

COLD STORAGE & FOOD GRADE WAREHOUSE

333 OUTERBELT ST | COLUMBUS, OH 43213

 INTERACTIVE OFFERING MEMORANDUM



FOR SALE OR LEASE: OCCUPANCY MAY 1, 2025

An aerial photograph of an industrial park in Columbus, Ohio. The main focus is a large, modern industrial building with a white roof and blue accents, situated on a large lot with a parking area. To the right, there's another industrial building with a dark roof. In the foreground, there are several smaller industrial buildings, including one with a green roof and another with a grey roof. The area is surrounded by trees with autumn foliage and utility poles with power lines. The sky is overcast.

333 OUTERBELT ST COLUMBUS, OH 43213

EXCLUSIVELY LISTED BY:

WOODY WALTON

ASSOCIATE

Direct (270) 535-2265

woody.walton@matthews.com

License No. 2021003152 (OH)

CALEB GIANANGELI

ASSOCIATE

Direct (614) 812-0138

Mobile (614) 579 1230

caleb.gianangeli@matthews.com

License No. 2023002792 (OH)

MATT WALLACE

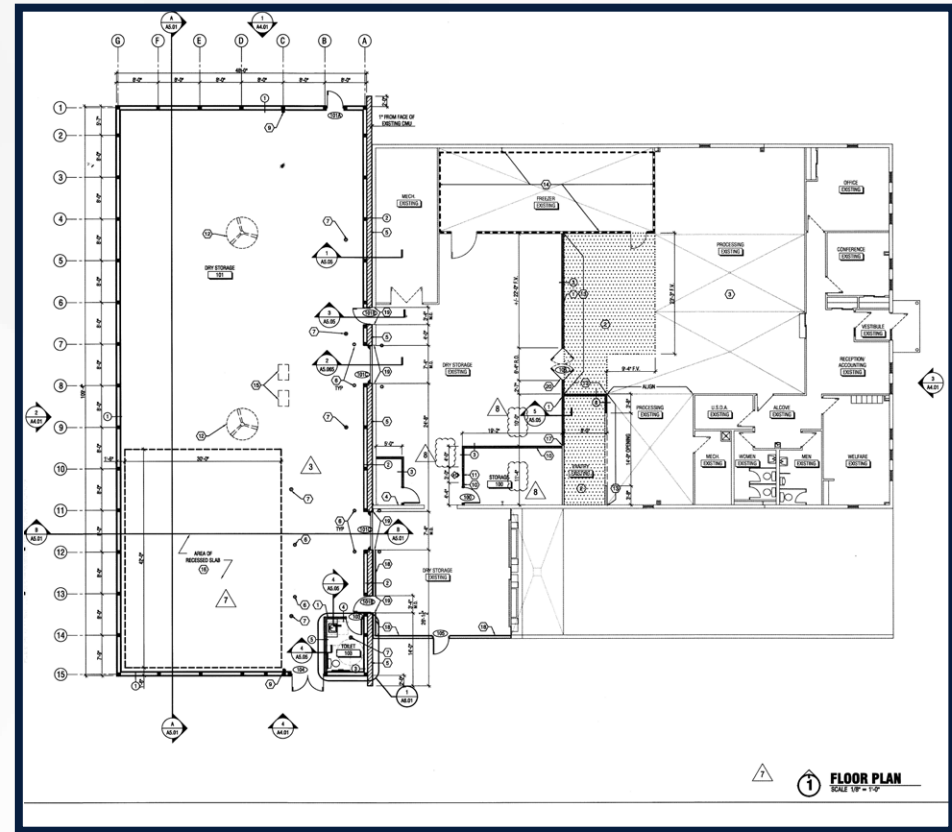
BROKER OF RECORD

License No. 2022007141 (OH)

EXECUTIVE SUMMARY

BUILDING SPECIFICATIONS

Address	333 Outerbelt St
Parcel- ID	520-219116-00
Building Size	±13,000 SF
Office	±768 SF
Acres	1
Coverage	29%
Zoning	M-2, Manufacturing
Year Built	1991-2018
Construction	Masonry/ Steel
Clear Height	14'-18'
Doc Doors	Two (2): 8.5 W X 10 H with Levelers
Power	Three Phases: 1,400 Amps
Lighting	LED
Freezer	44 x 31 Drive- In Freezer
Cooler	40 x 14 Walk in Cooler
Roof	Standing seam and Exposed Fastener Metal Roof
Heat	Original Warehouse: One (1) suspended, Lenox unit. Addition: Five (5) suspended, Reznor units



ADDITION

±5,300 SF in 2019



FOOD GRADE

Food Grade Construction



FREEZER

±1,360 SF Drive-In Freezer. 15' Clear



COOLER

±560 SF Walk in Cooler



TEMPERATURE RANGE

-10° - 35°



FOOD PROCESSING

±4,600 SF Food Processing Space



DOCS

Two Docs with Levelers



PROXIMITY

1.4 miles I-270, 3.1 Miles I-70,
7.7 Miles John Glen International Airport

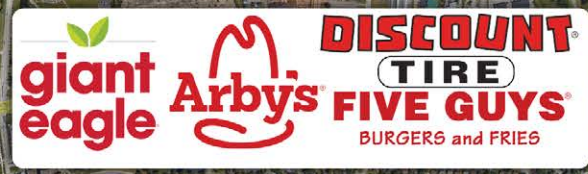


SUBJECT PROPERTY



AFFORDABLE GRANITE

OUTERBELT ST



16 E BROAD ST ± 25,000 VPD



± 119,000 VPD



SITE & FLOOR PLAN



AREA OVERVIEW

COLUMBUS, OH

Columbus, Ohio is a thriving city that has undergone a remarkable economic transformation in recent years. Once known as part of the Rust Belt, the city has diversified its business proposition and is now a hub for advanced manufacturing, research and development, and innovation. The city's economy is highly diversified, with strong representation from sectors such as aviation, banking, defense, education, energy, food production, government, healthcare, hospitality, insurance, logistics, retail, steel, and technology. Columbus is home to the headquarters of six Fortune 500 companies, including Alliance Data, American Electric Power, Cardinal Health, Huntington Bancshares, L Brands, and Nationwide Mutual Insurance.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	6,507	77,047	210,765
2029 Population Projection	6,501	76,908	211,817
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2024 Households	2,741	30,826	82,683
2029 Household Projection	2,736	30,767	83,022
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$90,024	\$85,106	\$84,434



COLUMBUS DEMOGRAPHICS



2.1M
COLUMBUS MSA
POPULATION



1,126+
CITY LABOR
FORCE



\$154B
GROSS METRO
PRODUCT



COST OF LIVING
10% BELOW THE
NATIONAL AVERAGE



\$47 MILLION
MILLION VISITORS
ANNUALLY



14.05M
CONVENTION AND
LEISURE VISITORS



ECONOMY

As the capital of Ohio, Columbus is a well-blended mixture of government, industry, and the enormous Ohio State University. There is a strong high-tech presence in the city, in addition to other major industries of education, insurance, banking, fashion, defense, medical research, and hospitality, amongst others. The diverse economic base in Columbus brings it more economic stability and growth than many of its Rust Belt neighbors.

Having been ranked as one of the best places in the country to operate a business in, Columbus is home to the headquarters of five Fortune 500 companies: Nationwide Mutual Insurance Company, American Electric Power, L Brands, Cardinal Health, and Alliance Data. Other major employers in the city include schools, such as Ohio State University, hospitals, such as OhioHealth, Mount Carmel, and Nationwide Children's Hospital, research and development, such as the Battelle Memorial Institute, information and library companies, such as OCLC and Chemical Abstracts Service, and financial institutions such as JP Morgan Chase and Huntington Bancshares. Several national retailers are also based in the city such as Big Lots, Abercrombie & Fitch, Express, and Designer Shoe Warehouse (DSW).

Efforts to revive the downtown area and inner neighborhoods have been underway with the emergence of sprawling and attractive residential suburbs just west of the university. These areas have excellent housing, shopping, schools, golf courses and civic amenities in a layout more spacious, wooded and appealing than many similar cities in the region. Plenty of employment opportunities in commercial centers are available in and near these suburbs and with the added low cost of living for the available amenities, Columbus continues to entice those looking to relocate to a more affordable city.



#17

TOP PUBLIC SCHOOLS

SOURCE: US NEWS



60,540

TOTAL ENROLLMENT

SOURCE: US NEWS



\$18,623

AVG IN-STATE COST

SOURCE: US NEWS



32%

LIVE ON CAMPUS

SOURCE: US NEWS

Ohio State University, founded in 1870 and located in Columbus, Ohio, is one of the largest and most comprehensive public universities in the United States. With an enrollment of over 61,000 students, OSU offers more than 200 undergraduate majors and a vast array of graduate and professional programs. It is renowned for its research contributions, consistently ranking among the top public research universities in the nation. The university boasts numerous achievements, including being a member of the prestigious Association of American Universities (AAU) and securing substantial research funding, exceeding \$1 billion annually. OSU's athletic teams, known as the Buckeyes, have a storied history of success, particularly in football, where they have claimed multiple national championships. Additionally, Ohio State is celebrated for its vibrant campus life, diverse student body, and commitment to community engagement and public service. Beyond its academic and research prowess, Ohio State University is also a leader in innovation and technology.

The university's Wexner Medical Center is a top-tier medical facility, known for cutting-edge research and exceptional patient care. Ohio State's emphasis on sustainability is evident through its various green initiatives, including achieving significant reductions in greenhouse gas emissions and promoting sustainable practices across campus. The university also prides itself on fostering a supportive and inclusive environment, with numerous programs dedicated to enhancing diversity, equity, and inclusion. Moreover, OSU's alumni network, comprising over 550,000 members worldwide, plays a crucial role in various industries, contributing to the global community and enhancing the university's reputation. The vibrant student organizations, robust study abroad programs, and extensive internship opportunities further enrich the student experience, making Ohio State University a distinguished institution in higher education.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **333 Outerbelt St , Columbus, OH 43213** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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