

# INVESTMENT **OFFERING**

6360 Huntley Road Worthington, OH

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

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# **OFFERING**

Prime industrial investment opportunity with national credit tenant in place Opportunity:

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.

6360 Huntley Road **Property Description:** 

Worthington, OH

10,700 Building SF on 2 Acres

\$1,700,000 Sale Price:

100% Current Occupancy:

6% Cap Rate:

Net Operating Income: \$102,000 \$106,080

**Annual Cash Flow** 

\$8,045 **Projected Returns:** 6% Annual Debt Reduction \$24,440 \$25,819 6%

10% Tax Deduction \$40,440 \$39,902 9% **Annual Appreciation** 12% \$51,000 \$51,000 12%

2%

2024

2025

\$12,125

3%

29% **Total Annual Return** \$123,925 \$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:

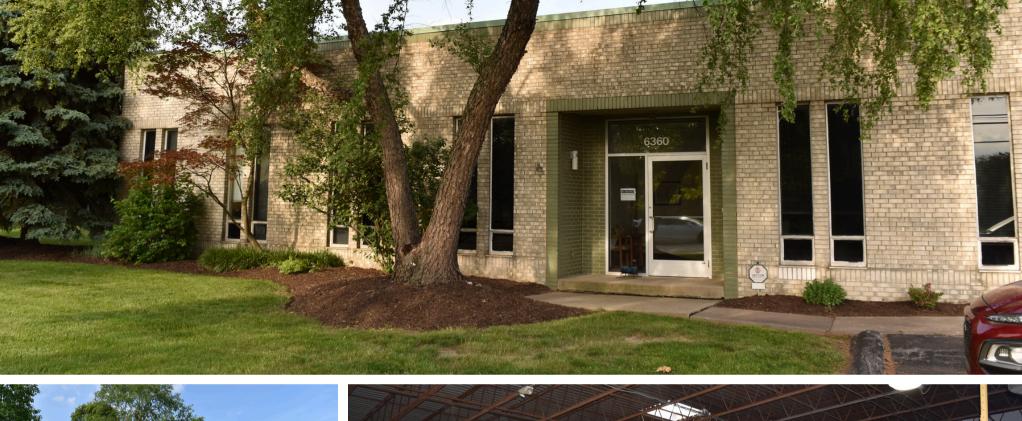
- Parcel: 100-002171-00
- 10,700 SF on 2 acres.
- Additional 1,100 SF of mezzanine storage space.
- Situated between Schrock Rd in Worthington, Ohio (Columbus MSA) and E Dublin Granville Road.

## 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.
  - o 12'X14'
- 17' clear height in warehouse.
- Zoning: Industrial

### Area Description:

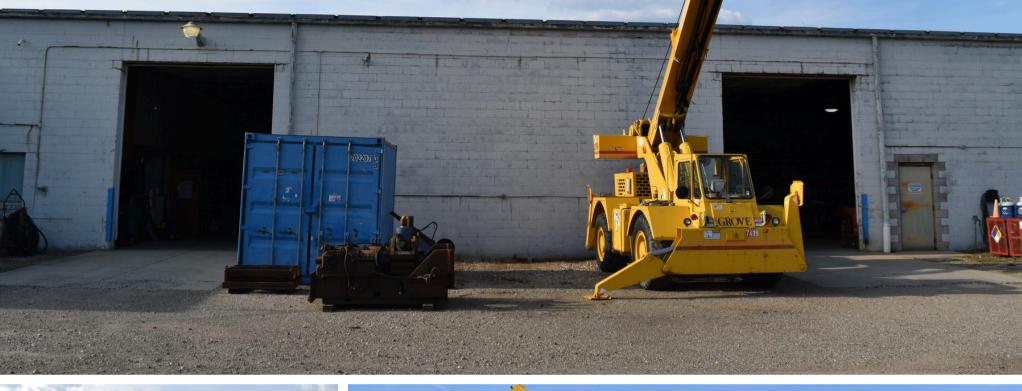
- Columbus is #1 in the Midwest for Population, Job and GDP Growth
- Near major interchanges of Interstates 71 & 270 and US 161.
- Worthington is located in the center of the state at Ohio's crossroads the
  intersection of U.S. State Route 23 and State Route 161 and affords easy
  access to all parts 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.













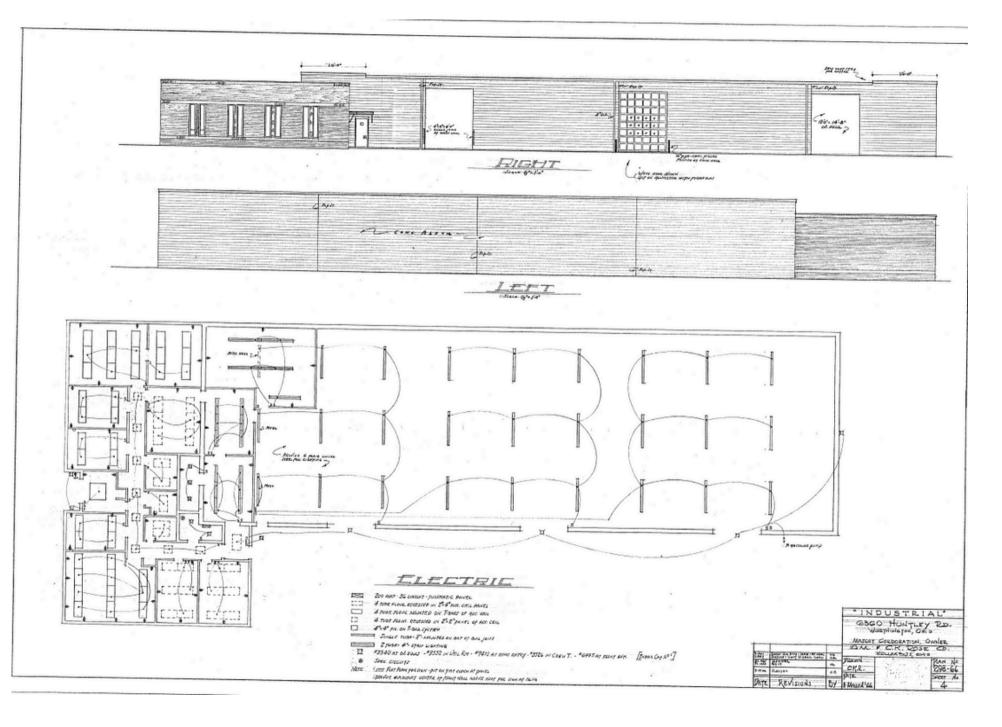


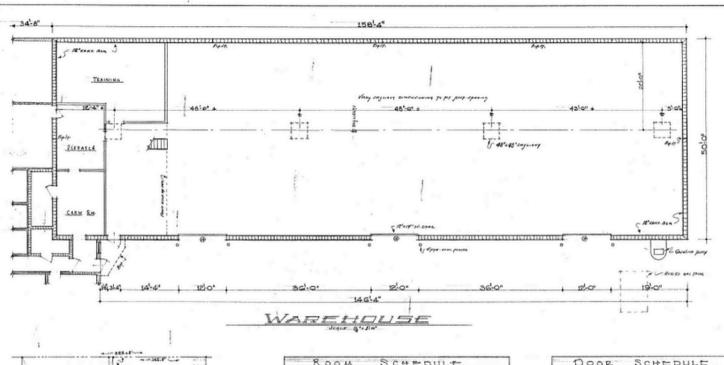












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# **DEMOGRAPHICS**

# **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

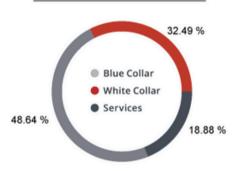
**MEDIAN HHINCOME** 

\$57,276

HOME OWNERSHIP



**EMPLOYMENT** 



53.08 % Employed 1.60 %

### **EDUCATION**

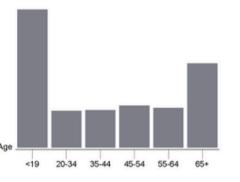
High School Grad: 22.28 %

Some College: 22.41 %

Associates: 6.27 %

Bachelors: 43.93 %





### RACE & ETHNICITY

White: 62.90 %
Asian: 1.29 %

Native American: 0.03 %

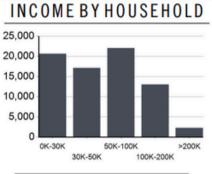
Pacific Islanders: 0.01 %

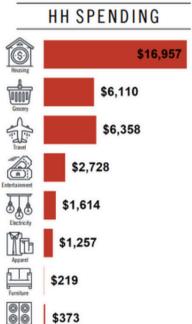
African-American: 17.34 %

Hispanic: 10.19 %

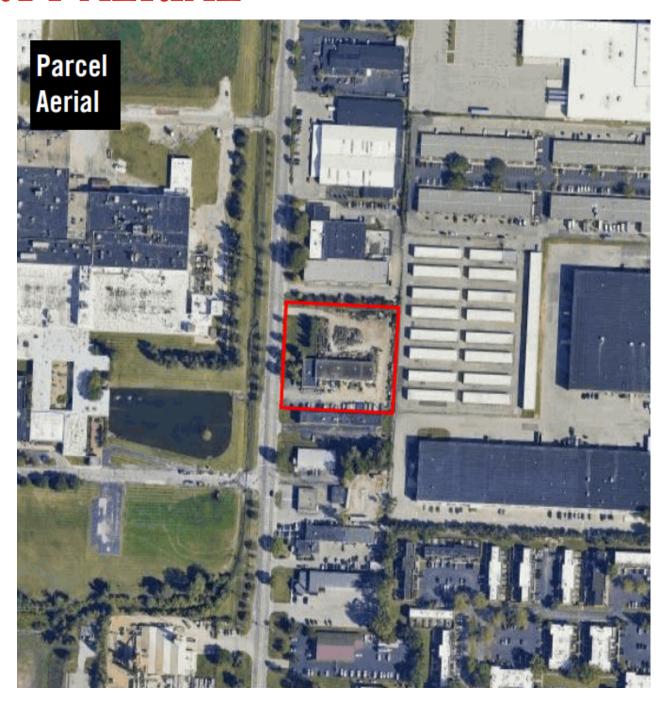
Two or More Races: 8.24 %

# **Catylist** Research





# PROPERTY AERIAL







IN THE MIDWEST FOR POPULATION, JOB, **GDP GROWTH\*** 

**14**th

LARGEST CITY IN THE **UNITED STATES** 

**HEADQUARTERED FORTUNE 1000 COMPANIES** 



THE

**COLUMBUS** 

**REGION** 

# THE WORLD'S MAJOR PLAYERS

# 16 FORTUNE 1000 HEADQUARTERS

### **FORTUNE 500 HQ**











### **NOTABLE HQ**



NETJETS





\*\*\*Scotts Miracle Gro



CAS









### **MAJOR OPERATIONS**

### **HONDA**









DISCOVER'













\$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

Source: Ohio Office of Budget and Management; City of Columbus; JobsOhio

THE

OF

STATE

OHIO

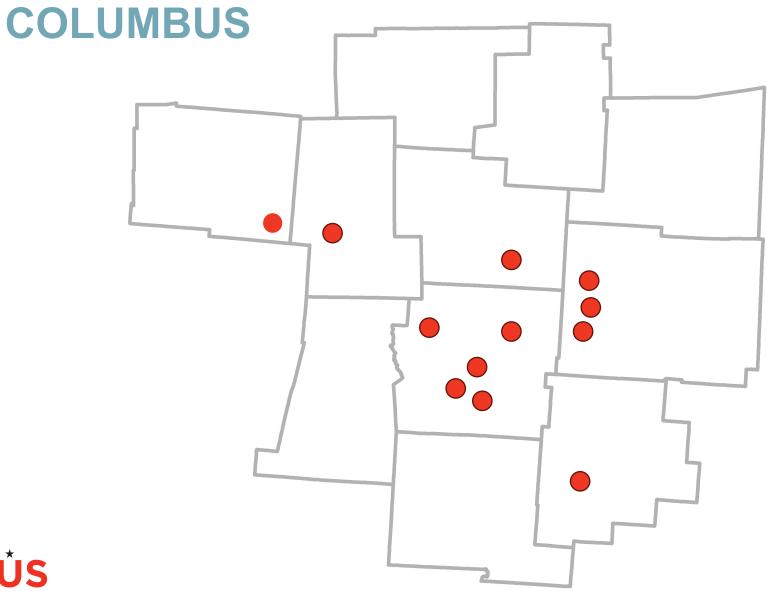
# TOP 10 METRO

BY SITE SELECTION MAGAZINE





**COMPANIES INVESTING IN** 





























# YEAR IN REVIEW: 2022 RESULTS

**53** 

**Projects** 

8,385



**Jobs Created** 

\$807M



**New Payroll** 

\$21.2B



**Capital Investment** 



**Projects in** 

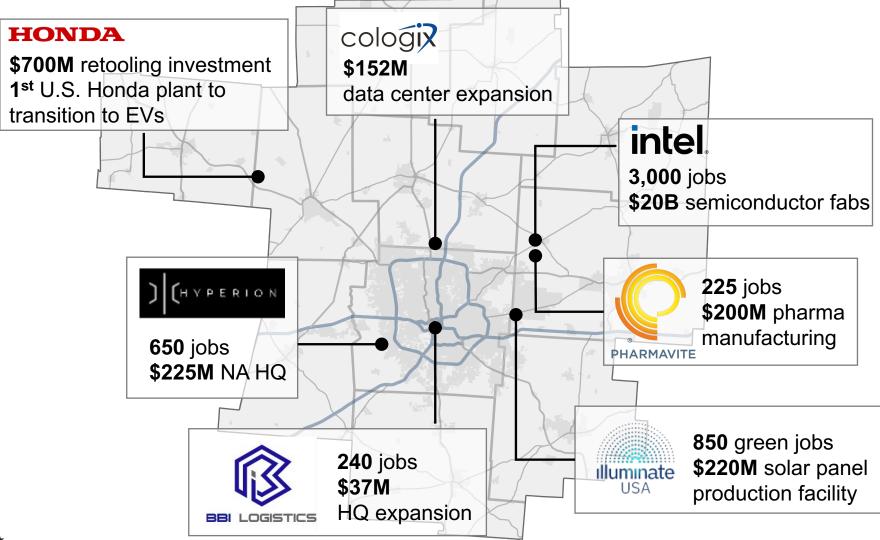
across the

Region.

more than 20

communities

# 2022 - 2023 YTD NOTABLE PROJECTS



**All Projects** 

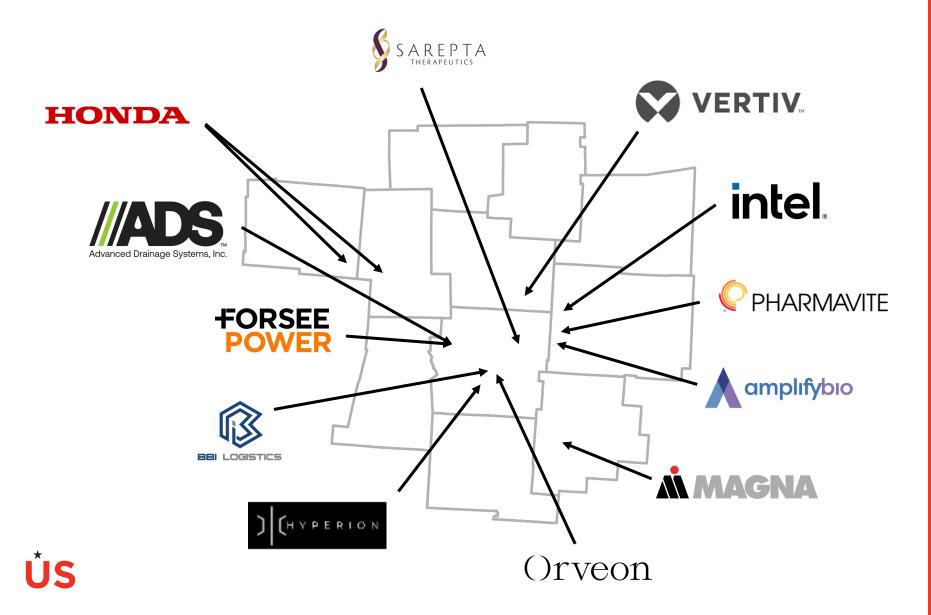
**10,512**Jobs

**\$941M**Payroll

**\$29.7B**Cap Ex



# **2022 NOTABLE PROJECTS**



5,502+