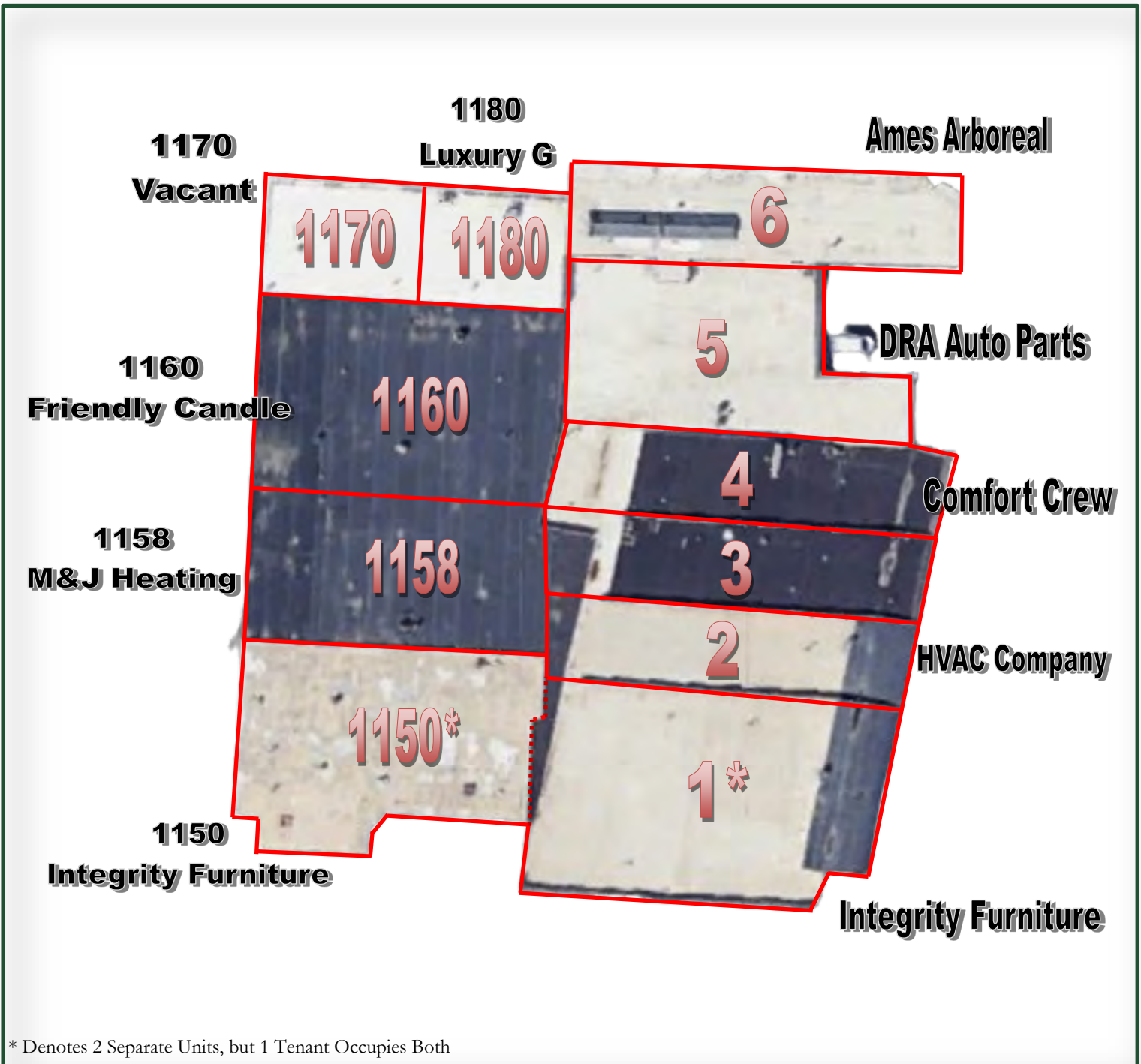
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Line Drawings are Approximate—For Illustrative Purposes Only

Floor Plan



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Nearby Amenities



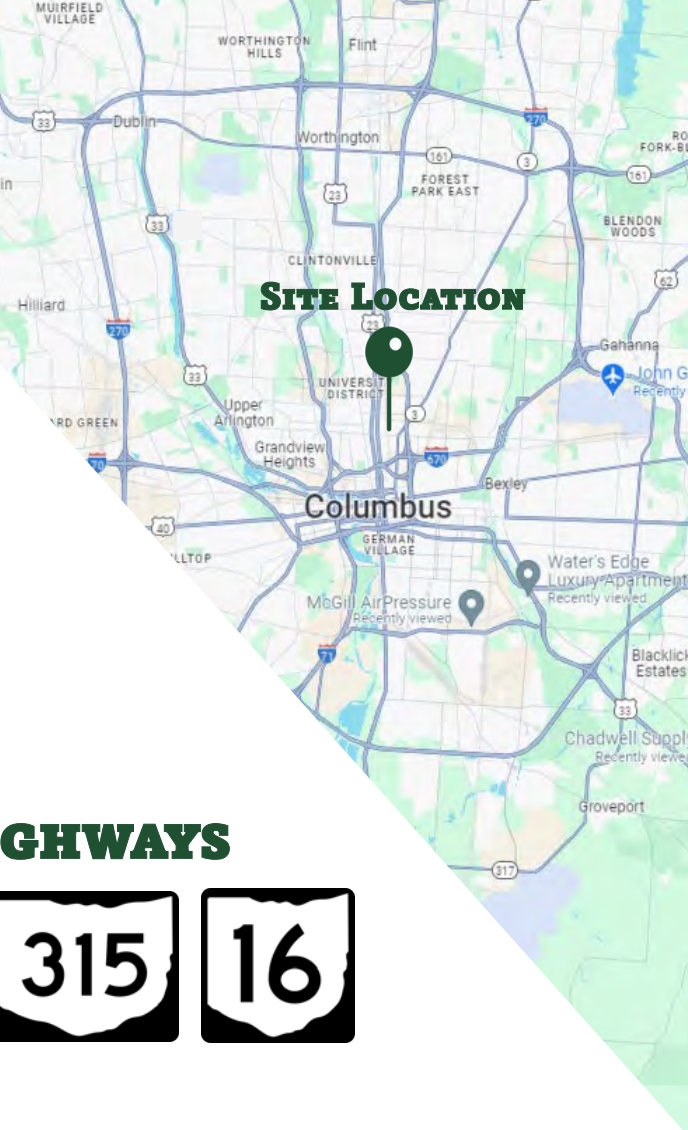
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TRAFFIC COUNT (2023)

Street	Avg Daily Volume
E 5th Avenue	17,154
Cleveland Avenue	10,801
I-71 (North and South)	320,589



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		8,907	111,179	253,942
Households (2023)		7,270	51,031	117,061
Avg Household Income (2023)		\$28,260	\$35,191	\$47,747

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THE CITY OF COLUMBUS

Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a
Business

#5

City for
Entrepreneurs and
Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.columbusregion.com and The One Columbus Organization

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