

THE ROBERT WEILER COMPANY EST. 1938 OFFERING MEMORANDUM

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12,000 +/- SF on 0.42 +/- Acre



Appraisal Brokerage Consulting Development

WAREHOUSE BUILDING FOR SALE

185 -195 East Fifth Avenue, Columbus, OH 43201

12,000 +/- SF Warehouse Building
185-195 E Fifth Ave, Columbus, OH 43201

PRIME COLUMBUS INDUSTRIAL PROPERTY WITH VALUE-ADD POTENTIAL

This 12,000 +/- SF warehouse facility offers an exceptional opportunity for investors, owner-users, and industrial operators seeking a well-located industrial asset. Constructed in 1961, the building sits on approximately 0.42 acres and features functional warehouse space suitable for a variety of industrial and commercial uses, including storage, distribution, light manufacturing, contractor operations, and service businesses. The site includes 15 on-site parking spaces along the west side of the building, providing convenient access for employees and visitors. Positioned within one of Columbus' established industrial and commercial corridors, the asset benefits from proximity to downtown Columbus, major transportation routes, and a strong regional labor market. Located within an Ohio Qualified Opportunity Zone, it offers an added incentive for investors seeking potential tax advantages while pursuing redevelopment, modernization, or continued industrial use.



Property Description

Property Overview

Address:	185-195 E. Fifth Avenue Columbus, Ohio 43201
County:	Franklin
PID:	010-043191-00 010-043192-00 010-037483-00
Location:	South side of E. Fifth Ave, between N. 4th Street and Hamlet Street
Acreage:	0.42 +/- acre
Building SF:	12,000 +/- SF
Year Built:	1931/1950
Parking:	15 spaces
Asking Price:	\$1,600,000
Taxes 2025:	\$14,221
Zoning:	Mixed-Use, UCT



Investment Highlights

- Prime Italian Village location
- Opportunity Zone designation
- Mixed-Use (UCT) zoning
- $\pm 20'$ clear ceiling height
- Five (5) drive-in doors
- All public utilities available
- 15 on-site parking spaces
- Recently painted building
- Easy access to Downtown Columbus, I-71, and I-670

Location & Growth Drivers

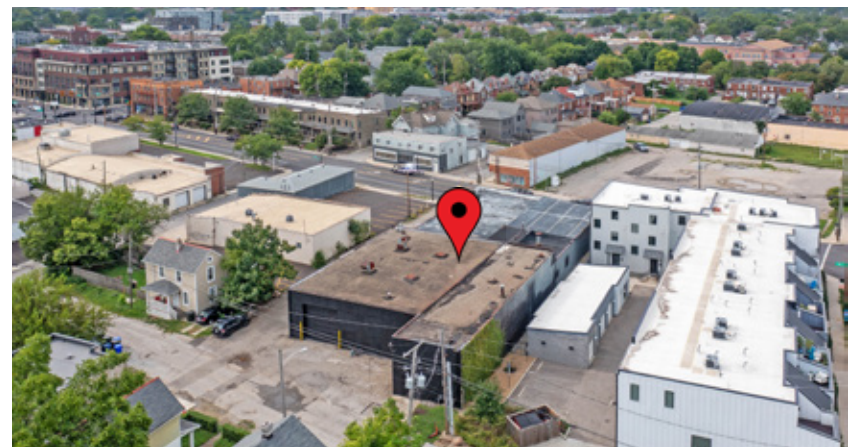
- Located in one of Columbus' fastest-growing urban submarkets
- Minutes from Downtown Columbus
- Access to a strong regional workforce
- Strong population and employment growth throughout Central Ohio
- Benefiting from continued public and private investment

Value-Add Potential

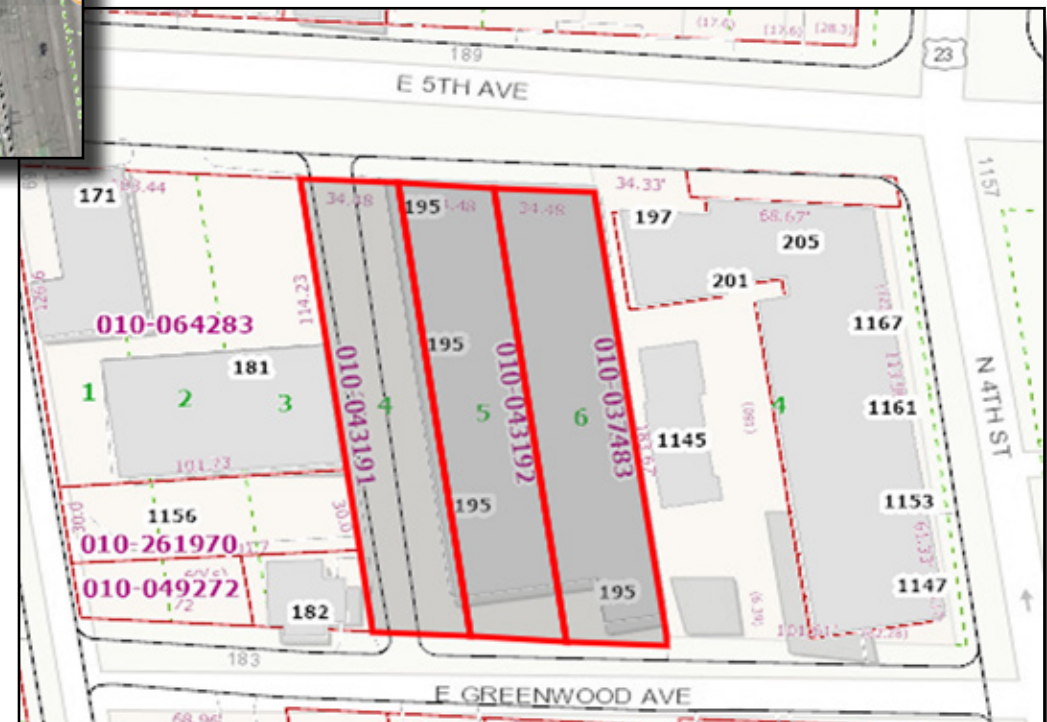
- Potential for owner-user occupancy
- Opportunity to reposition as flex industrial space
- Potential multi-tenant configuration
- Urban infill industrial asset
- Redevelopment potential under UCT zoning
- Potential tax benefits available through Opportunity Zone investment programs
- Limited supply of industrial/flex properties in urban core locations
- Strong demand from contractor, maker-space, warehouse, and service-oriented users

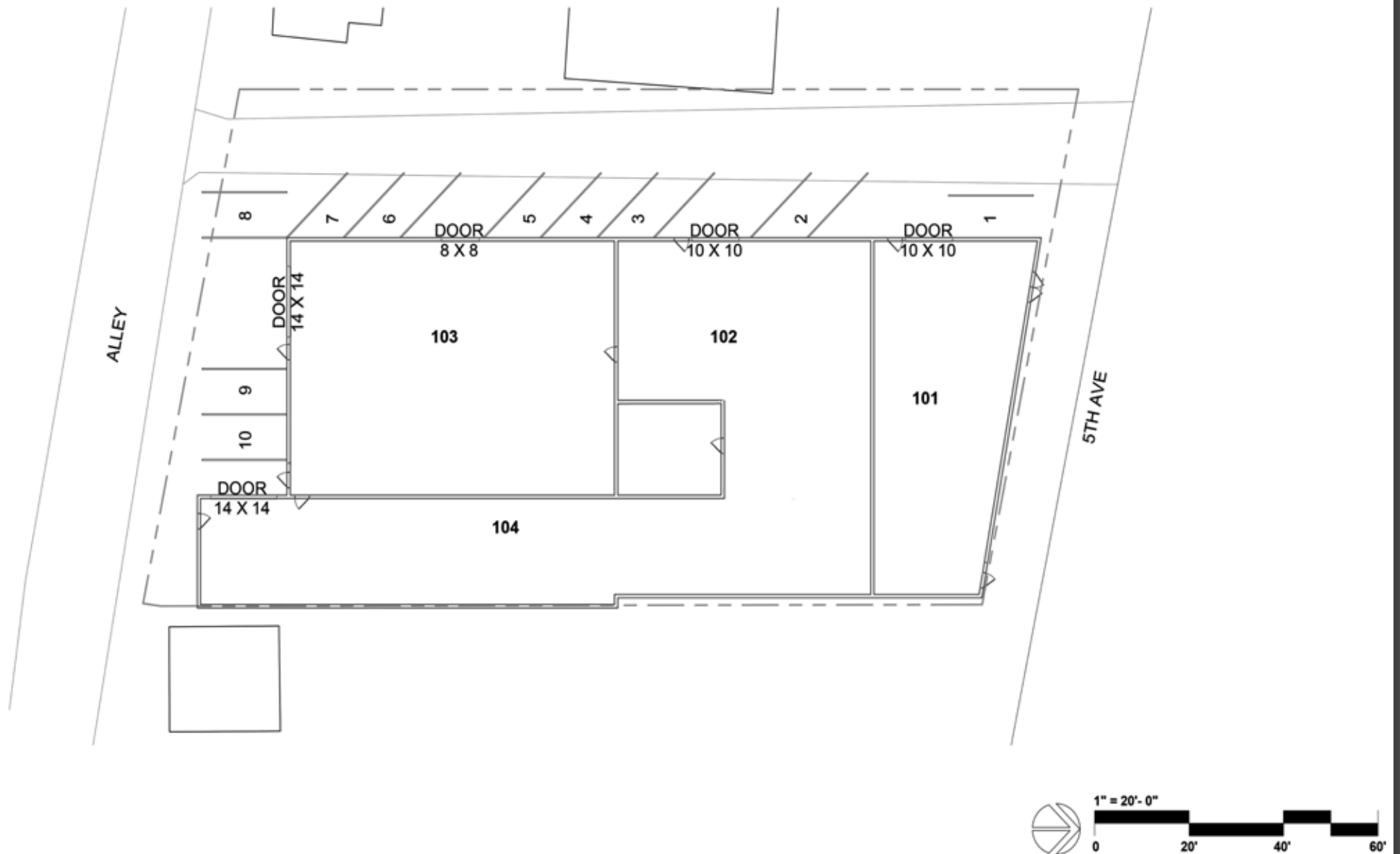
Italian Village Advantage

- One of Columbus' most sought-after urban neighborhoods
- Continued residential, mixed-use, and retail development activity
- Adjacent to the Short North Arts District
- Walkable location with access to restaurants, entertainment, and amenities
- Limited availability of industrial and redevelopment sites



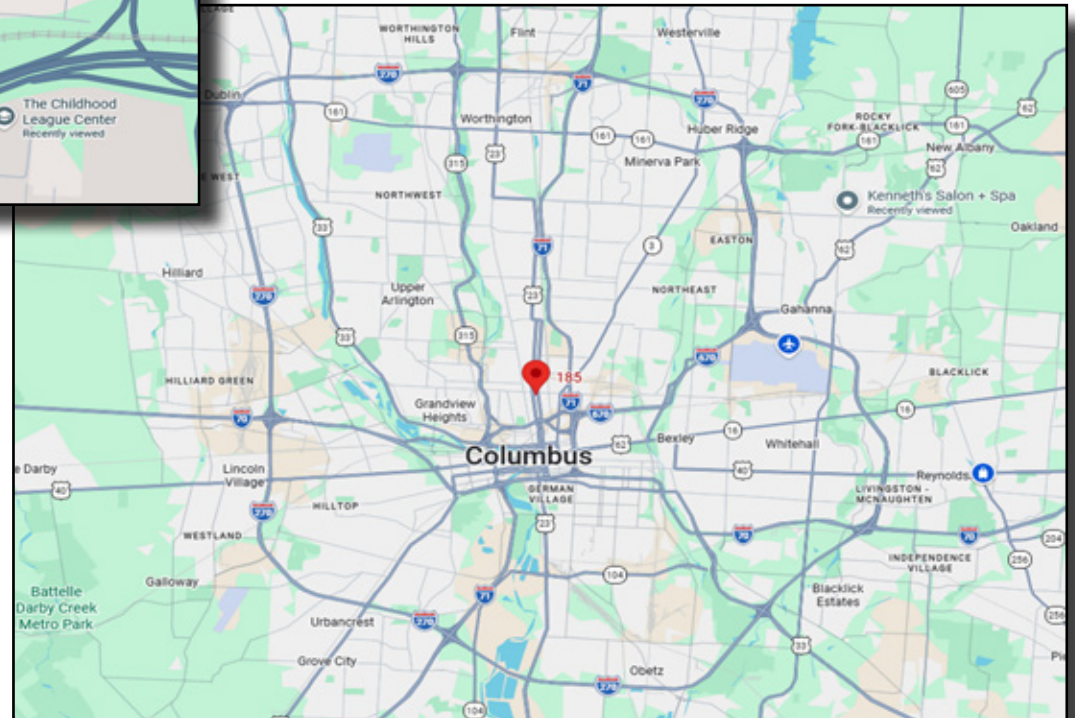
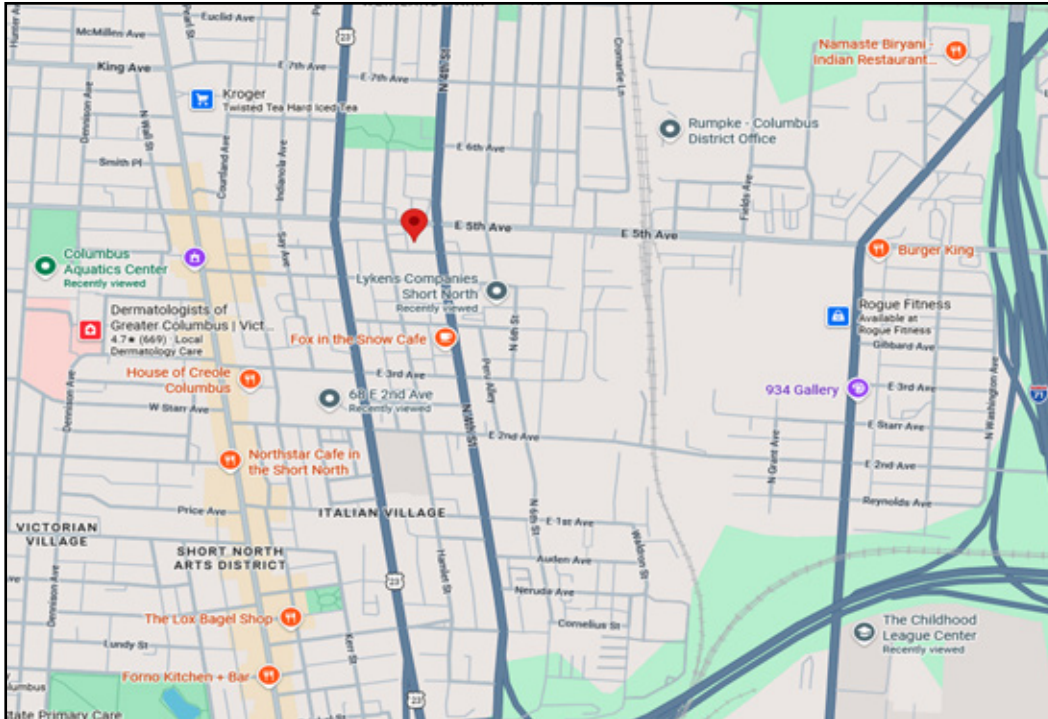






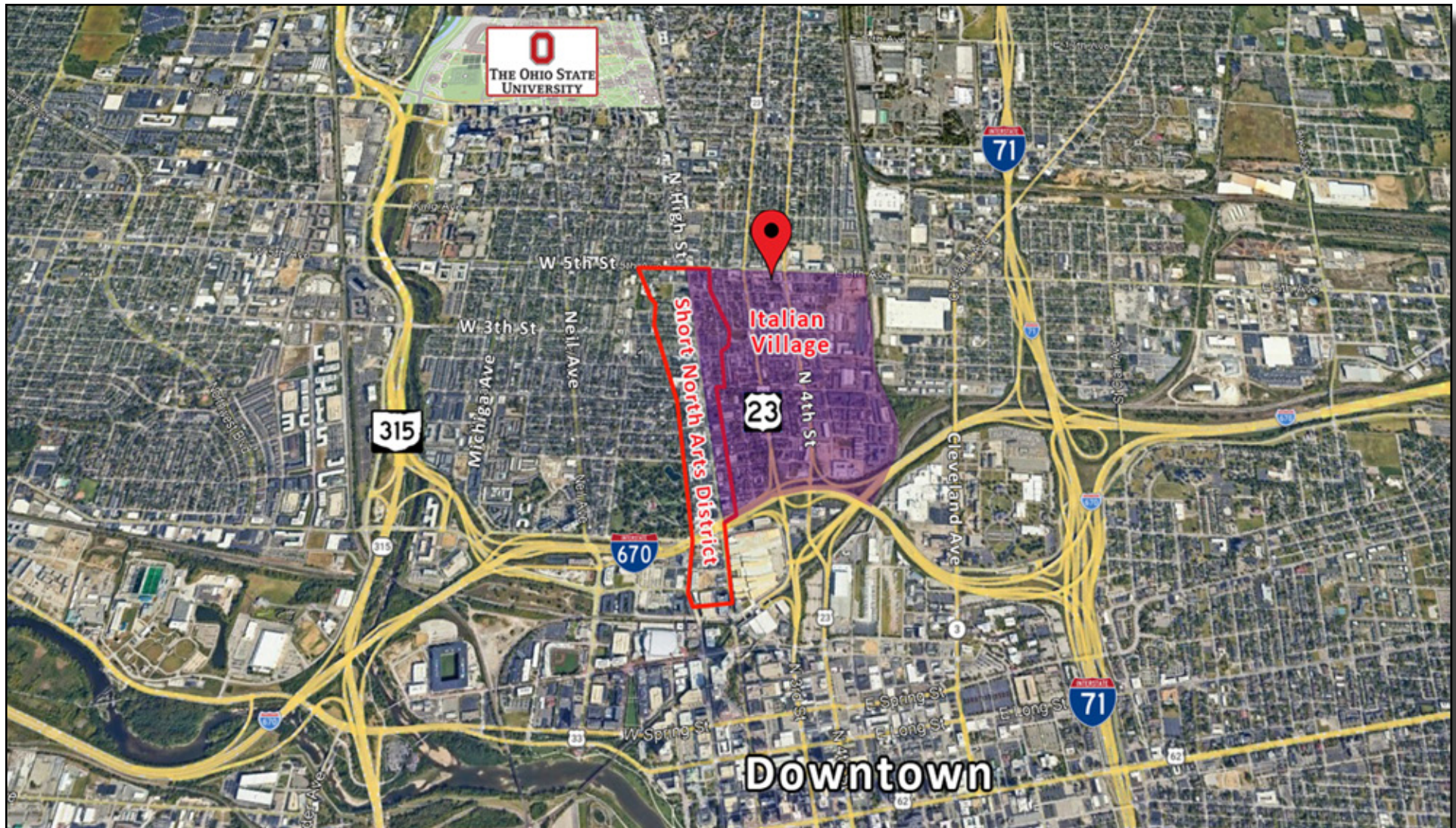
12,000 +/- SF Warehouse Building
185-195 E Fifth Ave, Columbus, OH 43201

Street Maps



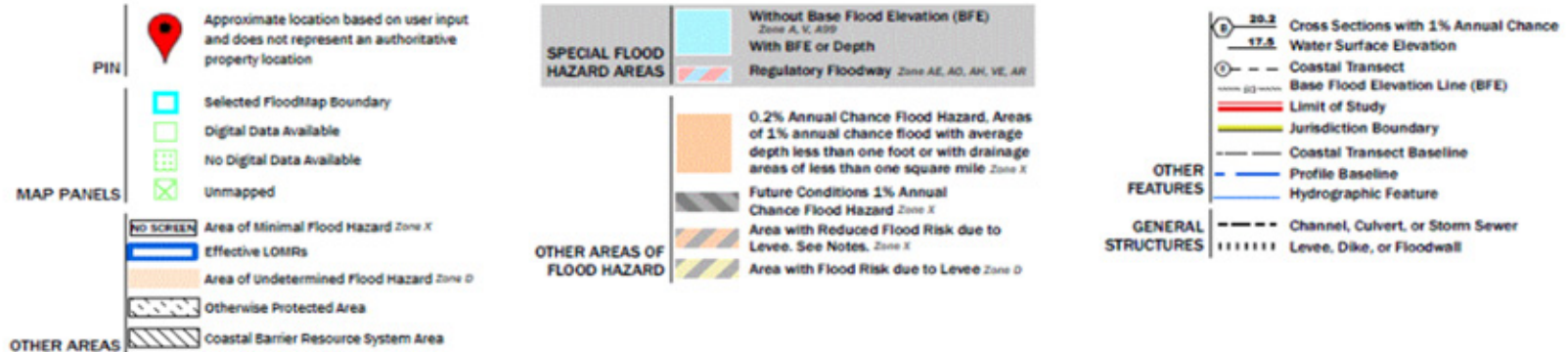
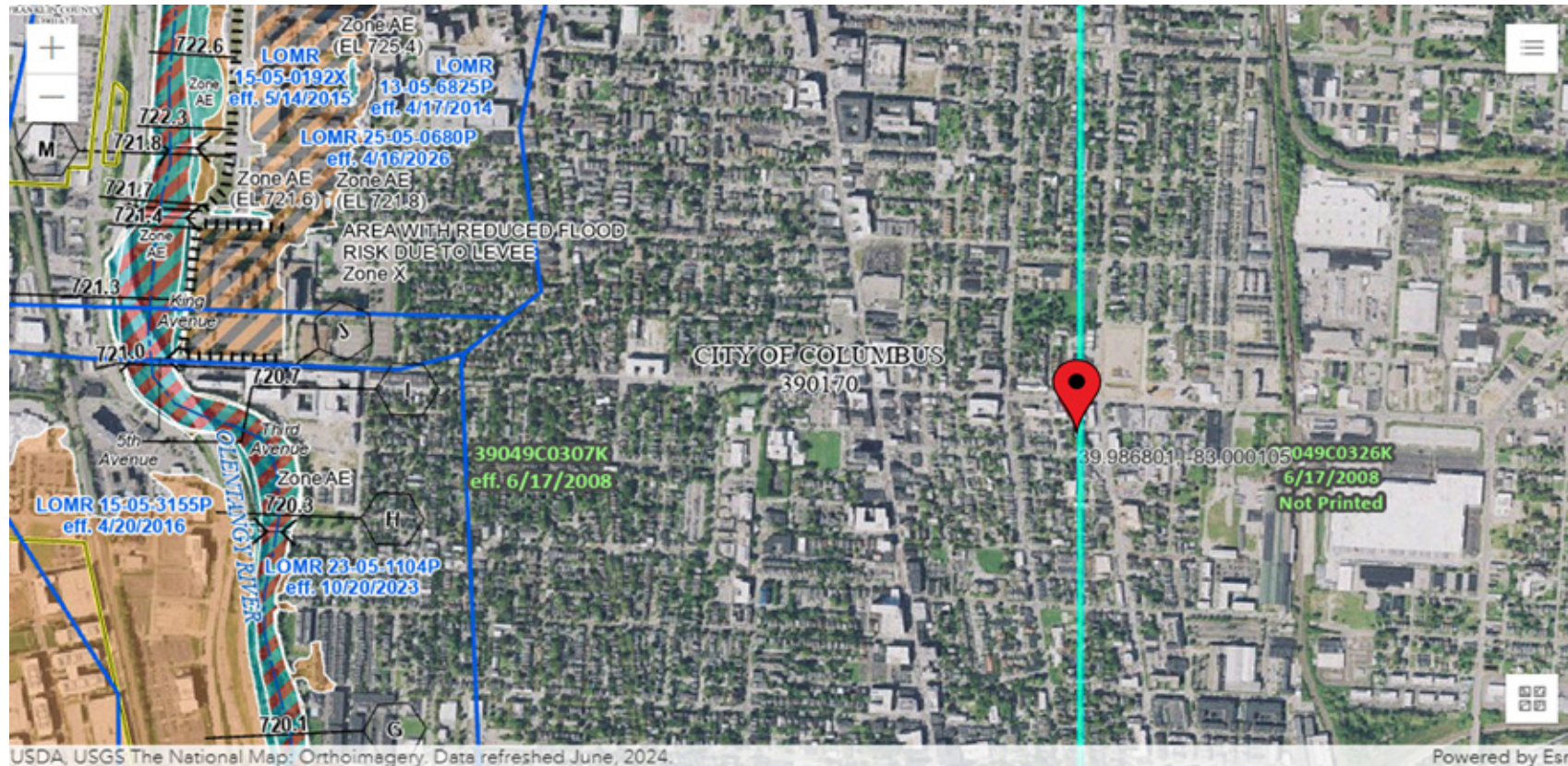
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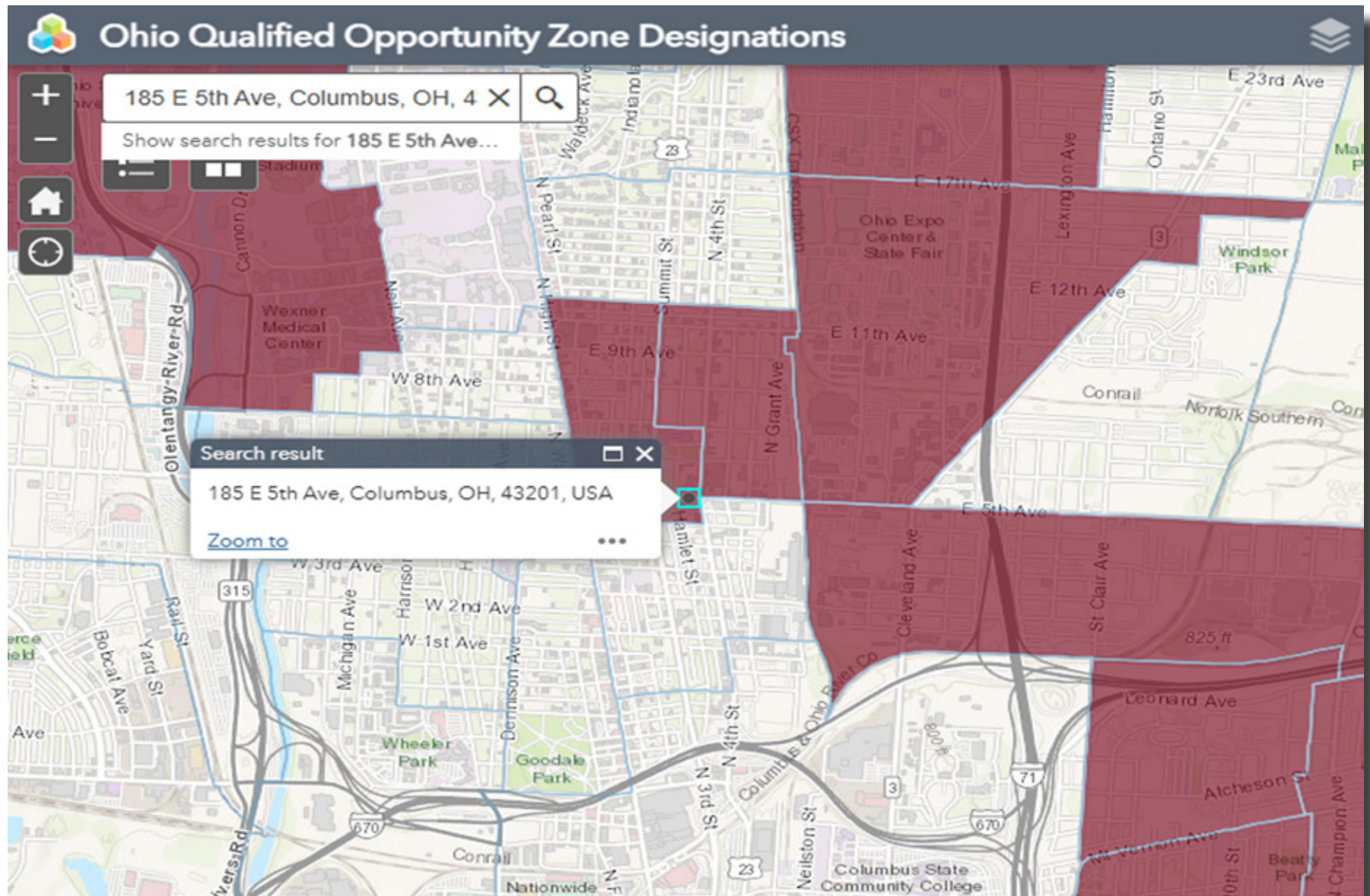
Location Map



Great Location!

Situated in the highly desirable Italian Village district, just north of Downtown and adjacent to the Short North Arts District





Click [here](#) to read about Ohio Opportunity Zones Tax Credit Program

Demographic Summary Report

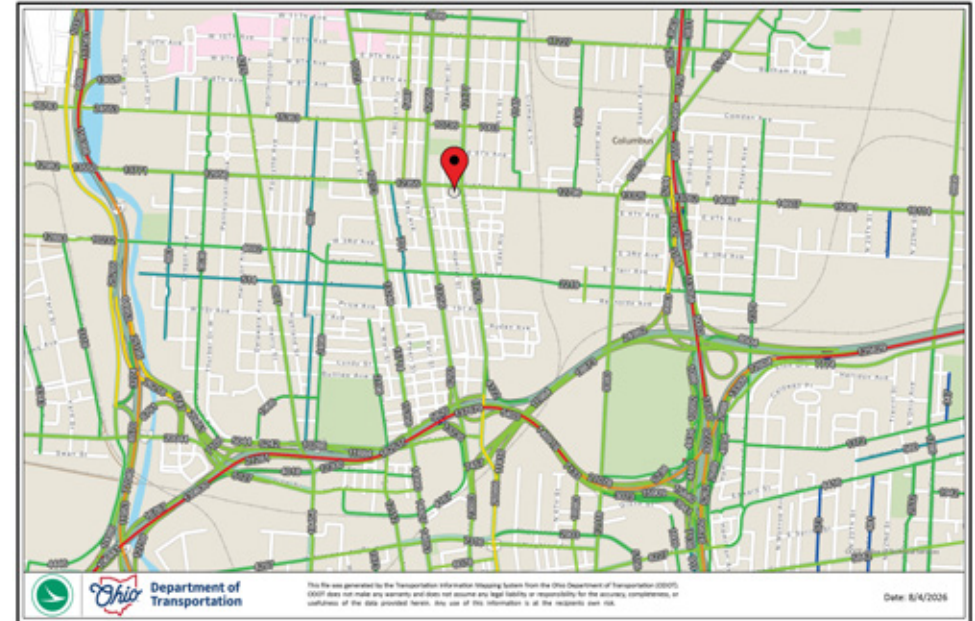
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Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	39,154	198,169	412,517
2025 Estimate	37,615	189,346	395,609
2020 Census	34,817	170,383	362,834
Growth 2025 - 2030	4.09%	4.66%	4.27%
Growth 2020 - 2025	8.04%	11.13%	9.03%
2025 Population by Hispanic Origin			
2025 Population	37,615	189,346	395,609
White	26,700 70.98%	116,472 61.51%	228,592 57.78%
Black	5,160 13.72%	44,799 23.66%	106,465 26.91%
Am. Indian & Alaskan	78 0.21%	420 0.22%	1,133 0.29%
Asian	2,036 5.41%	8,562 4.52%	14,278 3.61%
Hawaiian & Pacific Island	40 0.11%	153 0.08%	233 0.06%
Other	3,601 9.57%	18,940 10.00%	44,908 11.35%
U.S. Armed Forces	20	197	310

Households			
2030 Projection	17,946	89,723	176,974
2025 Estimate	17,162	85,522	169,392
2020 Census	15,590	76,409	154,602
Growth 2025 - 2030	4.57%	4.91%	4.48%
Growth 2020 - 2025	10.08%	11.93%	9.57%
Owner Occupied	3,017 17.58%	23,783 27.81%	66,794 39.43%
Renter Occupied	14,145 82.42%	61,738 72.19%	102,598 60.57%

2025 Households by HH Income			
Income: <\$25,000	4,291 25.00%	21,586 25.24%	37,917 22.38%
Income: \$25,000 - \$50,000	3,394 19.78%	17,021 19.90%	36,121 21.32%
Income: \$50,000 - \$75,000	2,358 13.74%	12,622 14.76%	25,473 15.04%
Income: \$75,000 - \$100,000	1,591 9.27%	8,928 10.44%	17,850 10.54%
Income: \$100,000 - \$125,000	1,314 7.66%	6,441 7.53%	13,941 8.23%
Income: \$125,000 - \$150,000	1,226 7.14%	4,839 5.66%	9,296 5.49%
Income: \$150,000 - \$200,000	1,384 8.06%	6,260 7.32%	12,254 7.23%
Income: \$200,000+	1,604 9.35%	7,824 9.15%	16,539 9.76%
2025 Avg Household Income	\$88,526	\$86,112	\$88,948
2025 Med Household Income	\$59,217	\$57,373	\$58,883



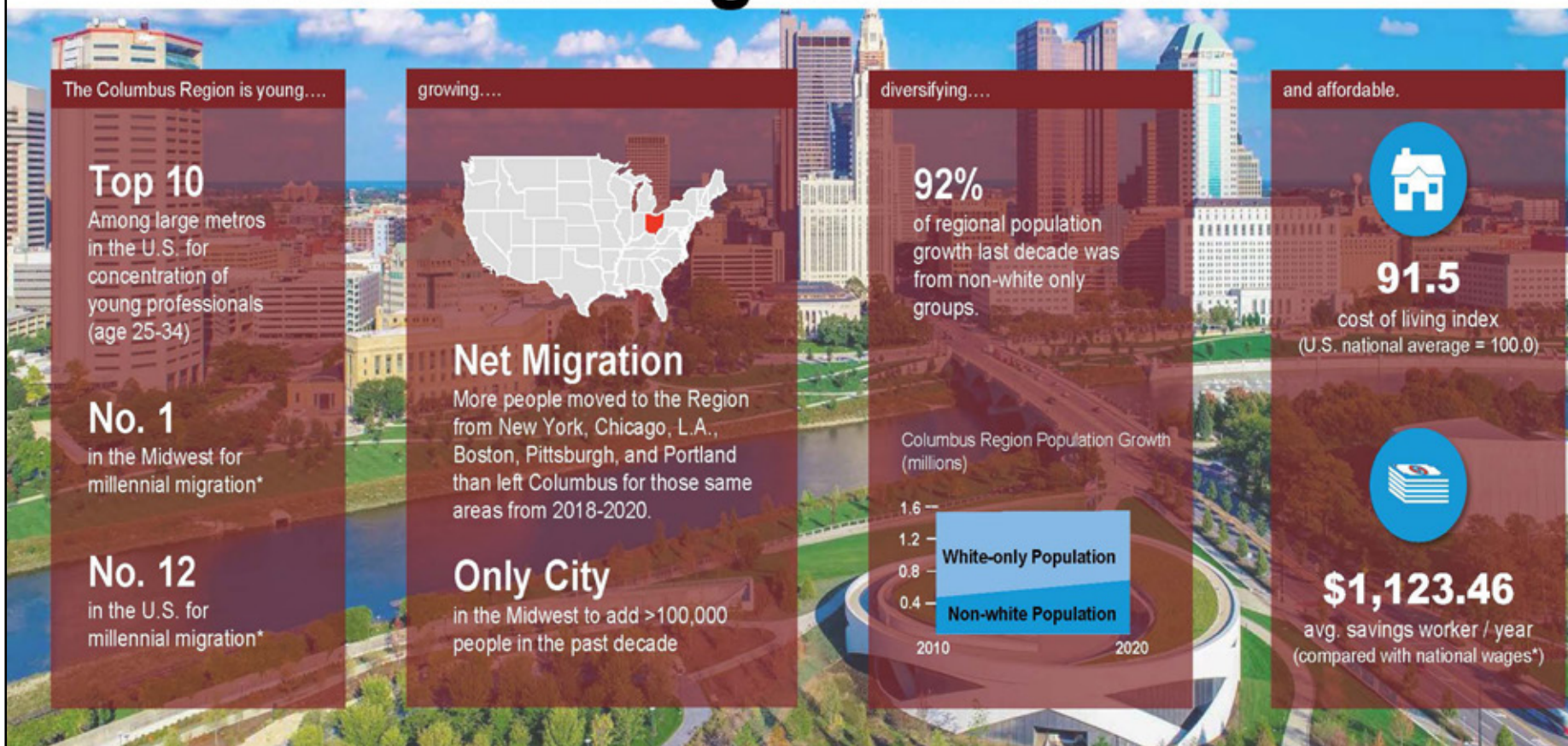
Traffic Count Report

185-195 E 5th Ave, Columbus, OH 43201



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E 5th Ave	N 4th St	0.02 E	2026	12,625	MPSI	.02
2 N 4th St	E 5th Ave	0.02 N	2026	9,961	MPSI	.03
3 North 4th Street	North 4th Street	0.14 NW	2026	10,946	MPSI	.06
4 East 4th Avenue	N 4th St	0.02 E	2026	854	MPSI	.06
5 N 4th St	E 5th Ave	0.04 S	2026	9,943	MPSI	.07
6 E 5th Ave	N 5th St	0.01 E	2026	13,391	MPSI	.08
7 E 5th Ave	Summit St	0.02 W	2026	13,279	MPSI	.09
8 North Fifth Street	E 5th Ave	0.01 N	2026	329	MPSI	.09
9 North Fifth Street	E 5th Ave	0.01 S	2026	560	MPSI	.10
10 Summit St	E Greenwood Ave	0.01 S	2026	9,406	MPSI	.10

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

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Learn more about us at
www.rweiler.com

The Robert Weiler Company is a full-service commercial real estate and appraisal firm, but what truly sets us apart is our commitment to relationships, integrity, and results.

For nearly nine decades, we have helped clients navigate the complexities of commercial real estate by taking the time to understand their unique goals and delivering solutions tailored to their needs.

Our experienced team combines deep market knowledge, strategic insight, and a client-first approach to create opportunities and maximize value.

Having been around since 1938, we offer a competitive advantage built on local expertise, long-standing relationships, and a reputation for excellence. This legacy allows us to deliver a level of service and market intelligence that clients will not find from any other commercial real estate firm in Columbus, Central Ohio, or beyond.



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The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler Company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy or completeness of the Memorandum.

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