



223 Curtis Street
Delaware, OH 43015

INDUSTRIAL PROPERTY FOR SALE / LEASE



BRADFORD KITCHEN, SIOR
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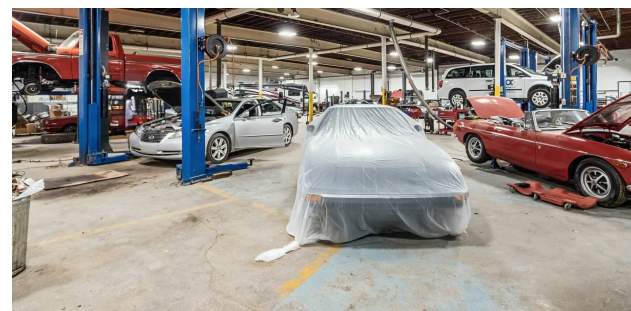
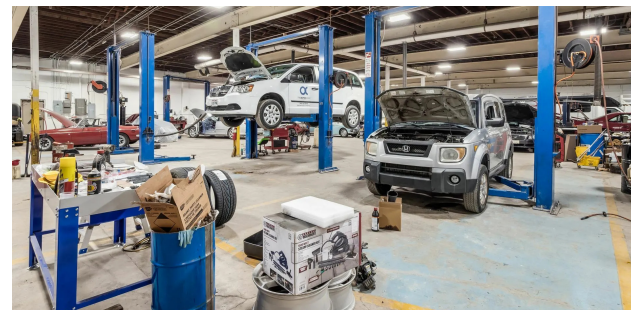
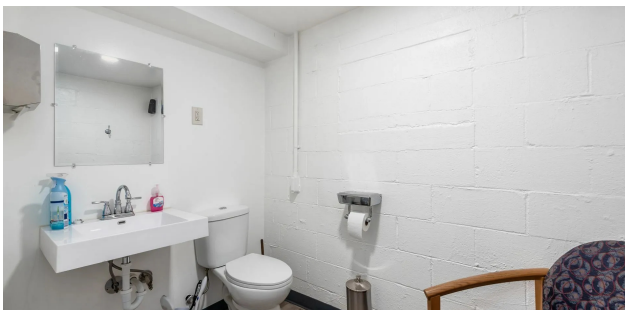
Property Highlights

- Currently used as auto repair / auto body shop. Zoned M2. Built in 1976 / Remodeled 2022.
- 3 – 14'X14' drive-in doors
- 1 – 9'X10' drive-in door
- 13' – 15' Clear Height
- Power-3 Phase – 120 / 240
- Clean Burn Energy System – waste oil burning furnace
- Radiant and Gas Reznor heaters in warehouse
- Paint booth
- Real Estate Taxes \$15,797 per year
- Great owner occupant or value add investment
- Listing broker has an ownership interest in the property.

Offering Summary

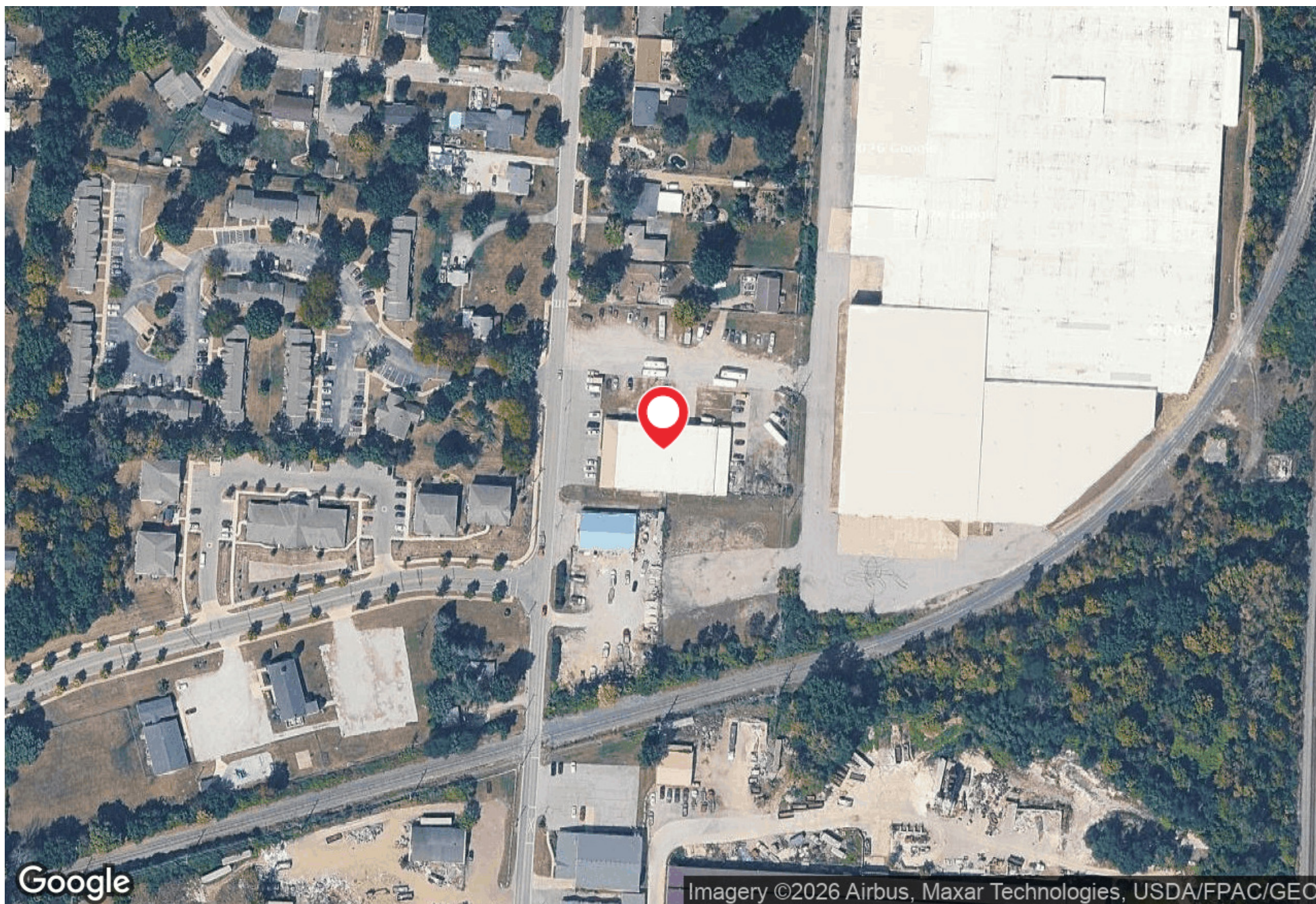
Sale Price	\$1,950,000
Lease Rate	\$10.95 SF/yr (Net)
Available SF	17,280 SF
Lot Size	1.17 Acres
Building Size	17,280 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,569	19,864	44,332
Total Population	9,525	51,787	124,246
Average HH Income	\$88,761	\$112,137	\$168,055



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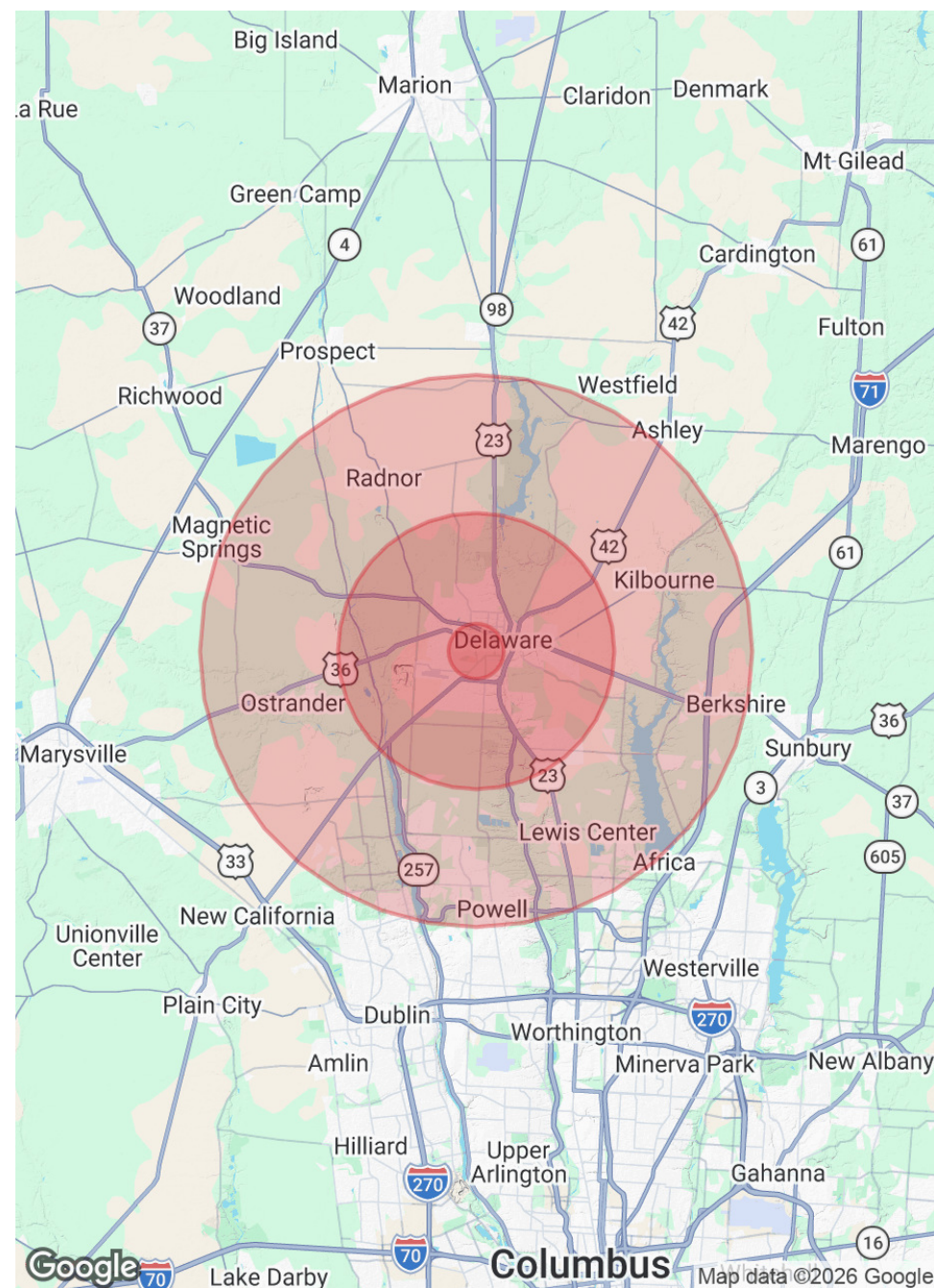


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Population	1 Mile	5 Miles	10 Miles
Total Population	9,525	51,787	124,246
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	39	40	39

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,569	19,864	44,332
# of Persons per HH	2.7	2.6	2.8
Average HH Income	\$88,761	\$112,137	\$168,055
Average House Value	\$236,455	\$337,807	\$464,844





Bradford Kitchen, SIOR

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Professional Background

When Brad Kitchen incorporated Alterra Real Estate Advisors in late 1999, he wanted to provide the best service to his clients by providing a consultative versus transactional approach to buying, selling and managing commercial real estate. Focusing on personal service, communication with clients, intelligently structuring deals, and paying greater attention to the details, he believed he could help investors maximize their return on investment and help clients minimize their commercial real estate costs. Two decades later, the concept clearly works, and Brad and Alterra have the awards, satisfied clients and results to prove it.

During his career, Brad has performed services for clients including managing the acquisition and disposition of facilities nationally, asset management, investment advisory, strategic portfolio analysis, facility planning and much more. Brad's degrees in both Finance and Real Estate from The Ohio State University, coupled with his experience in commercial real estate, have allowed him to represent a wide range of notable clients including BMW Financial, Data General, General Electric, Huntington National Bank, LCI International (Qwest), U.S. Health and numerous others.

He also has the unique perspective of being a property owner which makes him much more effective at understanding the needs of landlords and tenants and implementing effective solutions. Brad has led the acquisition of over \$50 million worth of commercial real estate properties and is the managing investor of most of these real estate ventures.

Brad and his team of hands-on agents assess client needs and then work harder and smarter to make the best deal possible for their clients. Alterra is consistently listed as one of the top commercial real estate producers by CoStar Group and it is that drive, determination and engagement that placed Alterra in the # 4 spot on Business First's 2009 Fast 50 list (fastest growing 50 companies in Central Ohio), and #23 on the 2010 list, as well as Business First naming Brad one of the top 40 business people in Columbus under the age of 40 in 2003. Brad also has the distinction of having the largest commercial real estate transaction in Columbus in 1996.

He developed and instructed several commercial real estate courses at the Columbus Board of Realtors, including a required course titled "The Basics of Commercial Real Estate: Procedures and Practices". He also served as Chairman of the national SIOR Education Committee and on many committees in the commercial division of the Columbus Board of Realtors. Other real estate related organizations Brad is associated with include:

Brad is actively engaged in charitable and community organizations including the Columbus Chamber of Commerce Logistics Council, Capital Square Rotary, Columbus Museum of Art and Columbus Humane.

"We're on it!" is more than advertising to Brad Kitchen. It's the way he lives life and takes care of business.

Memberships

SIOR (Society of Industrial and Office Realtors)

CCIR (Columbus Commercial, Industrial & Investment Realtors)

ARC (Association of I-270 Corridor Realtors)

Alterra Real Estate Advisors - OH

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Jackson N. Pulliam, SIOR

Vice President

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Professional Background

Accomplished Commercial Real Estate Agent

Award-winning, multi-faceted, and accomplished Commercial Real Estate Broker and Principal, renowned for superior opportunity identification abilities and exceptional negotiation skills. With a track record of over \$100,000,000.00 in total transactions since joining Alterra Real Estate in 2019, Jackson is an ROI-driven professional who remains at the forefront of industry trends.

Key Attributes:

ROI-Driven Expertise: Proven success as a take-charge leader, leveraging sharp business acumen and management expertise to drive growth with minimal client risk. Strategic Vision: Known for strong expertise in investment analysis, contract development and negotiation, and strategic commercial business partnerships. Innovative Leadership: Progressive, innovative and provides decisive leadership to achieve business goals.

Background:

Before transitioning to commercial real estate, Jackson spent nearly a decade as a finance manager in the greater Columbus area. During this period, he honed his skills in financial analysis, risk management, and stakeholder engagement. His tenure in finance equipped him with a deep understanding of market dynamics, fiscal responsibility, and the importance of fostering long-term client relationships.

Jackson's journey from finance to real estate was driven by a passion for leveraging his financial expertise to create tangible value in the built environment. His transition seamlessly integrated his financial acumen with the complexities of commercial real estate transactions, allowing him to offer clients a unique blend of strategic foresight and financial stewardship.

Specialties:

1031 Exchanges, Lead Generation, Sales Management, Strategic Partnerships, Sales Staff Training & Development, Market Research & Analysis, Data-Driven Decision Making, Consultative Sales Skills, Strong Negotiation Skills, P&L Management, Risk Management, Stakeholder Management.

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