



## 800 NORTH CASSADY AVENUE, COLUMBUS, OHIO

**FOR SALE: \$445,000**



### Property Features:

- Industrial Property
- 33,000 sq ft of secure gated and fenced office warehouse space
- 4.11 acres
- Easy access between 5th Avenue and I-670
- Variety of Docks and Drive-In Doors
- Many Long Term Tenants
- Multiple Ceiling Heights



BEST CORPORATE REAL ESTATE  
RANDY BEST, CCIM  
2121 RIVERSIDE DRIVE  
UPPER ARLINGTON, OH 43221  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT.12  
FAX: 614-559-3390  
EMAIL: RBEST@BESTCORPORATEREALESTATE.COM

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.

**Buyer Full Report****Industrial**

MLS#: 212037364

Status: **Active**

List Agr Type: ERS

LP: \$ 445,000

Photos: 1

VT:

Parcel #: 010-200008-00

Use Code:

Previous Use: Industrial

Zoning: Ind

For Sale: Yes

For Lease: No

For Exchange: No

Occupancy Rate:

Mortg Balance:

Gross Inc: \$0

Total Op Exp: \$0

NOI: \$0

Condo Fee:

Addl Acc Cond : NONEKNOWN

Taxes (Yr): \$14,925

Assessment:

Tax Incentive:

Possession: Immediate

**General Information**

Address: 800 N Cassady Ave

Between Street: Fifth Avenue &amp; I-670

Complex:

Distance to Interchange:

Unit/Suite:

City: Columbus

County: Franklin

Multi Parc: N

Zip: 43219

Corp Limit:

Columbus

Township:

None

Near Interchange:

**Building Information**

Tot Avail SqFt:

Min SqFt Avail: 7,500

Max Cntg SF Avail: 7,500

Tot Bldg SqFt:

Acreage: 4.110

Lot Size:

# Flrs Abv Gnd: 1

# of Units:

Parking:

# of Docks: 6

# of Drive-In Doors: 4

Bay Size:

Year Built: 1950

Year Remodeled:

Bldg Depth:

Min Ceiling Ht:

Max Ceiling Height: 18'

Office SqFt: 1,000

Suite #	SqFt	Date Avail	Suite #	SqFt	Date Avail
1:			3:		
2:			4:		

**Financials**

Lease Rate \$/SqFt: \$0

Exp Paid By:

L

T Reimburse L

T Contracts Directly

ALL

RE Taxes:

Bldg Insurance:

Utilities:

Maint/Repairs:

Janitorial:

CAM:

Cu Yr Est \$/SF

Terms Desired:

Will Landlord Remodel:

Finish Allowance/SqFt:

Pass-Thru of Exp ovr Base Yr:

Exp Stop:

**Features**

Primary Photo Source: Realtor Provided(Time limited)

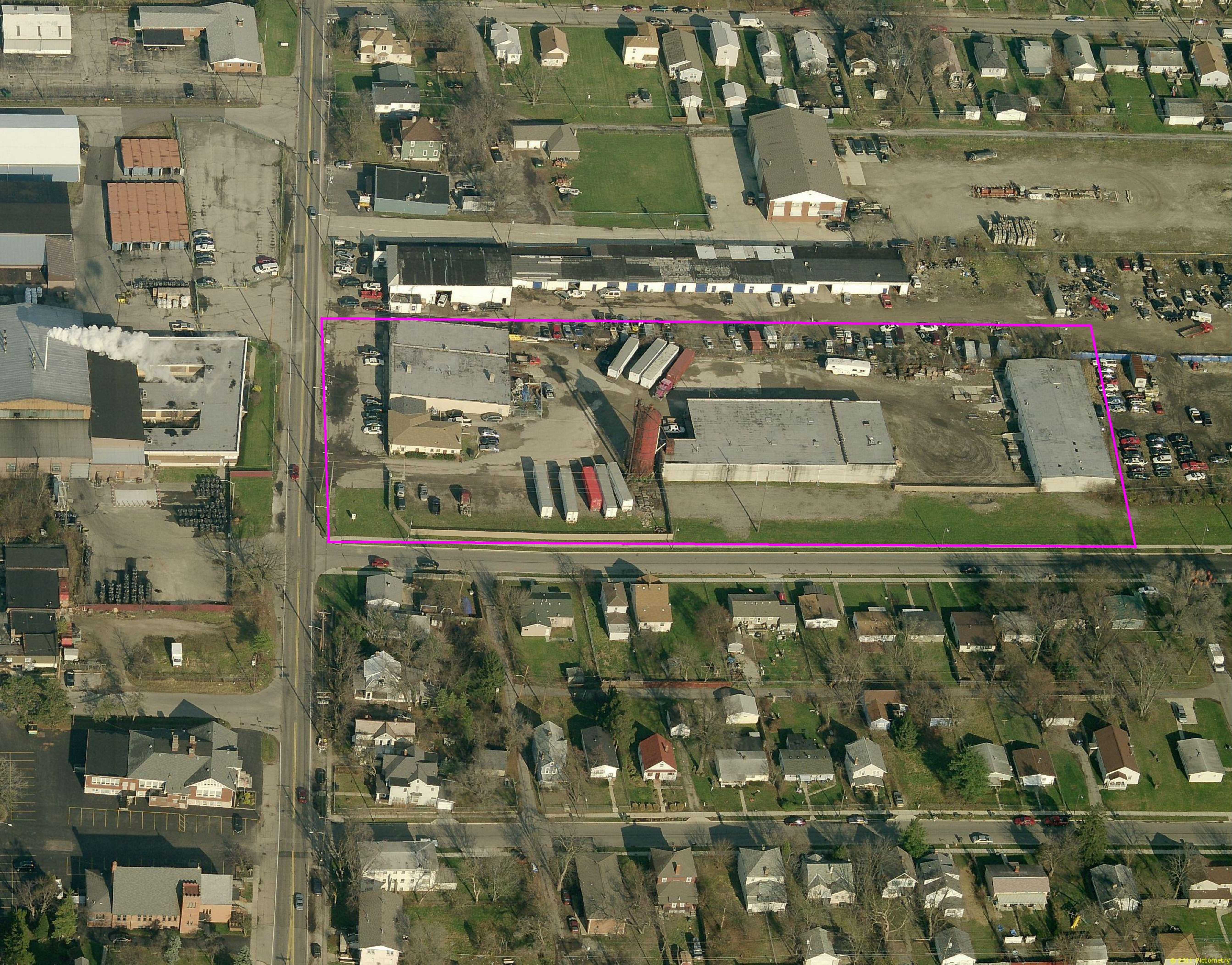
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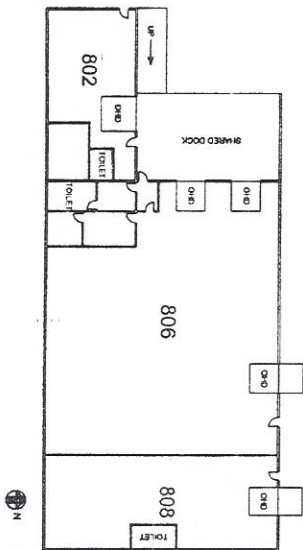
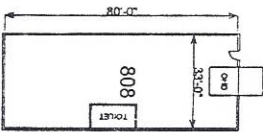
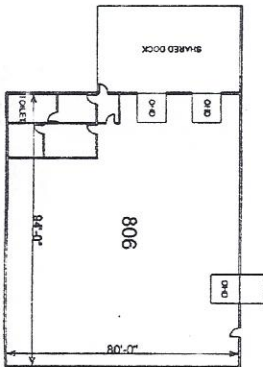
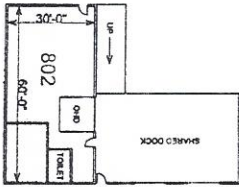
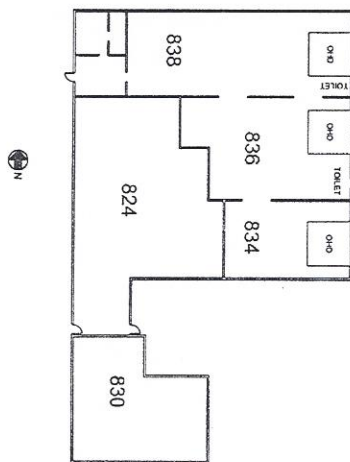
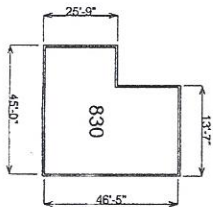
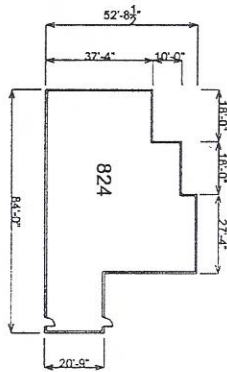
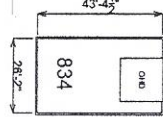
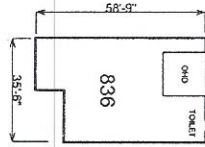
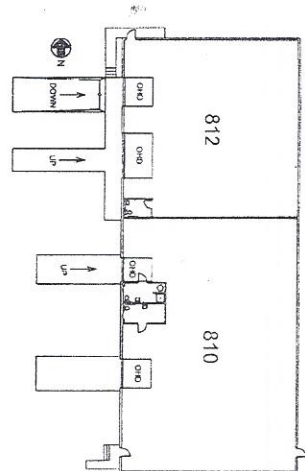
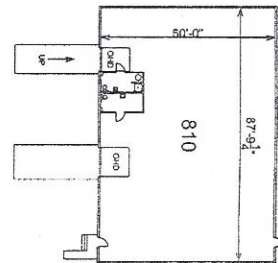
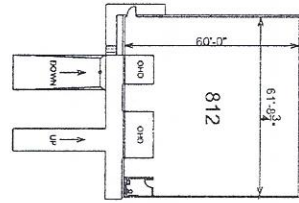
800-838 Cassady Avenue....33,000 sq ft of secure gated and fenced office warehouse space on 4.11 acres. Nine tenant spaces in a total of 3 buildings, 77% occupied. East access between 5th avenue and I-670. Property offers a variety of docks and drive-in doors for multiple users and multiple ceiling heights, many long term tenants.

**Sold Information**

Sold Date:

SP:





TENANT PLANS FOR:  
**COLUMBUS AIRPORT INDUSTRIAL PARK**  
 COLUMBUS, OH 43219

CC: COLUMBUS CONSULTING  
 1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447 F: 614-257-1502

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TENANT PLANS

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# Cassady Industrial Airport

## Proforma

Rent:	\$71,196
Vacancy	\$22,500
Expenses:	
R.E. Taxes:	\$14,924
Management:	\$4,668
Maintenance:	\$2,338
Grounds Maintenance:	\$4,432
Repairs:	\$2,316
Electricity:	\$2,736
Water/Sewer:	\$5,589
Insurance:	\$6,988
Bank Fees:	<u>\$250</u>
Total Expense Estimate:	\$44,241
Net Operating Income:	\$26,955
Net Operating Income 100% Occupied:	\$49,455



800 N Cassady Ave  
Columbus, OH 43219  
**Property Type:** Industrial  
**Specific Use:** Warehouse -- Distribution  
**Building Size:** 33,000 SF  
**Year Built:**

## Population

	1 Mile	3 Mile	5 Mile
2015 Projection	13,558	108,392	329,662
2010 Population	12,920	105,608	321,378
2000 Census	11,665	101,237	307,153
Historic Annual Growth 2000 - 2010	10%	4%	4%
Projected Annual Growth 2010 - 2015	5%	3%	3%

## Households

	1 Mile	3 Mile	5 Mile
2015 Projection	5,641	43,777	138,203
2010 Households	5,413	42,867	135,493
2000 Census	4,885	41,151	129,392
Historic Annual Growth 2000 - 2010	10%	4%	5%
Projected Annual Growth 2010 - 2015	4%	2%	2%
Owner	2,394	21,626	63,215
Renter	3,280	23,193	77,415

## Population By Race

	1 Mile	3 Mile	5 Mile
White	5,018	38,842	162,843
Black or African American	7,392	62,761	140,683
Hispanic	927	3,696	11,977
Asian	116	1,251	9,744
Pacific Islanders	10	10	10
Native American	32	32	32

## Income

	1 Mile	3 Mile	5 Mile
Median Household Income	\$37,503	\$34,545	\$34,837
Average Household Income	\$46,999	\$32,587	\$34,767
Per Capita Income	\$19,945	\$17,343	\$17,593

## Education

	1 Mile	3 Mile	5 Mile
Less than a 9th grade education	523	3,343	8,924
Some high school, but no diploma	1,248	11,128	29,493
A high school degree	2,024	19,068	54,895
At least a high school degree	5,518	47,520	145,728
Some college or an Associate's	1,607	15,581	47,830
A Bachelor's degree	978	7,879	27,761
At least a Bachelor's degree	1,887	12,871	43,003
A post graduate degree	908	4,992	15,242

## Employment

	1 Mile	3 Mile	5 Mile
Labor Force	5,714	48,408	161,600
Total Employed	4,702	40,043	138,378
Unemployment Rate	17%	17%	15%
Unemployed	986	8,053	22,271

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