



INVESTMENT OFFERING

6360 Huntley Road
Worthington, OH

Matt Norbuta
614.545.2165
mnorbuta@AlterraRE.com
OR
Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com



Alterra Real Estate Advisors
3 Easton Oval, STE 120
Columbus, OH 43219

OFFERING

Opportunity: Prime industrial investment opportunity with national credit tenant in place since 2000. New 5 year renewal recently executed. Located in Columbus, Ohio with a growing population of 2.3 million people and less than 30 minutes to new Intel plant.

Property Description: 6360 Huntley Road
Worthington, OH
10,700 Building SF on 2 Acres

Sale Price: \$1,700,000

Current Occupancy: 100%

Cap Rate: 6%

	<u>2024</u>		<u>2025</u>	
Net Operating Income:	\$102,000		\$106,080	
Projected Returns:	Annual Cash Flow	\$8,045 2%	\$12,125 3%	
	Annual Debt Reduction	\$24,440 6%	\$25,819 6%	
	Tax Deduction	\$40,440 10%	\$39,902 9%	
	Annual Appreciation	\$51,000 12%	\$51,000 12%	
	Total Annual Return	\$123,925 29%	\$128,846 30%	

OFFERING

Investment Highlights:

- Prime single tenant industrial fully occupied with long term lease in place since 2000.
- Recent five year renewal at market rates.
- Net lease with direct payment of taxes and expenses by tenant.

Property Description:

- Parcel: 100-002171-00
- 10,700 SF on 2 acres.
- Additional 1,100 SF of mezzanine storage space.
- Situated between Schrock Rd in Worthington, Ohio (Columbus MSA) and E Dublin Granville Road.

Property Highlights:

- Prime industrial location with fenced-in lay down yard with two separate entrances on 2 acres.
- 3 Phase / 480v heavy power.
- 20 Parking spaces.
- 3 Drive-in doors.
 - 12'X14'
- 17' clear height in warehouse.
- Zoning: Industrial

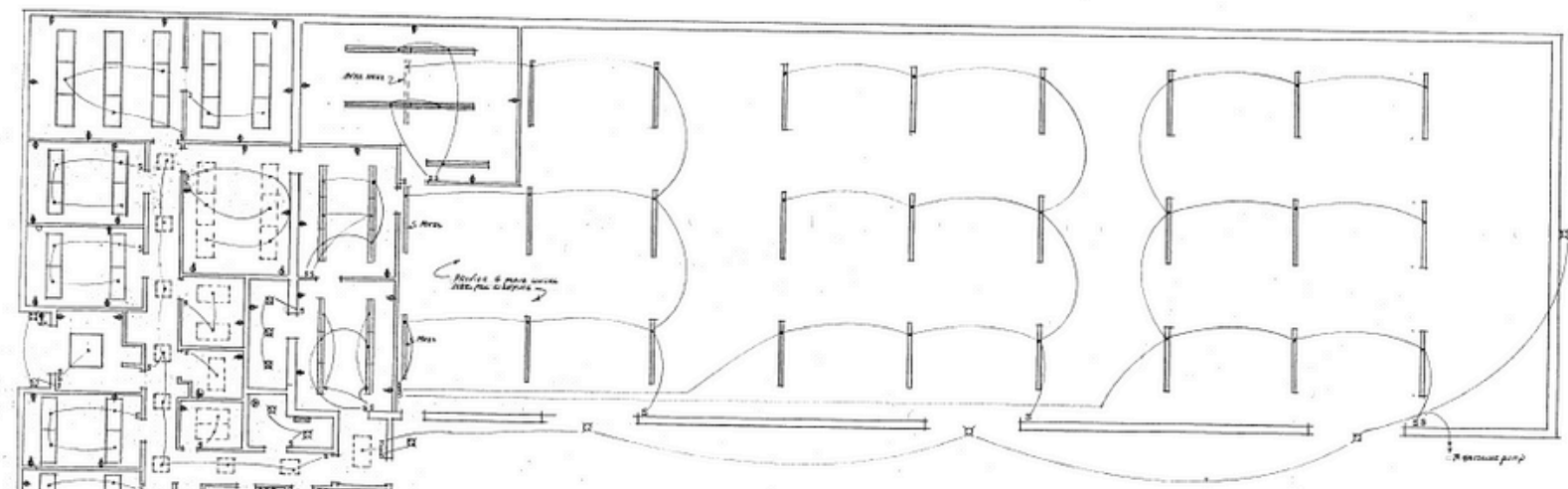
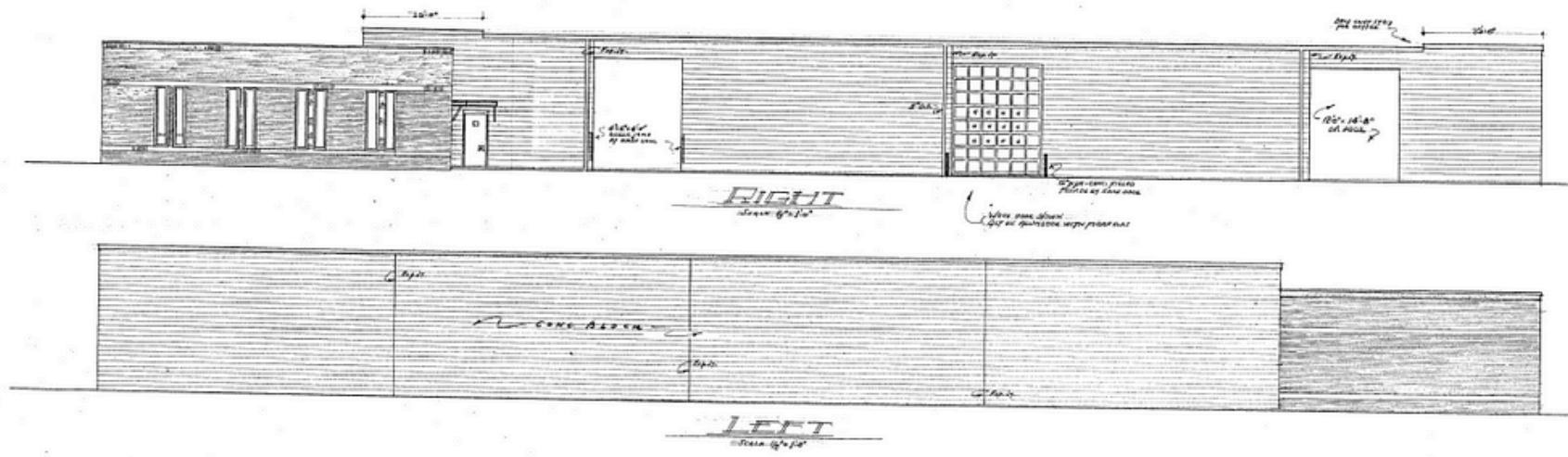
Area Description:

- Columbus is #1 in the Midwest for Population, Job and GDP Growth
- Near major interchanges of Interstates 71 & 270 and US 161.
- Worthington is located in the center of the state at Ohio's crossroads - the intersection of U.S. State Route 23 and State Route 161 - and affords easy access to all parts of Ohio and the nation. A suburb of Columbus, Ohio's capital, Worthington offers all of the attractions and conveniences of a big city combined with the charm of small-town living.









ELECTRIC

- 200 AMP - 50 AMP - AUTOMATIC PANELS
 - 4 TONE PANELS MOUNTED ON 2" x 4" WALL CEILING PANELS
 - 4 TONE PANEL MOUNTED ON WALLS OF THE CELL
 - 4 TONE PANEL MOUNTED ON 2" x 2" PANELS OF THE CELL
 - 4" x 4" PANEL ON WALL SYSTEM
 - SINGLE TONE - 2" MOUNTED ON OUT OF WALL PANEL
 - 2 PANEL - 4" x 4" PANEL LIGHTING
 - ⊗ 42540 AT 40 AMP - 42550 IN WALL - 42560 AT 20 AMP ENTRY - 42570 IN CORNER T. - 42580 AT 20 AMP WITH [Panel Qty 87]
 - ⊙ SWG. CIRCUIT
- NOTE: 1. SEE PLAN FOR PANELS - PUT IN ONE CORNER AT PANELS
2. SPECIFIC WIRING CODES OF PANELS WILL HAVE TO BE FOR USE AT PANELS

"INDUSTRIAL"
 6800 HUNTLEY RD.
 WASHINGTON, D.C.
 MARKET COOPERATION, OWNER
 2500 K. C. R. B. B. S. E. C. D.
 1000 WASHINGTON, D.C.

DATE	REVISIONS	BY	1/11/66
DATE	REVISIONS	BY	
DATE	REVISIONS	BY	

PLAN No. 298-66
 SHEET No. 4

DEMOGRAPHICS



DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6360 Huntley Rd, Columbus, OH 43229



CITY, STATE

Columbus, OH

POPULATION

166,744

AVG. HHSIZE

2.33

MEDIAN HH INCOME

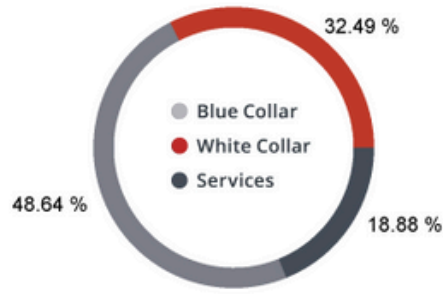
\$57,276

HOME OWNERSHIP

Renters: **33,203**

Owners: **39,770**

EMPLOYMENT



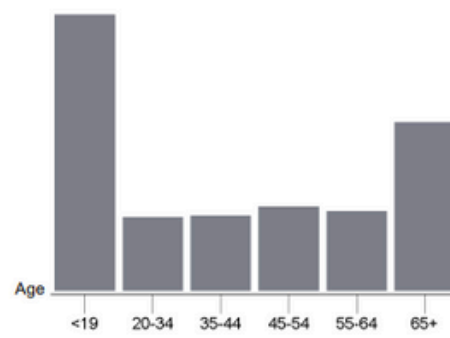
53.08 % Employed
1.60 % Unemployed

EDUCATION

High School Grad: **22.28 %**
Some College: **22.41 %**
Associates: **6.27 %**
Bachelors: **43.93 %**

GENDER & AGE

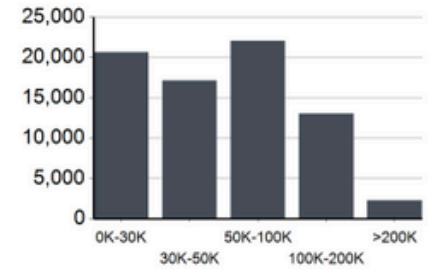
48.71 % **51.29 %**



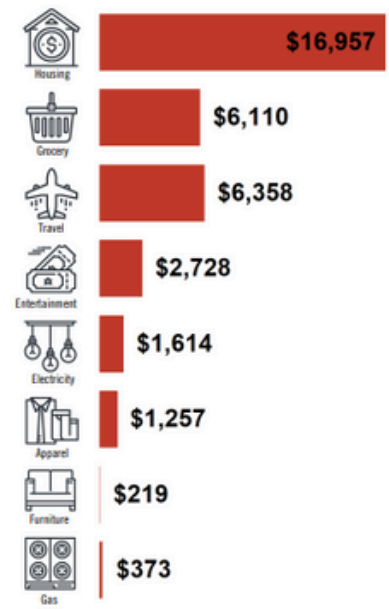
RACE & ETHNICITY

White: **62.90 %**
Asian: **1.29 %**
Native American: **0.03 %**
Pacific Islanders: **0.01 %**
African-American: **17.34 %**
Hispanic: **10.19 %**
Two or More Races: **8.24 %**

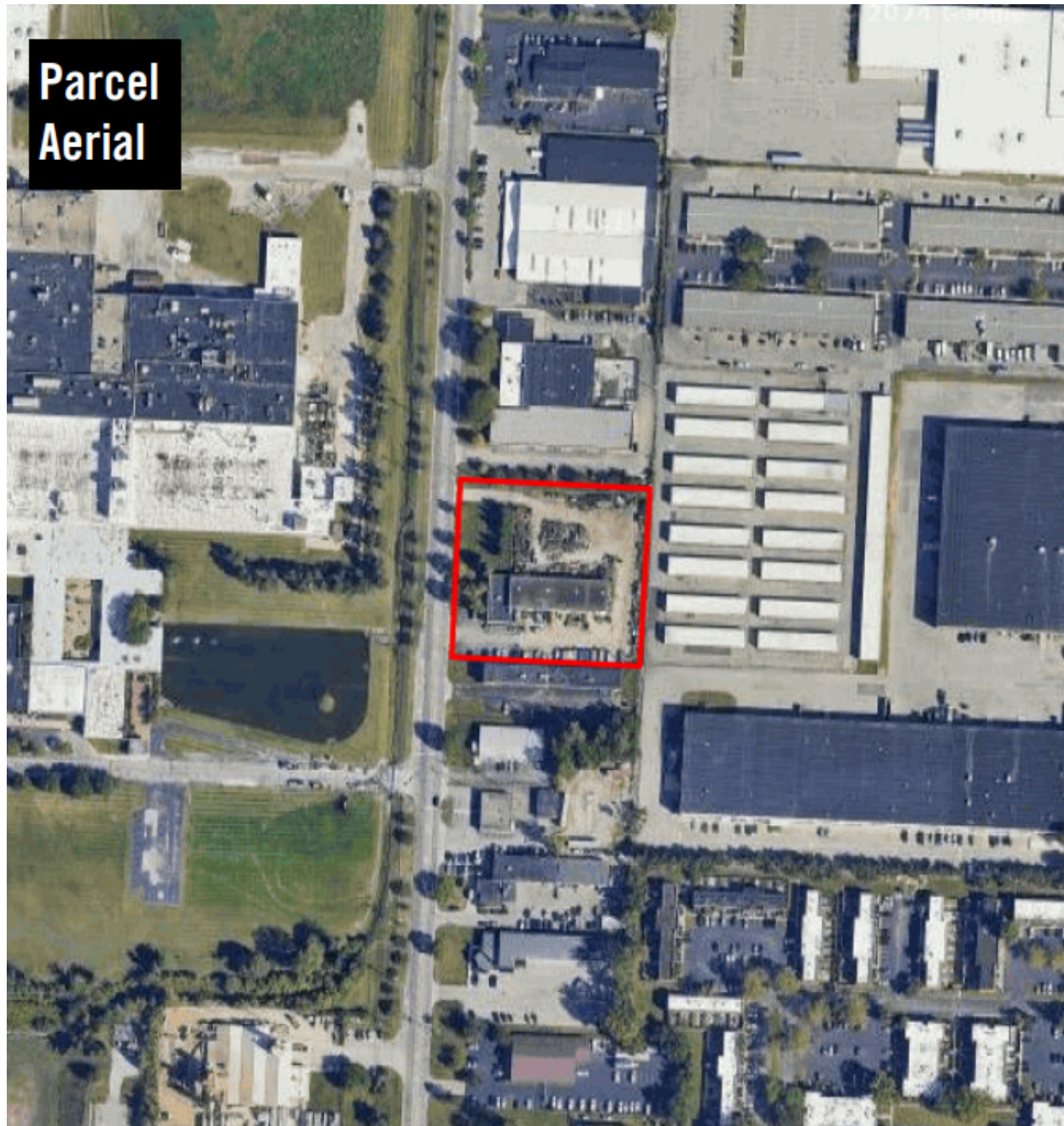
INCOME BY HOUSEHOLD



HH SPENDING



PROPERTY AERIAL



THE STATE OF OHIO



60%

OF THE POPULATIONS OF U.S. & CANADA WITHIN A ONE-DAY DRIVE

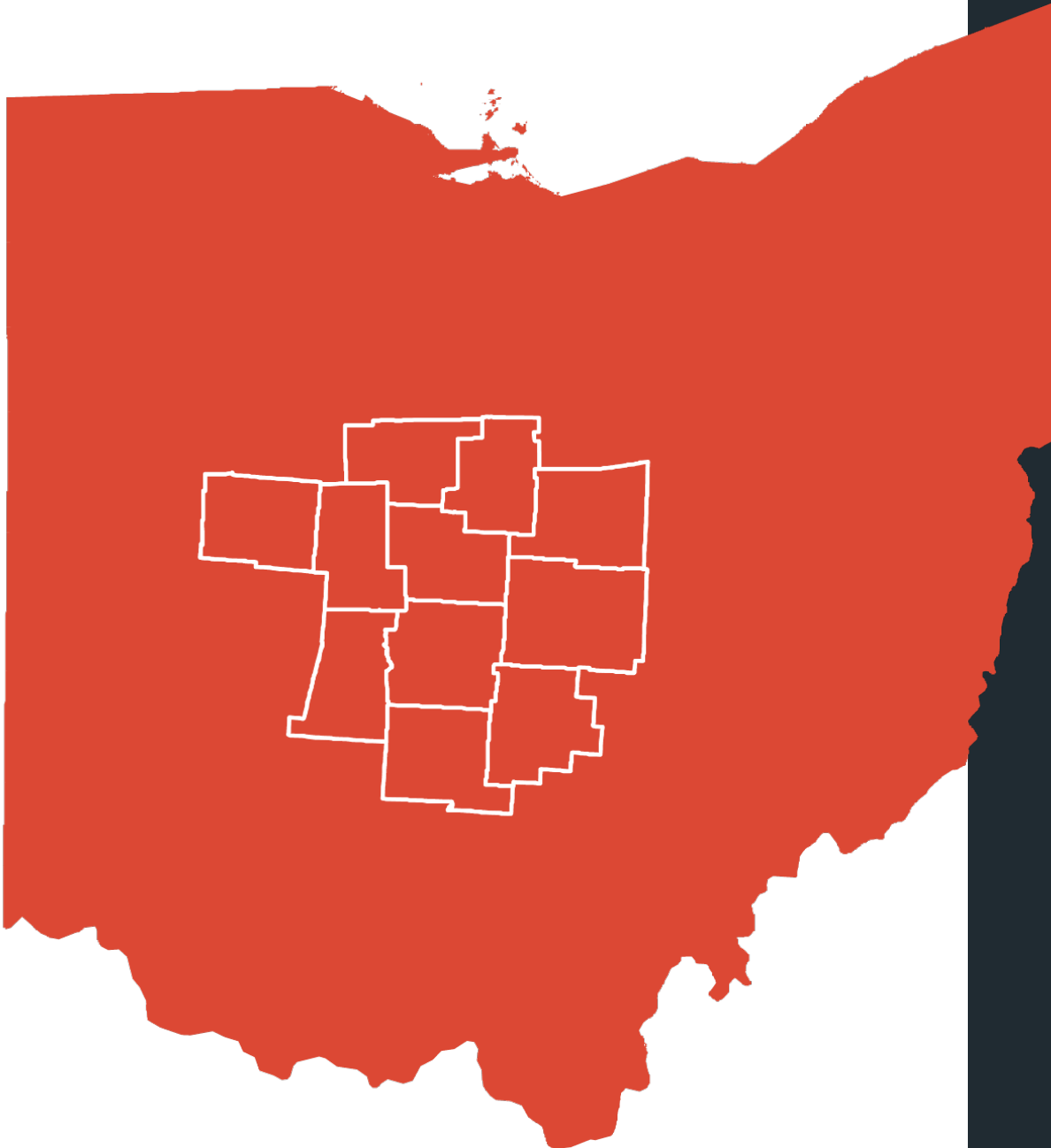
No. 2

STATE FOR LOWEST COST OF DOING BUSINESS

0%

STATE TAX ON CORPORATE INCOME, R&D INVESTMENTS, AND GOODS & PRODUCTS SOLD OUT OF STATE

THE 11-COUNTY COLUMBUS REGION



#1

IN THE MIDWEST FOR
POPULATION, JOB,
GDP GROWTH*

14th

LARGEST CITY IN THE
UNITED STATES

16

HEADQUARTERED FORTUNE
1000 COMPANIES



U.S. Bureau of Economic Analysis, 2011- 2021; U.S. Census Bureau, Decennial Census, 2011-2021; U.S. Bureau of Labor Statistics, 2011-2021 annual averages, not seasonally adjusted; *Columbus ranked among metros in the Midwest with estimated population of 1 million or greater.

THE WORLD'S MAJOR PLAYERS

16 FORTUNE 1000 HEADQUARTERS

FORTUNE 500 HQ



NOTABLE HQ



MAJOR OPERATIONS



THE STATE OF OHIO



\$2.7B

BUDGET SURPLUS AS
OF JAN. 2022

AA+

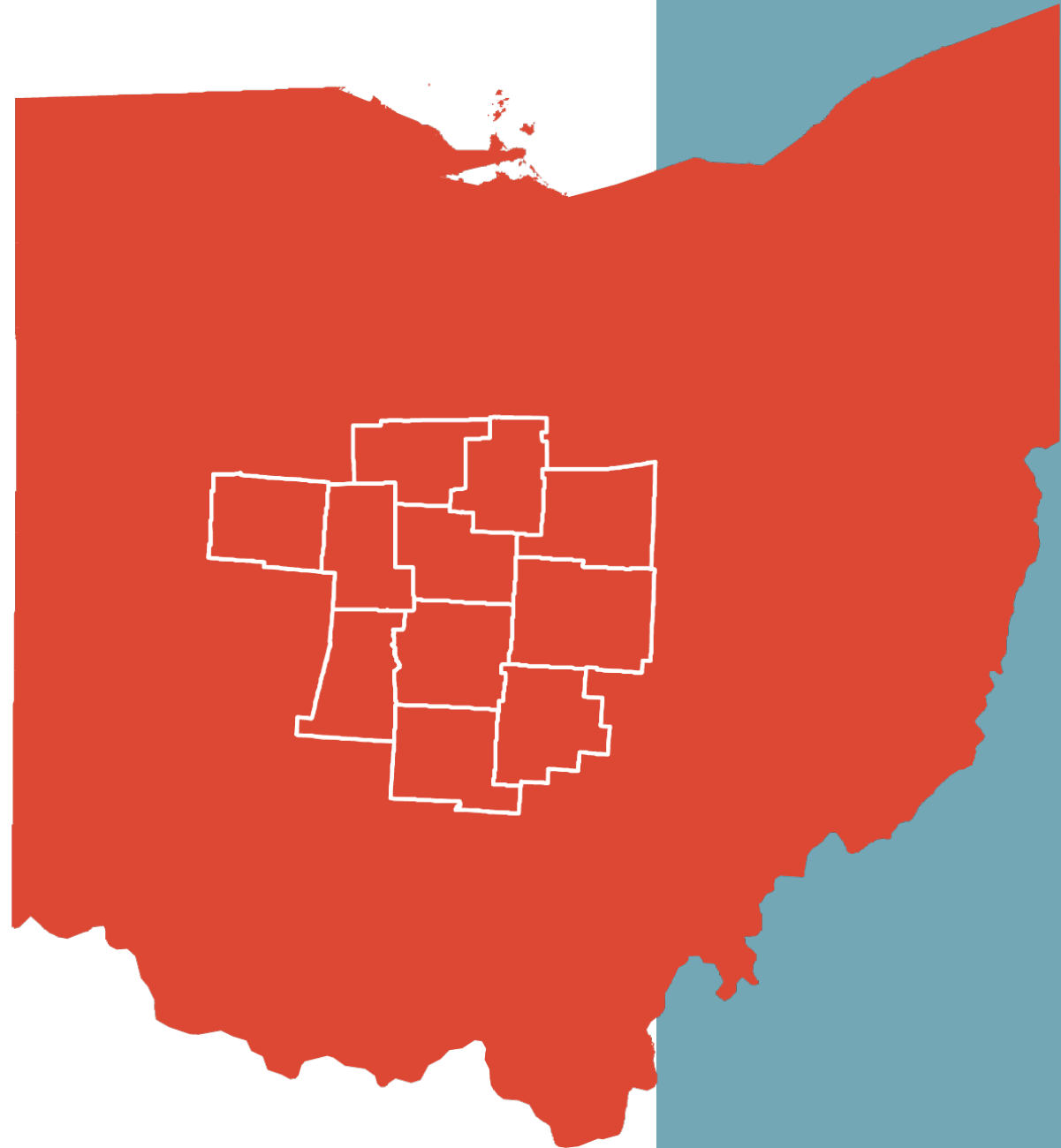
CREDIT RATING
STANDARDS & POOR'S AND
MOODY'S AS OF AUG. 2021

AAA

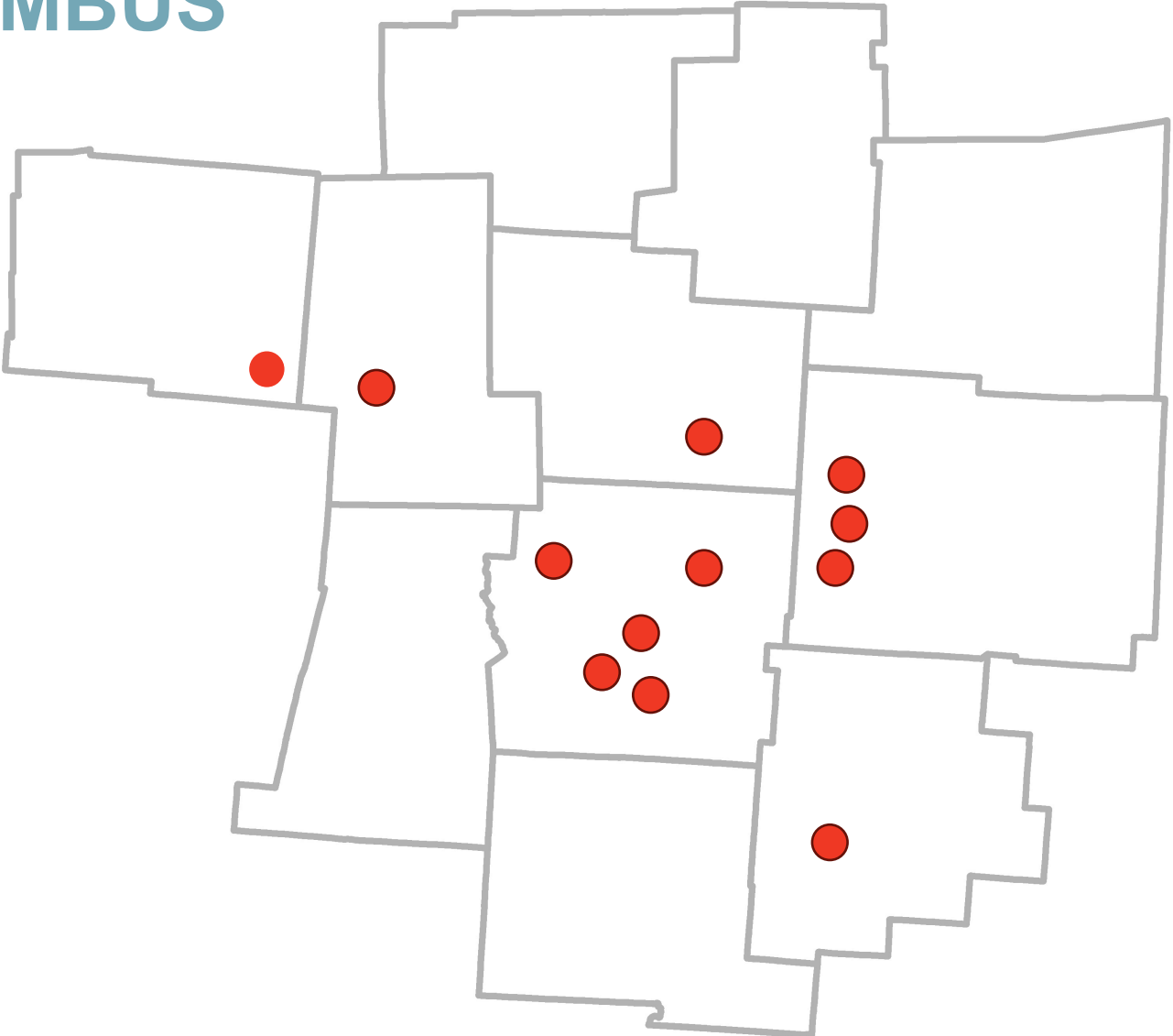
CREDIT RATING AS
OF SEP. 2022

TOP 10 METRO

*BY SITE SELECTION
MAGAZINE*



COMPANIES INVESTING IN COLUMBUS

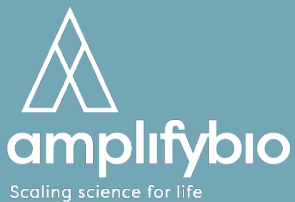


HONDA

Orveon



**FORSEE
POWER**



BBI LOGISTICS



intel



YEAR IN REVIEW: 2022 RESULTS

53



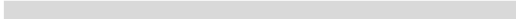
Projects



8,385



Jobs Created



\$807M



New Payroll



\$21.2B

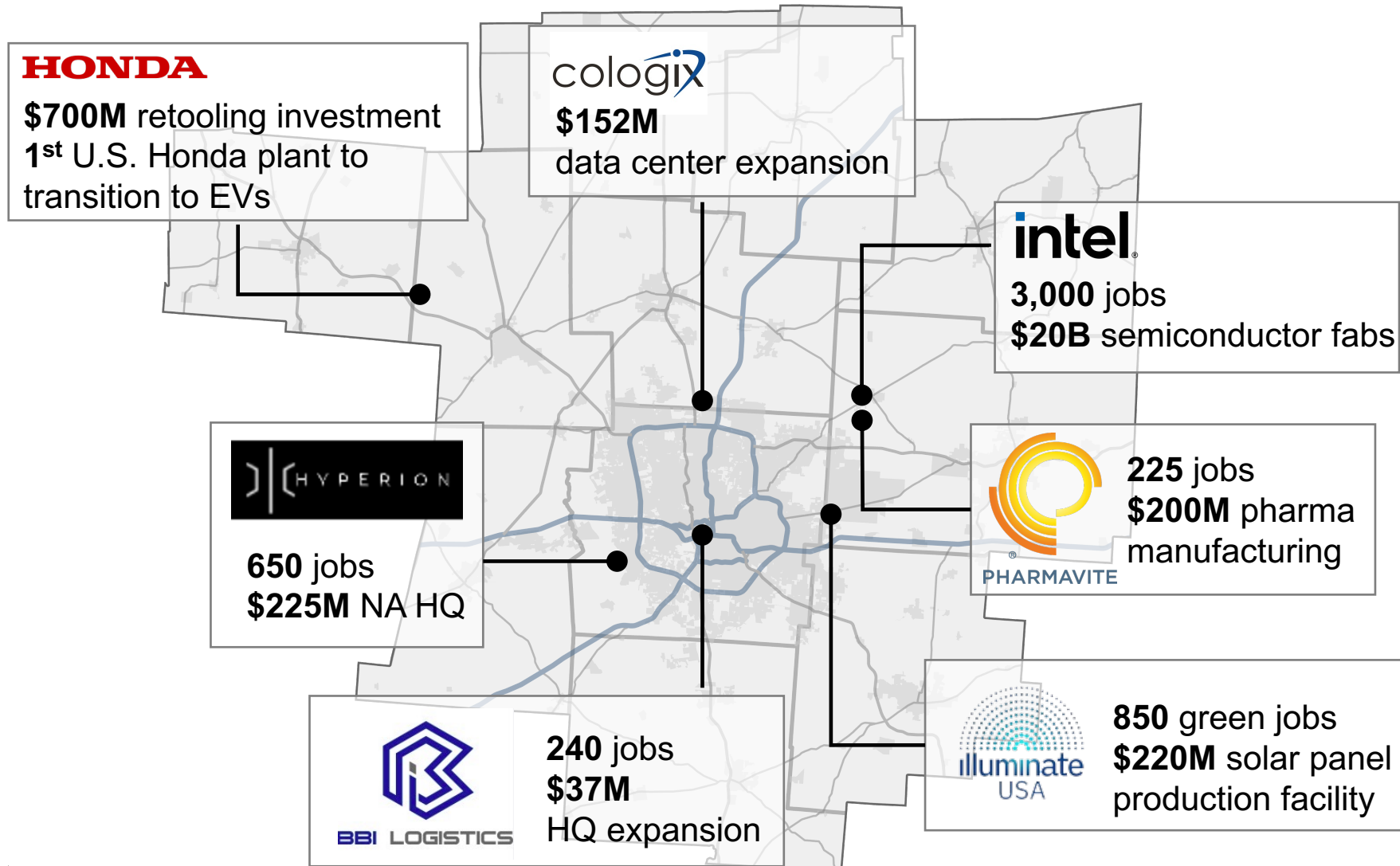


Capital Investment



**Projects in
more than 20
communities
across the
Region.**

2022 – 2023 YTD NOTABLE PROJECTS



All Projects

10,512

Jobs

\$941M

Payroll

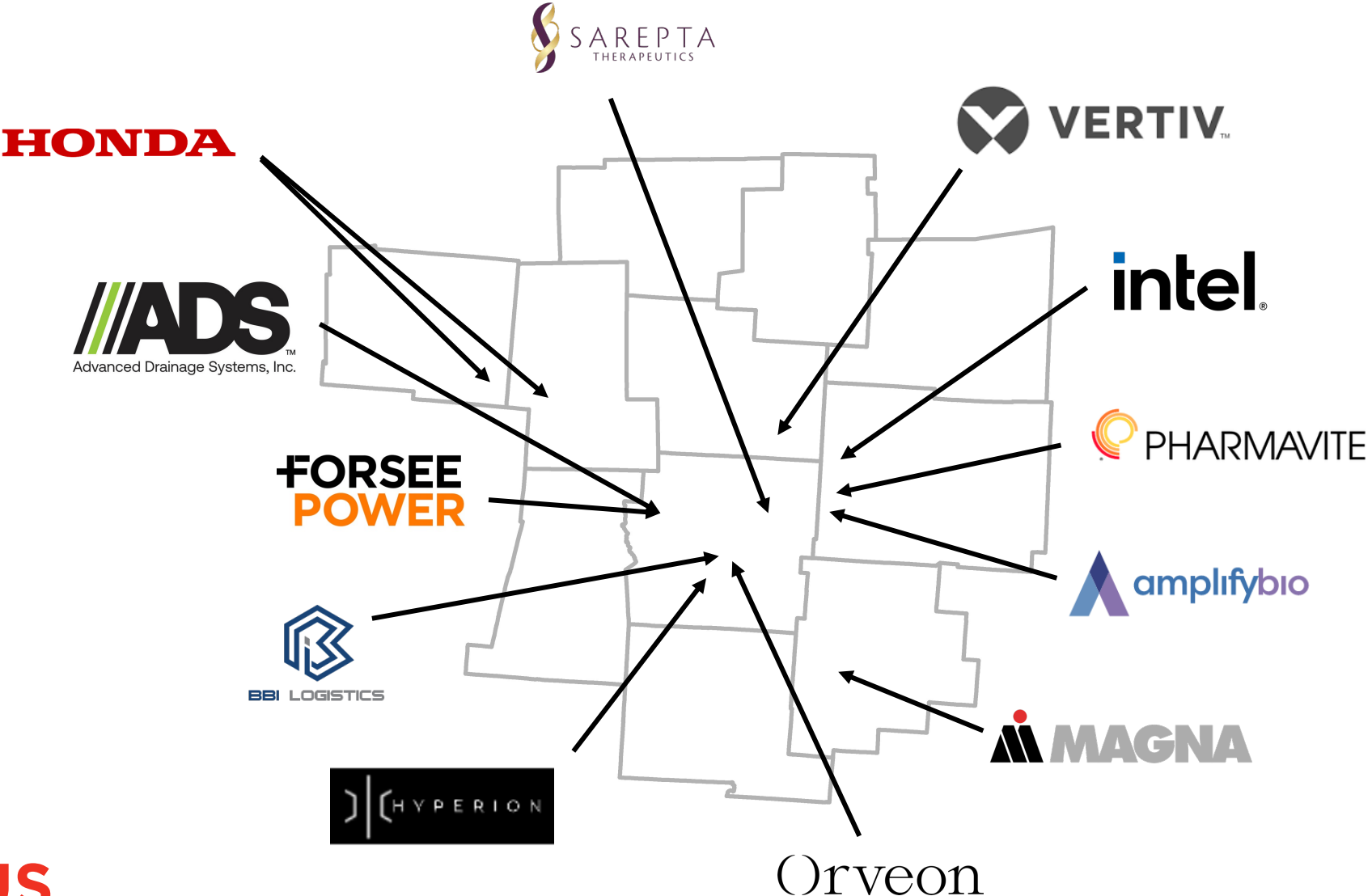
\$29.7B

Cap Ex



Source: One Columbus; total jobs, payroll, and capital investment for all One Columbus projects January 1, 2022 – June 29, 2023; One Columbus projects only, does not encompass all market activity.

2022 NOTABLE PROJECTS



5,502+
JOBS