



SPERRY
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1100

1100 W TOWN ST
COLUMBUS, OH 43222

PRICE REDUCED!



Tim Treasure

PRINCIPAL

614.403.8162

tim.treasure@sperrycga.com

OH #2009002222



Jamie Gentry

ASSOCIATE

614.499.7066

jamie.gentry@sperrycga.com

OH #2021005707

Property Summary



PROPERTY HIGHLIGHTS

- 3,500 SF Office
- Former Recording Studio
- Located in a Community Reinvestment Area (CRA) & Opportunity Zone (OZ)
- HVAC system only 3 yrs. old; Roof updated 2021 and 2006
- Three phase power throughout; Warehouse 16' clear down to 11.5'
- Three (3) 12' drive in doors with access to Town St and Glenwood Ave.
- Cement block enclosed parking lot

OFFERING SUMMARY

Sale Price:	\$1,584,000
Lot Size:	15,489 SF
Building Size:	14,020 SF

Property Description



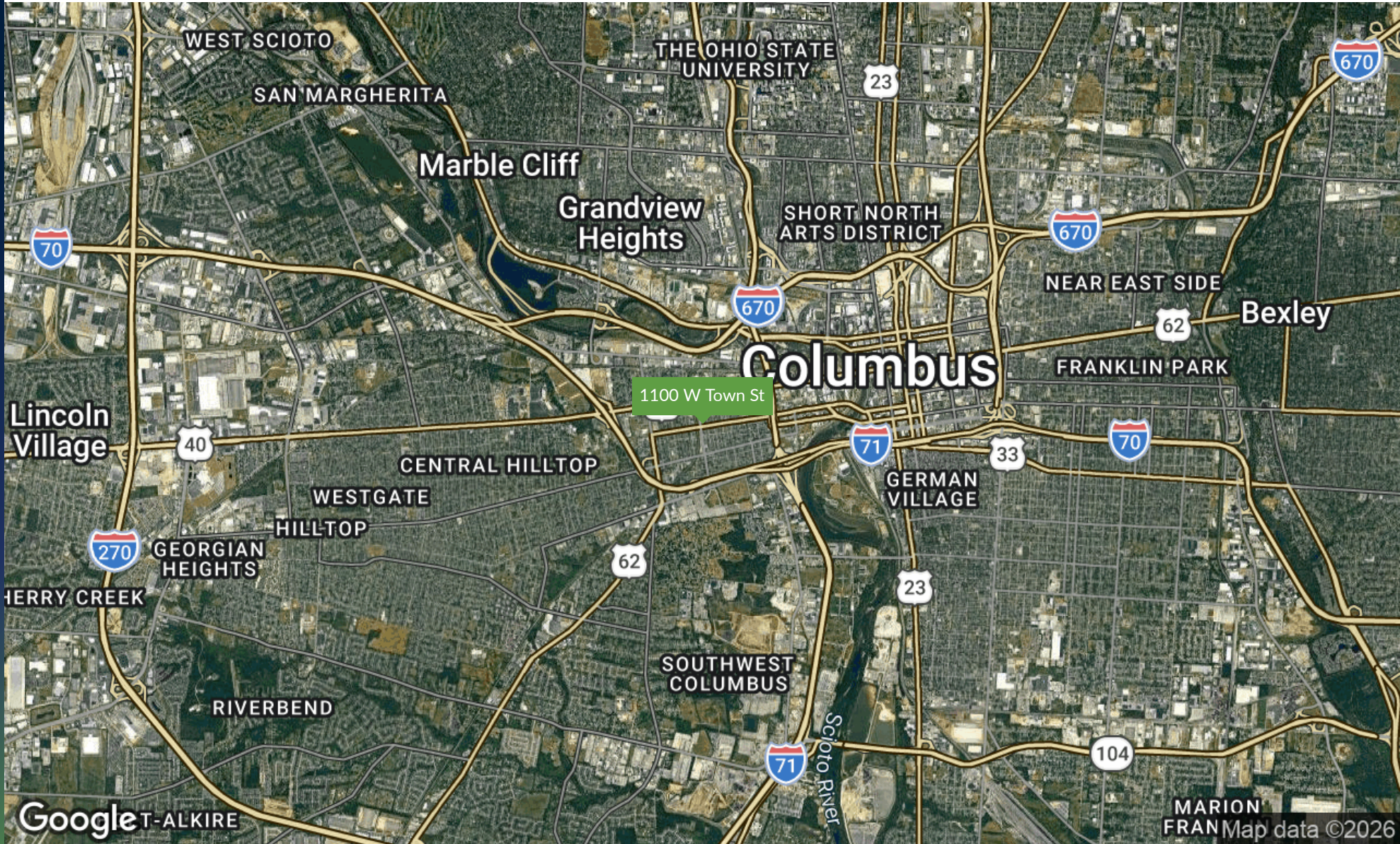
PROPERTY DESCRIPTION

PRICE REDUCED! Unleash the potential of Industrial/Manufacturing operations with this impressive property in Columbus, OH. Boasting a 14,020 SF building constructed in 1918, this versatile space offers a prime opportunity for investment. Zoned M, the property features modern amenities including a recent HVAC system and updated roofs. It is equipped with three-phase power throughout, a 16' clear warehouse height (tapering to 11.5'), and a convenient cement block walk-in parking lot. With the added advantage of three 12' drive-in doors providing access onto both Town St and Glenwood Ave, this property is positioned as an ideal choice for Industrial/Manufacturing ventures seeking a solid foundation for growth and success.

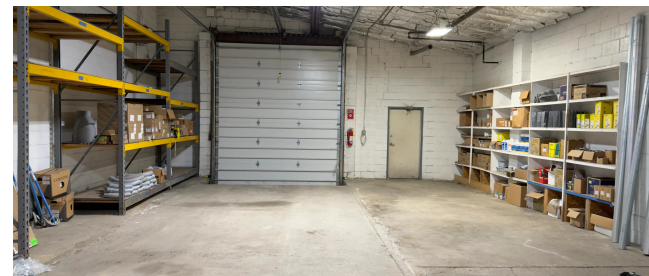
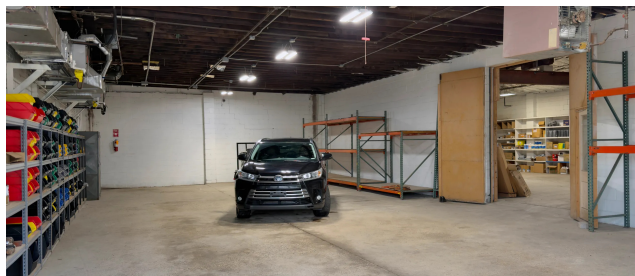
LOCATION DESCRIPTION

Discover endless opportunities for Industrial/Manufacturing investors in Columbus, OH. The area surrounding the property at 1100 W Town St is a thriving hub for businesses, with convenient access to major highways and transportation routes. Columbus is home to cutting-edge research institutions, a skilled workforce, and a business-friendly environment. Nearby, investors will find the Scioto Audubon Metro Park for outdoor recreation, as well as the Brewery District and Franklinton neighborhoods, both bustling with historic charm and redevelopment. With a strategic location in this vibrant city, the property offers an ideal investment opportunity for Industrial/Manufacturing ventures looking to thrive in Columbus.

Aerial Map



Additional Photos



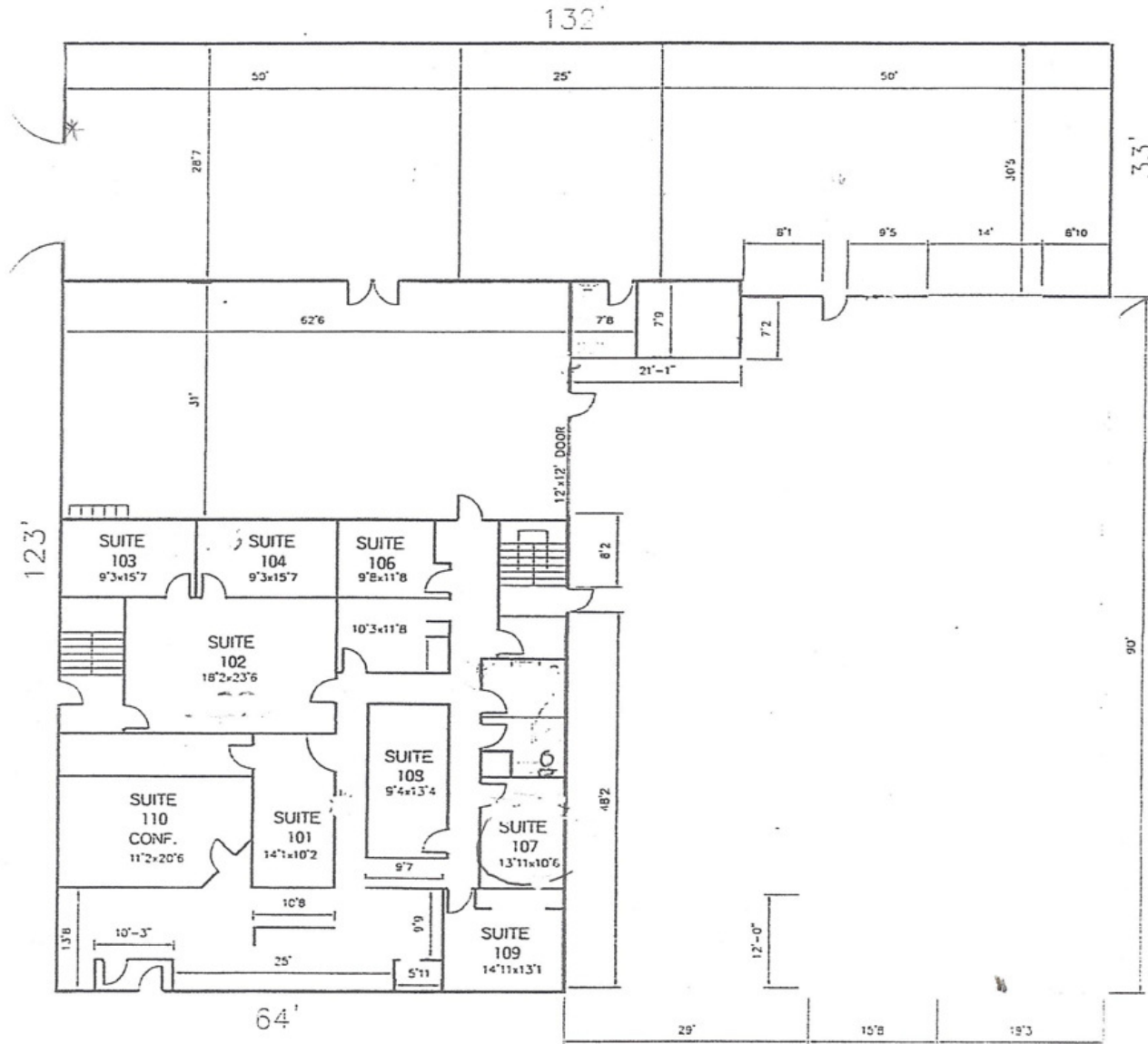
Additional Photos



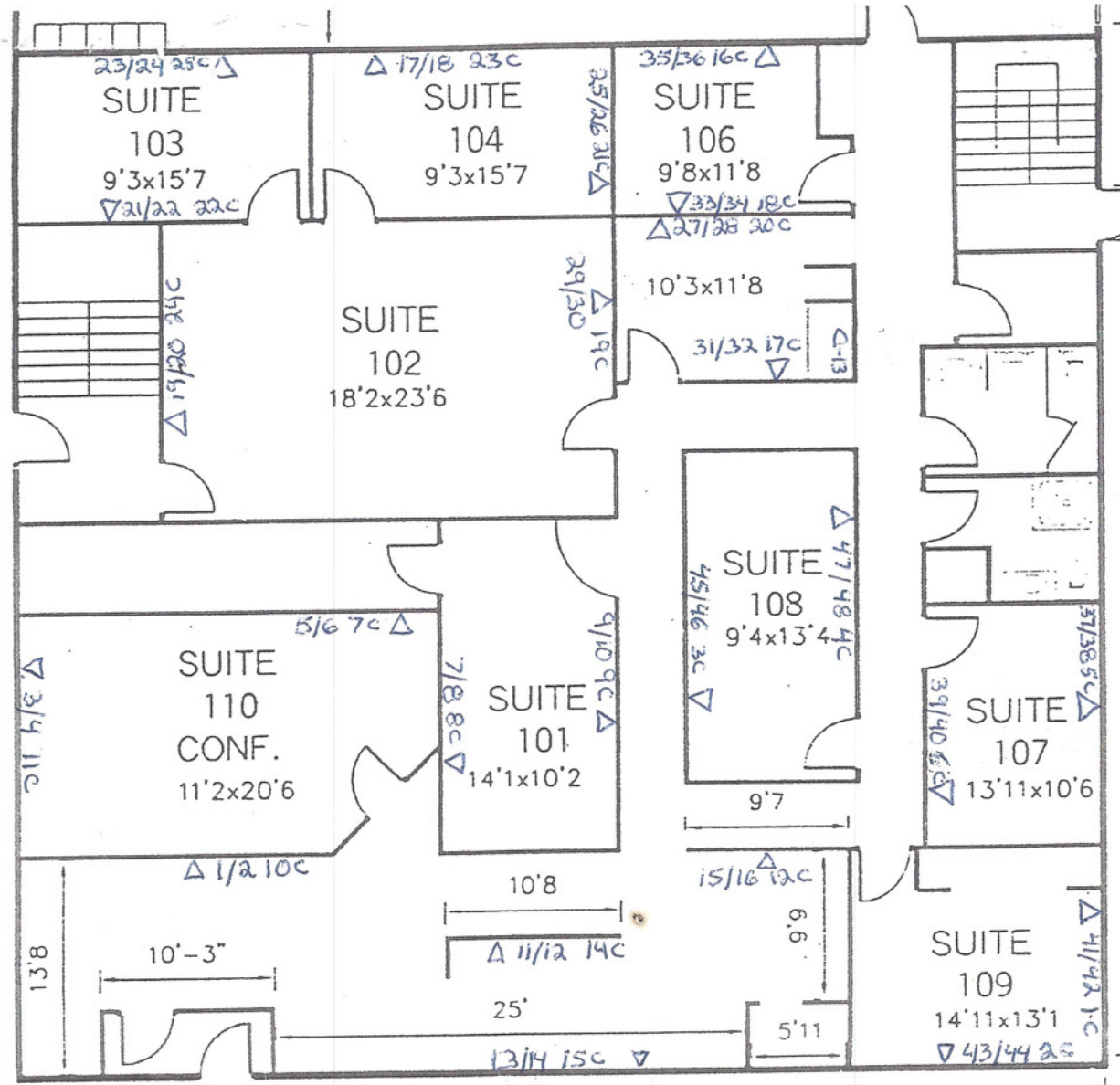
Additional Photos



Building Layout



Building Layout



Franklinton



FRANKLINTON LAND USE

Franklinton is characterized by a mix of land uses, reflecting its pattern of development as an independent, self-sufficient community. Some sub-districts can contain a mix of residential, commercial, office, research, institutional or certain light industrial uses, even within the same building. Arts-related uses are emphasized while existing single-family homes are protected.[29]

Three sub-districts have been established in which land uses are organized: Broad Street, Arts and Innovation, and Dodge Park. These are consistent with the way the East Franklinton Plan was organized. The Broad Street and Arts and Innovation subdistricts strongly support mixed uses and the Dodge Park sub-district (north of Dodge Park) emphasizes residential. Single and multi-family residential use plots are located throughout the area. Most commercial uses are concentrated along West Broad Street. These include both neighborhood-oriented and regional commercial uses, including large office complexes and a retail center. In addition, there are many manufacturing land uses in Franklinton, with the heaviest concentrations along McKinley and Harmon avenues. Franklinton also contains several institutional and public land uses. The Center of Science and Industry (COSI) and the National Veterans Memorial and Museum are among the major land users within this category.[30]

The City of Columbus has designated Franklinton as a Community Reinvestment Area that is "ready for opportunity", with available 15-year, 100 percent tax abatements for all projects, with no affordable housing requirements.[31]

Opportunity Zone Incentives



OVERVIEW OF OPPORTUNITY ZONES IN COLUMBUS, OHIO

Opportunity Zones (OZs) in Columbus, Ohio, are designed to encourage investment in low-income communities. These zones provide significant tax benefits to investors who contribute to economic development in these areas.

KEY FEATURES OF OPPORTUNITY ZONE INCENTIVES

Tax Deferral - Investors can defer taxes on capital gains if they invest in a Qualified Opportunity Fund (QOF).

Step-Up in Basis - If the investment is held for at least five years, investors can receive a 10% step-up in basis.

Tax-Free Appreciation - Investments held for ten years can appreciate tax-free, meaning no taxes on gains from the investment.

State-Level Incentives - Ohio offers an additional 10% tax credit on qualifying investments in Ohio QOFs, enhancing returns.

DEMOGRAPHICS AND ECONOMIC CONTEXT

- Columbus has 38 designated Opportunity Zones with a population of approximately 120,000, representing 14% of the city's total population.
- The median household income in these zones ranges from \$13,000 to \$68,000.
- The program aims to stimulate job creation and economic growth in these underserved areas.

INVESTMENT TRENDS

Despite the potential benefits, investment in Columbus's Opportunity Zones has been uneven. A significant portion of the investment tends to concentrate in a few areas, highlighting the need for strategic planning to ensure broader community benefits.

These incentives are part of a broader federal initiative established under the Tax Cuts and Jobs Act of 2017, aimed at revitalizing economically

distressed communities across the United States.

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Opportunity Zone Map

