



OFFERING MEMORANDUM

JUNE 2026

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

6608 Taylor Road, Blacklick, Ohio 43004

Marcus & Millichap

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TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

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TABLE OF CONTENTS

05 Investment Summary

10 Property Information

33 Financial Analysis

37 Market Overview



SECTION 1

01



INVESTMENT OVERVIEW

Offering Summary
Investment Overview
Investment Highlights
Tenant Overview

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OFFERING SUMMARY

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



LISTING PRICE
\$2,995,000



RENTABLE BUILT AREA
60,100 SF



LOT SIZE
7.62 Acres



Property Description

Property	Taylor Road Industrial and Outdoor Storage
Property Address	6608 Taylor Road
City, State, Zip	Blacklick, OH 43004
County	Franklin
Rentable Built Area	60,100 SF
Year Built	1963
Lot Size	7.62 Acres

Pricing

Net Operating Income	\$54,753
Pro Forma Net Operating Income	\$217,330
Cap Rate	1.83%
Pro Forma Cap Rate	7.26%

SUMMARY OF TERMS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

Interest Offered

Fee Simple interest in 6608 Taylor Road including the G&K Boat and RV Storage business.

Terms of Sale

The property is offered on an Open Bid basis free and clear of existing debt.

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent. Please do not contact the tenants or on-site management without prior approval.

Occupancy

The property is 100% occupied through August 31, 2026. The West portion of the property will be available for new occupants on September 1, 2026.



OFFERING SUMMARY

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

INVESTMENT OVERVIEW

This industrial and outdoor storage property is a versatile investment property that also includes a successful outdoor storage business. With 60,100 square feet of post-frame storage buildings, contractor shop space and offices on 7.6 acres, Buyers can utilize the property for industrial rental, continue to expand the storage operations, or it can be used as a new location for one or more businesses.

The East portion of the property is home to the G&K Boat & RV Storage business which was developed by the Seller and conveys with the property. This storage business is 100% occupied and has a long history of success. The boat and RV storage business has a long-term, steady customer base, extremely strong historical occupancy and significant tenant demand such that there has been a waiting list for boat and RV storage space.

The West portion of the property is flexible and could accommodate a number of different investment or business directions. It has long been occupied by a successful landscaping business that was recently acquired and relocated. Beginning September 1, 2026, after the current tenant vacates, the property owner is currently planning to expand the G&K Boat & RV Storage business onto much of the West portion of the property. This expansion is approximately 69 additional spaces. The owner plans to lease the 7,900 square foot shop and warehouse to one or more tenants.

There are numerous ways to increase the utilization of the front of the property. The house located in the front of the property has been used by the owners for their office but it could be rented to a new office tenant. There is potential to expand the leasable area at the property through paving and additional fencing.

The location is highly visible and is a desirable place to do business. Located in Blacklick and Jefferson Township, 6608 Taylor Road sees over 10,000 vehicles per day. The property is located at the intersection of Eastgate Parkway at the entrance of the Eastgate Industrial Park. The property is 2.9 miles from I-270 and easily services the communities of Blacklick, Jefferson Township, Gahanna, New Albany and Reynoldsburg via Reynoldsburg – New Albany Road (SR 605). It is an 11 minute drive to CMH airport and 17 minutes to downtown Columbus.



The site boasts versatile Community Service District (CS) zoning in Jefferson Township. This zone is suitable for building materials dealers, automotive sales, general rental centers and many other commercial and screened outdoor storage uses. The property has been used for landscape contracting and boat and RV storage for decades.

INVESTMENT HIGHLIGHTS

- Approximately 60,100 square feet of RV & Boat Storage, industrial, outdoor storage, contractor space on 7.62 Acres
- East Portion of the property is an established, operating business – the 100% occupied G&K Boat & RV Storage business
- West Portion of the property is poised for outdoor storage business expansion in Fall, 2026 by approximately 69 more spaces
- Industrial space of 7,900 square feet coming available for lease in September, 2026 with plenty of outdoor storage
- High-visibility location with 10,000+ vehicles per day near Eastgate Industrial Park and I-270
- Versatile Community Service District (CS) zoning allowing a wide range of outdoor commercial uses

STORAGE BUSINESS DESCRIPTION

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

Overview

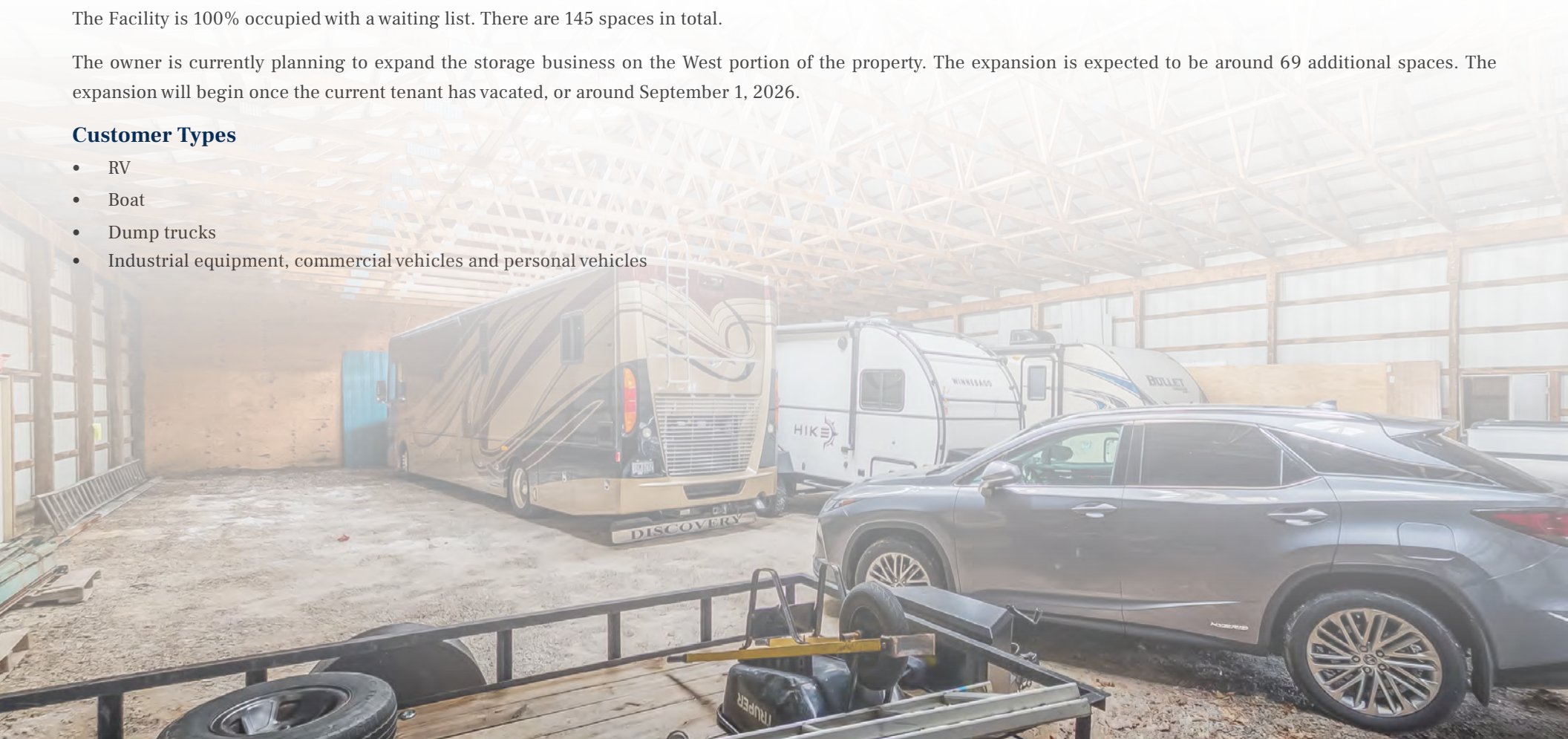
G&K Boat and RV storage offers a variety of outdoor storage options for its customers. Space types include Enclosed Spaces, Outside Spaces, Covered Spaces, and Pull-Thru Spaces. There are other unique spaces available as well.

The Facility is 100% occupied with a waiting list. There are 145 spaces in total.

The owner is currently planning to expand the storage business on the West portion of the property. The expansion is expected to be around 69 additional spaces. The expansion will begin once the current tenant has vacated, or around September 1, 2026.

Customer Types

- RV
- Boat
- Dump trucks
- Industrial equipment, commercial vehicles and personal vehicles





SECTION 2



PROPERTY INFORMATION

Regional Map
Local Map
Retailer Map
Property Photos
Property Outline
Property Details

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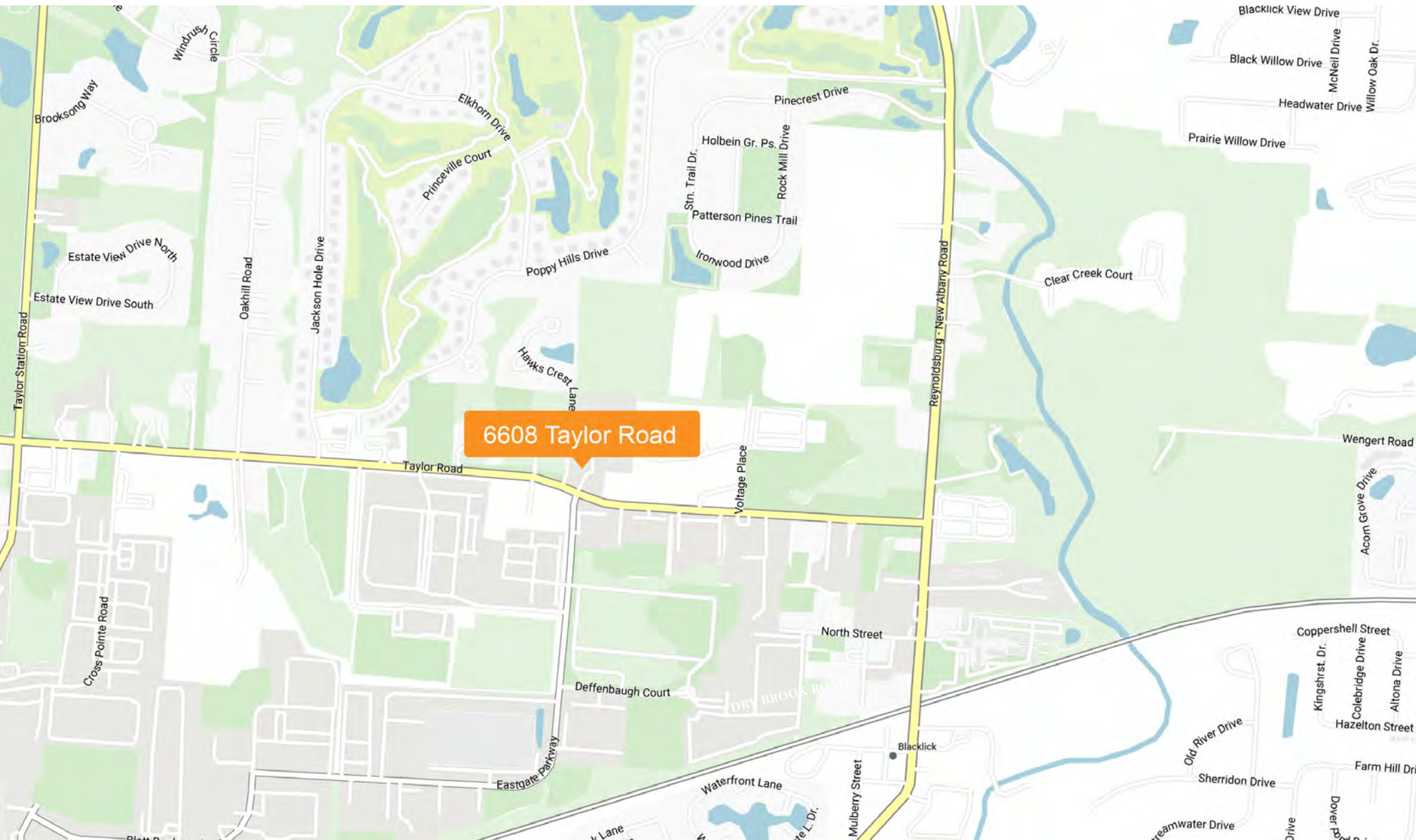


TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



LOCAL MAP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



RETAILER MAP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE





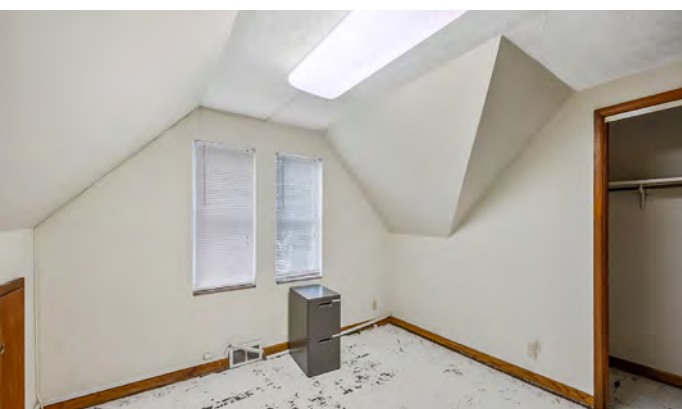
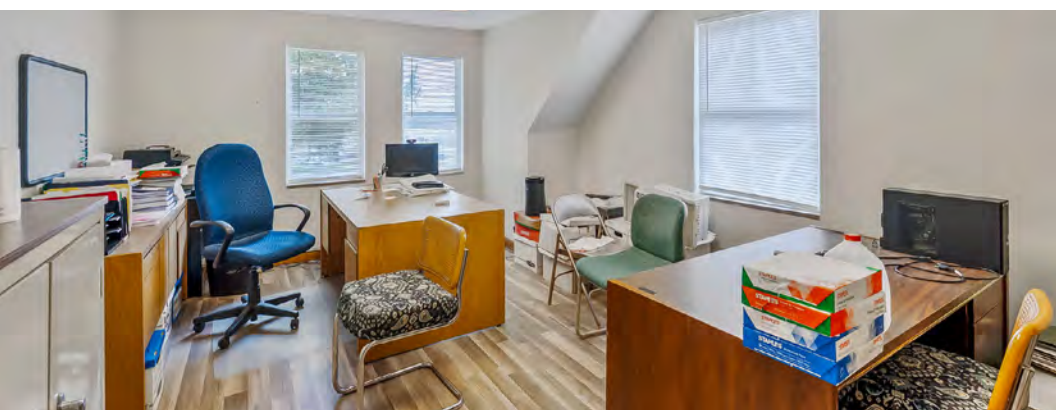
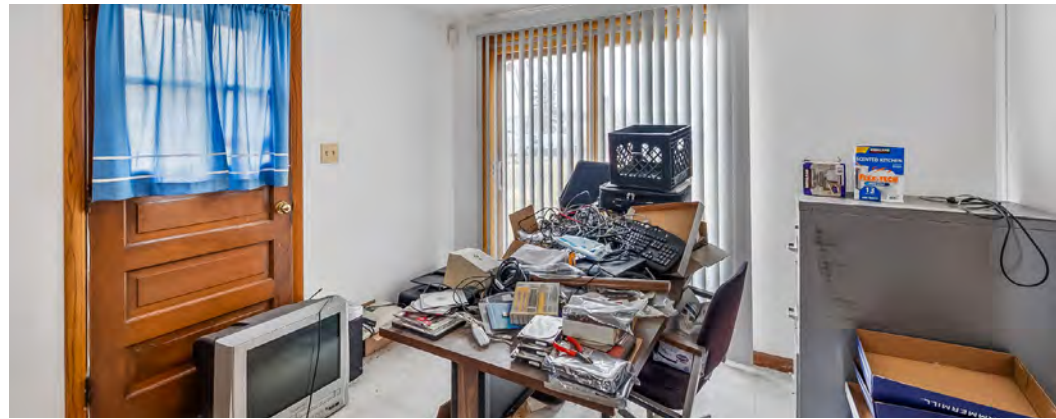
STORAGE OFFICE

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



STORAGE OFFICE

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE





SHOP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

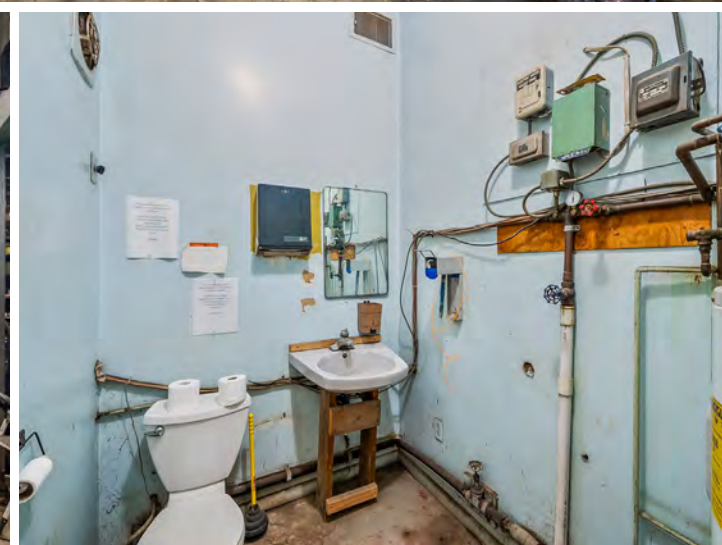
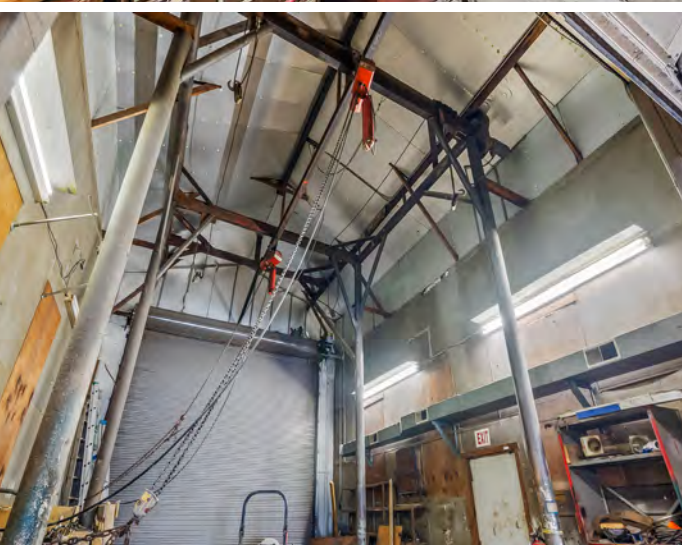
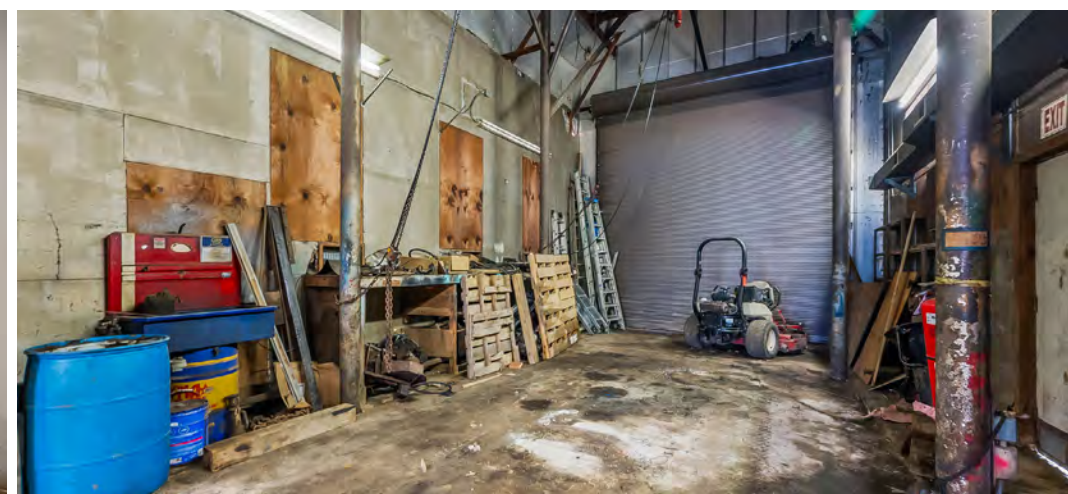


SHOP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE







SHOP

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE





BUILDING D

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

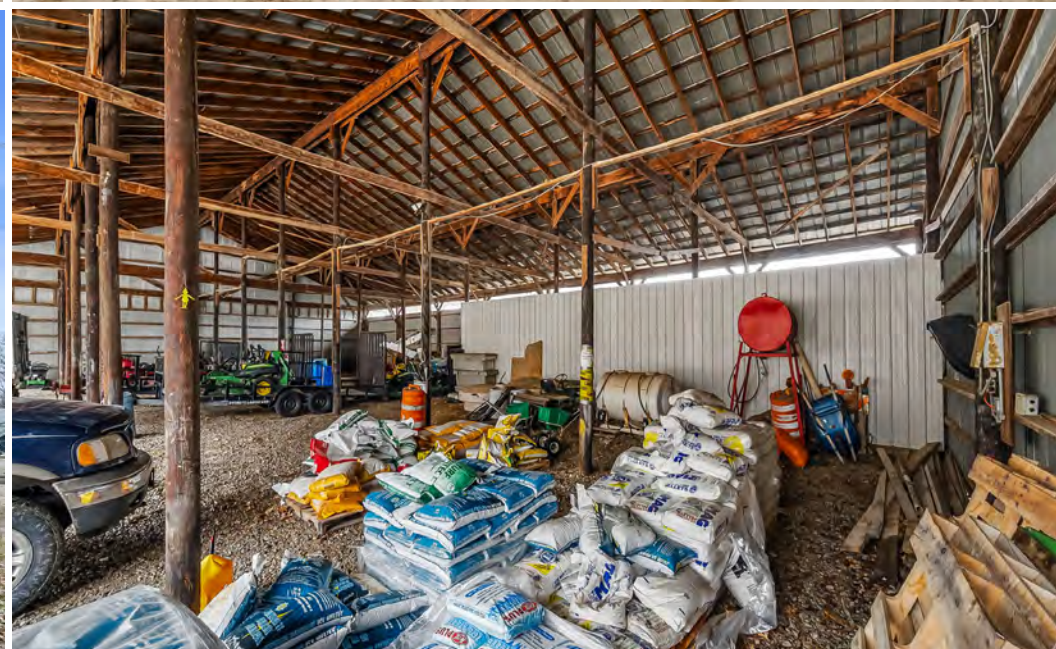






BUILDING A

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



PROPERTY OUTLINE

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



EXPANSION AND LEASING PLAN

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE



PROPERTY DETAILS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

SITE DESCRIPTION

Assessors Parcel Number	170-000223-00
Building Size	60,100 Square Feet
Lot Size	7.615 Acres
Zoning	Community Service District (CS), Jefferson Township
Year Built	1963



CONSTRUCTION DETAILS

BUILDING NAME	SHOP	SHOWROOM	GARAGE	HOUSE	A	B	C	D	E	TOTAL
Type	Wood / Steel Frame	Wood Frame	Concrete Block	"3 Bedroom" Wood Frame	Wood Pole Building	Wood Pole Building	Wood Pole Building	Wood Pole Building	Wood Pole Building	
Exterior	Siding	Siding	Block	Siding	Unenclosed	Unenclosed	Unenclosed	Enclosed	Enclosed	
Roof	EPDM	Steel	Shingle	Shingle	Steel	Steel	Steel	Steel	Steel	
Clear Height	13' - 15'	13'6"	9'6"	7'6"	13'6"	13'6"	13'6"	14'6" & 8'6"	15'	
Size (square feet)	7,900	4,000	1,000	1,400	8,400	8,800	8,600	12,000	8,000	60,100
Year Built	1963	1985	1965	1965	1963	1963	1963	1995	1997	

PROPERTY DETAILS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

BUILDING DETAILS

Building Name	Shop	Showroom	Garage	House	A	B	C	D	E	Total
Loading										
Dock High Doors	0	0	0	0	0	0	0	0	0	0
Drive-In Doors	7	2	1	0	1	0	0	3	2	16
	1 - 14' w x 16' h	2 - 14' w x 14' h	1 - 7' w x 7' h		1 - 8' w x 7' h			1 - 20' w x 13' h	1 - 18'w x 13'6" h	
	1 - 12' w x 12' h							2 - 14' w x 8'6" h	1 - 18'w x 15' h	
	5 - 10' w x 12' h									
HVAC										
	Forced Air / AC in office	Hanging gas furnace		Forced Air / AC (12 Years Old)						
	Furnace in Shop									
Utilities										
Electricity	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Line to Building	-	0
Gas	Yes	Yes	-	Yes	-	-	-	-	-	16
Water	Well	-	-	Public	-		-	-	-	
Sewer	Public	-	-	Public	-		-	-	-	
Bathrooms	2 - Half	0	0	2 - Full	-	-	-	-	-	
Roof - Original / Age	Partial Restoration in 2024 - New Insulation and Coatings	Original - Steel	2025 - Shingle	2025 - Shingle	Original - Steel	Original - Steel	Original - Steel	Original - Steel	Original - Steel	

PROPERTY DETAILS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

TAX	
Parcel ID	170-000223-00
Tax District	Jefferson Township
School District	2506 - Gahanna - Jefferson
2025 Auditor's Appraised Value	\$1,540,500
2025 Annual Taxes	\$44,748



SECTION 3

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

As of September 2026

Tenant Name	Square Feet	% Bldg Share	Lease Expiration	Annual Rent per Sq. Ft.	Current Total Rent Per Month	Current Total Rent Per Year	Pro Forma Rent Per Year	Pro Forma Rent Per Sq. Ft.
G&K Boat and RV Storage	41,400	68.9%	-	\$3.51	\$12,101	\$145,206	\$149,562	\$3.61
Shop / Warehouse	7,900	13.1%	-	\$0.00	\$0	\$0	\$84,000	\$10.63
American Tower	0	0.0%	2045	\$0.00	\$0	\$0	\$0	\$0
G&K Boat and RV Storage - Planned Expansion	8,400	14.0%	-	\$0.00	\$0	\$0	\$65,421	\$7.79
Office Rental	1,400	2.3%	-	\$0.00	\$0	\$0	\$24,000	\$17.14
Garage Rental	1,000	1.7%	-	\$0.00	\$0	\$0	\$4,800	\$4.80
Total	60,100			\$2.42	\$12,101	\$145,206	\$327,783	\$5.45

FINANCIAL ANALYSIS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

INCOME	Current	Per SF	Pro Forma	Per SF
Rental Income	145,206	2.42	327,783	5.45
Expense Reimbursement Income	0	0.00	0	0.00
Total Reimbursement Income	\$0	0.0%	\$0	0.0%
Effective Gross Revenue	\$145,206	\$2.42	\$327,783	\$5.45

OPERATING EXPENSES	Current	Per SF	Pro Forma	Per SF
Advertising and Promotion	3,247	0.05	3,247	0.05
Landscape Maintenance	4,400	0.07	4,400	0.07
Merchant & Credit Card Fees	4,465	0.07	4,465	0.07
Security	1,050	0.02	1,050	0.02
Repairs & Maintenance	3,000	0.05	3,000	0.05
Utilities	8,543	0.14	8,543	0.14
Insurance	11,000	0.18	11,000	0.18
Real Estate Taxes	44,748	0.74	44,748	0.74
Management Fee	10,000	6.9%	30,000	9.2%
Total Expenses	\$90,453	\$1.51	\$110,453	\$1.84
Expenses as % of EGR	62.3%		33.7%	
Net Operating Income	\$54,753	\$0.91	\$217,330	\$3.62

NOTES TO OPERATING STATEMENT

- [1] The Current period shows the expected revenue for a new owner with no changes to the property.
- [2] The Pro Forma period shows the projected stabilized revenue at the property with the assumptions stated below:
- (i) G&K Boat and RV Storage revenue increase of 3%
 - (ii) Shop / Warehouse is leased at \$7,000 per month on a Modified Gross lease
 - (iii) G&K Boat and RV Storage - Planned Expansion includes revenue for 69 new customers
 - (iv) Office Rental revenue of \$2,000 per month on a Modified Gross lease
 - (v) Garage Rental revenue of \$400 per month for temperature-controlled storage on a Modified Gross lease

FINANCIAL ANALYSIS

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

SUMMARY	
Price	\$2,995,000
Down Payment	\$2,995,000
Down Payment %	100%
Number of Suites	6
Price Per SqFt	\$49.83
Rentable Built Area (RBA)	60,100 SF
Lot Size	7.62 Acres
Year Built	1963
Occupancy	68.89%

RETURNS	Current	Pro Forma
CAP Rate	1.83%	7.26%
Cash-on-Cash	1.83%	7.26%

OPERATING DATA				
INCOME		Current		Pro Forma
Scheduled Base Rental Income		\$145,206		\$327,783
Total Reimbursement Income	0.0%	\$0	0.0%	\$0
Potential Gross Revenue		\$145,206		\$327,783
Effective Gross Revenue		\$145,206		\$327,783
Less: Operating Expenses	62.3%	(\$90,453)	33.7%	(\$110,453)
Net Operating Income		\$54,753		\$217,330
Net Cash Flow		\$54,753	7.26%	\$217,330
Total Return		\$54,753	7.26%	\$217,330

OPERATING EXPENSES		Current	Pro Forma
Advertising and Promotion		\$3,247	\$3,247
Landscape Maintenance		\$4,400	\$4,400
Merchant & Credit Card Fees		\$4,465	\$4,465
Security		\$1,050	\$1,050
Repairs & Maintenance		\$3,000	\$3,000
Utilities		\$8,543	\$8,543
Insurance		\$11,000	\$11,000
Real Estate Taxes		\$44,748	\$44,748
Management Fee		\$10,000	\$30,000
Total Expenses		\$90,453	\$110,453
Expenses/Suite		\$15,076	\$18,409
Expenses/SF		\$1.51	\$1.84

BLACKLICK, OHIO

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

MARKET OVERVIEW

Blacklick is a small, unincorporated community located in southern Jefferson Township within Franklin County, Ohio, and forms part of the Columbus Metropolitan Area. With an estimated population of approximately 31,400 residents, Blacklick offers excellent proximity to one of the fastest-growing economic regions in Central Ohio. Positioned just east of Gahanna and minutes from New Albany, the community provides residents with a quiet, nature-oriented lifestyle while maintaining convenient access to major employment centers, regional amenities, and downtown Columbus, which is roughly a 20- to 25-minute drive via Interstates 670 and 70. Housing fundamentals remain strong, with a median home value of approximately \$350,000 and pricing trends continuing to climb. Demand is being further reinforced by significant regional economic momentum, most notably the Intel “Ohio One” semiconductor expansion in nearby New Albany, which has positioned Blacklick as an attractive residential option for professionals seeking proximity to this emerging technology corridor.

Blacklick’s lifestyle appeal is anchored by access to outdoor recreation and a close-knit, community-oriented atmosphere. The area is home to Blacklick Woods Metro Park, a 643-acre regional destination featuring miles of trails, a state-of-the-art nature center, a unique elevated Canopy Walk, and year-round recreational opportunities. Additional amenities include Olde Quarry Park, championship golf at Blacklick Woods Golf Course, and local dining staples such as Flanagan’s Pub, a longtime neighborhood gathering place. Residents also benefit from access to top-rated school districts, including Gahanna-Jefferson and Licking Heights, further supporting long-term residential stability. Together, Blacklick’s strategic location, strong housing fundamentals, and high quality of life position it as a desirable suburban enclave within the greater

Columbus market.



HIGHLIGHTS

Strategic Columbus Metro Location: Positioned between Gahanna and New Albany with convenient access to downtown Columbus, John Glenn International Airport, and the Intel “Ohio One” development.

Strong Residential Fundamentals: Median home values around \$350,000 with limited days on the market reflect sustained demand and a seller-favorable environment.

High Quality of Life: Home to one of Central Ohio’s largest Metro Parks, championship golf, and a peaceful, community-focused suburban atmosphere.

DEMOGRAPHICS DETAIL

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

	Radius			Zip Code	Submarket	City	Metro	County	State	National
YEAR	1 MILE	3 MILE	5 MILE	43004	GAHANNA/NORTHEAST COLUMBUS		COLUMBUS	FRANKLIN	OHIO	UNITED STATES
POPULATION SUMMARY										
2010	3,220	53,981	152,901	21,929	100,338		1,918,023	1,163,412	11,536,234	310,631,538
2020	4,302	66,623	180,864	29,802	119,452		2,145,690	1,323,807	11,799,448	331,774,748
2024	4,300	67,087	181,269	31,291	122,909		2,206,134	1,340,073	11,717,023	335,709,751
2029*	4,436	69,281	185,917	33,094	127,297		2,310,310	1,368,889	11,758,594	341,976,078
20-34 POPULATION										
2010	738	11,888	31,767	5,618	23,542		417,651	293,411	2,173,048	62,649,565
2020	941	13,387	37,272	6,132	26,552		474,250	339,967	2,281,036	67,000,845
2024	862	12,416	34,693	5,898	25,185		469,932	321,180	2,289,972	68,019,298
2029*	847	12,396	34,512	5,971	24,943		468,704	315,108	2,279,461	68,922,580
MEDIAN HOUSEHOLD INCOME SUMMARY										
2010	\$57,840	\$58,778	\$54,887	\$63,221	\$55,478		\$51,413	\$47,729	\$46,454	\$50,245
2020	\$86,359	\$85,864	\$81,568	\$91,635	\$79,815		\$70,601	\$63,218	\$59,228	\$67,998
2024	\$98,954	\$94,151	\$88,197	\$101,511	\$87,434		\$80,133	\$69,710	\$67,419	\$80,913
2029*	\$111,956	\$106,455	\$99,331	\$115,015	\$98,783		\$94,046	\$81,370	\$78,561	\$95,698
AVERAGE HOUSEHOLD INCOME SUMMARY										
2010	\$89,314	\$79,251	\$74,974	\$84,768	\$75,493		\$70,605	\$67,384	\$63,906	\$73,387
2020	\$110,640	\$102,986	\$98,406	\$109,526	\$95,965		\$99,598	\$87,298	\$79,252	\$93,343
2024	\$124,954	\$110,983	\$105,404	\$119,053	\$104,708		\$108,446	\$95,422	\$87,671	\$103,571
2029*	\$140,945	\$123,292	\$116,997	\$132,098	\$116,779		\$121,655	\$106,804	\$99,559	\$117,775
MEDIAN AGE SUMMARY										
2010	35.7	35.1	36.1	32.4	34.0		35.3	33.5	38.7	37.1
2020	38.5	37.6	37.8	35.0	36.2		37.0	37.0	40.0	39.9
2024	39.0	38.0	38.0	35.0	36.0		38.0	36.0	40.0	40.0
2029*	40.0	39.0	39.0	36.0	37.0		39.0	37.0	41.0	40.0

DEMOGRAPHICS DETAIL

TAYLOR ROAD INDUSTRIAL AND OUTDOOR STORAGE

	Radius			Zip Code	Submarket	City	Metro	County	State	National
YEAR	1 MILE	3 MILE	5 MILE	43004	GAHANNA/NORTHEAST COLUMBUS		COLUMBUS	FRANKLIN	OHIO	UNITED STATES

EMPLOYED CIVILIANS 16+ POPULATION

2010	1,783	28,289	77,861	11,614	49,678		587,603	925,923	5,241,747	140,767,834
2020	2,278	34,122	93,003	15,153	62,098		700,291	1,096,872	5,694,148	159,134,877
2024	2,347	35,183	95,428	16,238	65,304		726,692	1,155,506	5,746,962	165,603,831
2029*	2,408	36,289	97,794	17,126	67,425		740,826	1,186,017	5,750,135	169,179,612

* Forecast

Sources: IPA Research Services, Experian, U.S. Census Bureau, Moody's Analytics

BACHELOR'S DEGREE OR HIGHER SUMMARY

2010	41.8%	35.4%	31.8%	38.3%	33.9%		31.7%	34.8%	24.6%	28.2%
2024	56.2%	49.6%	45.6%	51.4%	48.9%		45.6%	47.5%	38.6%	42.1%
2020	55.6%	49.5%	45.3%	49.6%	48.1%		44.9%	47.1%	37.6%	41.1%
2029*	56.4%	49.7%	45.7%	51.7%	49.1%		45.8%	47.6%	38.9%	42.3%

* Forecast

Sources: IPA Research Services, Experian, U.S. Census Bureau, Moody's Analytics

