906 19TH ST - 1164 GIBBARD AVE.

Columbus, OH 43219

Multi-Tenant Warehouse Opportunity: User or Investor

MATTHEWS™


±3 Miles Away to Downtown
670
±117,000 VPD
71
±145,000 VPD
G&J pepsi
Exclusively Listed By
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License No. SAL.2021003152 (OH)
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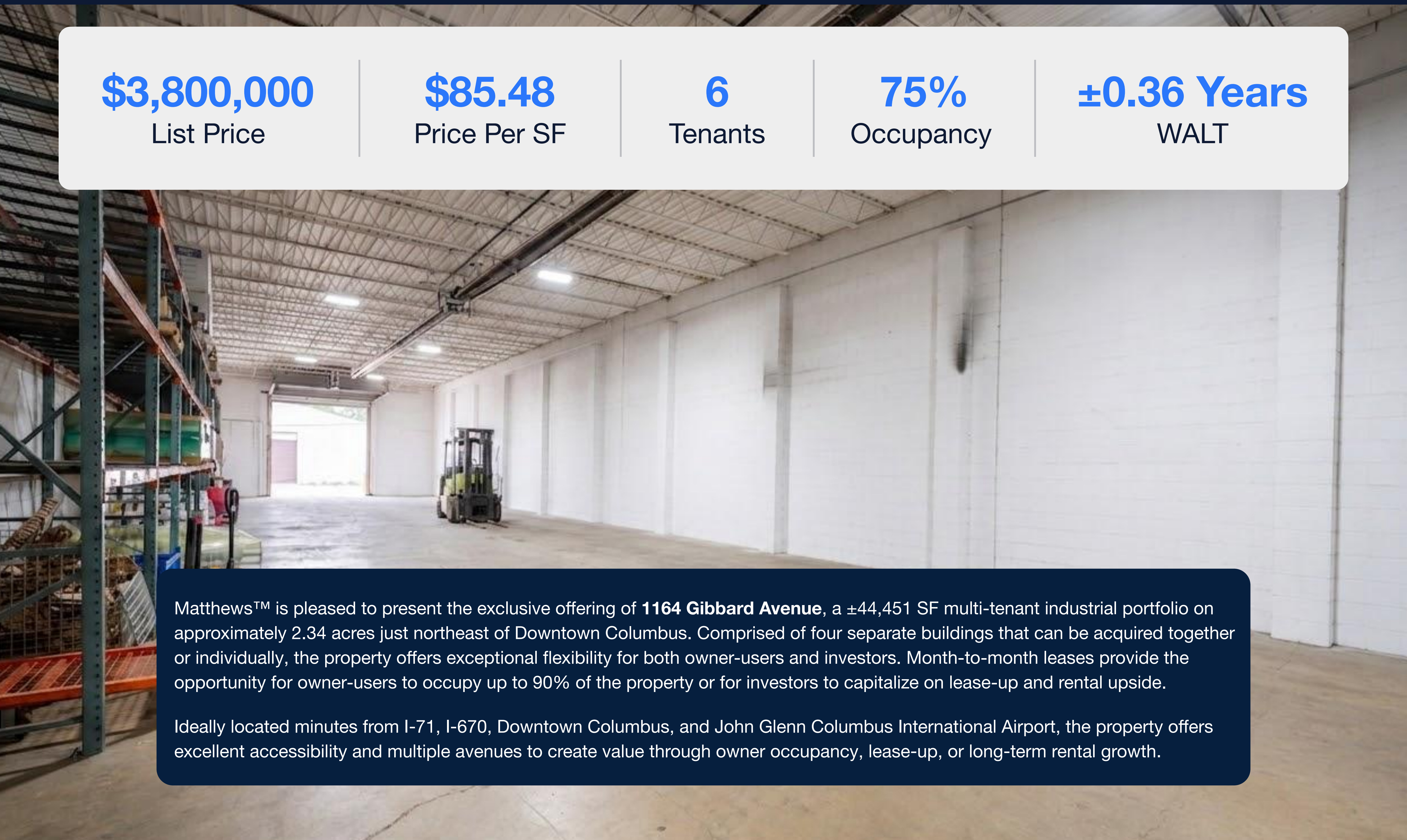
Broker of Record
Broker Lic. No.: BRKP.2024002419 (OH)
Firm Lic. No.: REC.2022007141 (OH)
MATTHEWS™

EXECUTIVE SUMMARY



$3,800,000	$85.48	6	75%	±0.36 Years
List Price	Price Per SF	Tenants	Occupancy	WALT

Matthews™ is pleased to present the exclusive offering of **1164 Gibbard Avenue**, a ±44,451 SF multi-tenant industrial portfolio on approximately 2.34 acres just northeast of Downtown Columbus. Comprised of four separate buildings that can be acquired together or individually, the property offers exceptional flexibility for both owner-users and investors. Month-to-month leases provide the opportunity for owner-users to occupy up to 90% of the property or for investors to capitalize on lease-up and rental upside.

Ideally located minutes from I-71, I-670, Downtown Columbus, and John Glenn Columbus International Airport, the property offers excellent accessibility and multiple avenues to create value through owner occupancy, lease-up, or long-term rental growth.

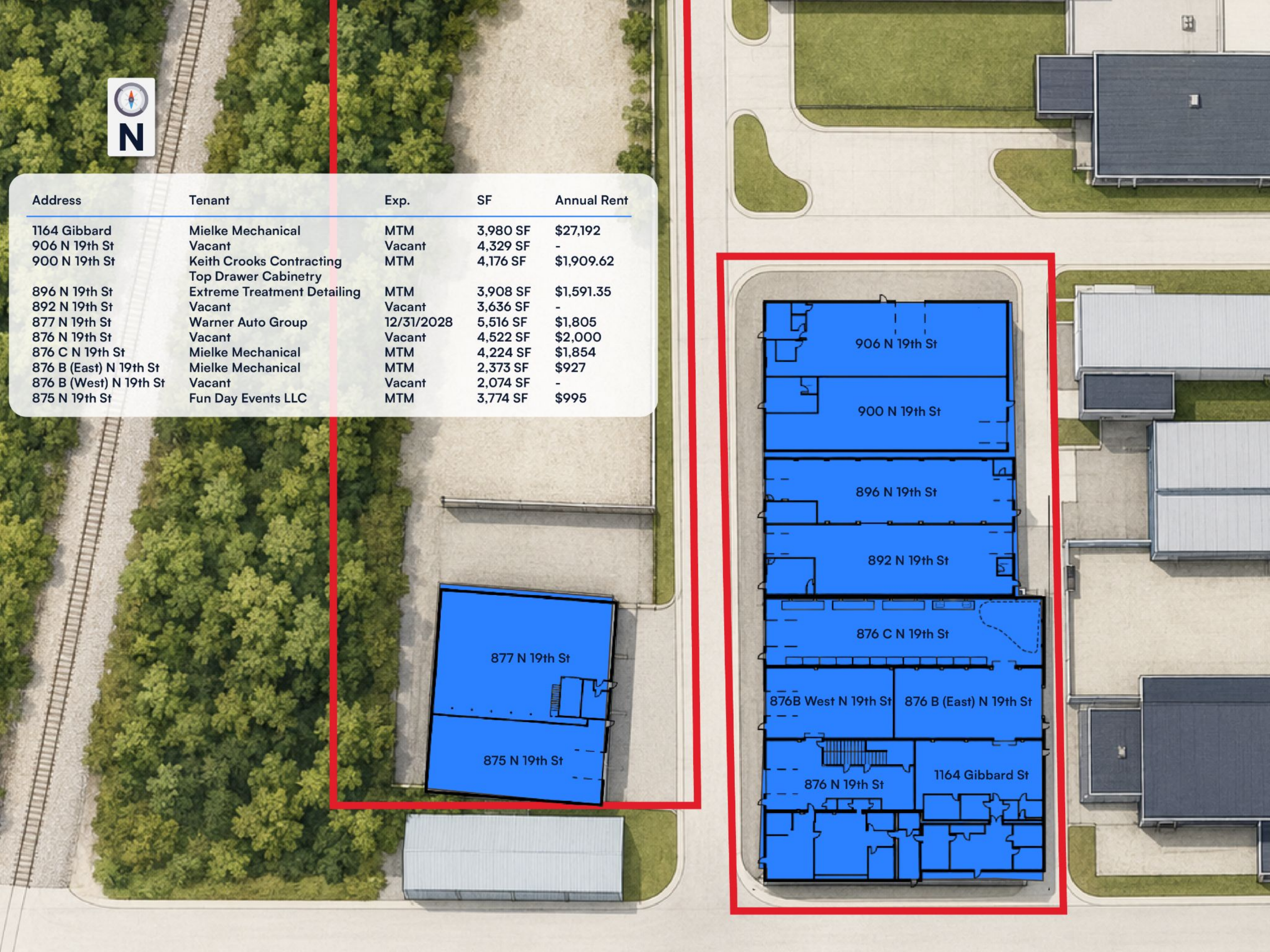
PROPERTY OVERVIEW

906 9th St-1164 Gibbard Ave
Columbus, OH 43219

Property Summary	
Address	906 9th St - 1164 Gibbard Ave.
Total Lot Size	±2.34 AC
Year Built/Renovated	1950/1965
Total SF	±44,451 SF
% Office	±15%
Roof	EPDM, TPO, Steel
Construction	Masonry & Steel
Drive In/Dock Doors	9 / 0
Clear Height	10’-18’
Tenants/ Occupancy	6 / 75%


Contact Broker for Individual Building Prices
875-877 19th St.
• ±10,175 SF
• ±1.41 AC
• 16’ Clear
• Wood Framed
1164 Gibbard & 876 N 19th St.
• ±17,080 SF
• ±0.57 AC
• 18’ Clear
• Drive Throughs (2)
892 - 906 N 19th St.
• ±15,670 SF
• ±0.57 AC
• 10’-14’ 8” Clear
• Drive Throughs (2)
• Overhead Doors (2)

Address	Tenant	Exp.	SF	Annual Rent
1164 Gibbard	Mielke Mechanical	MTM	3,980 SF	$27,192
906 N 19th St	Vacant	Vacant	4,329 SF	-
900 N 19th St	Keith Crooks Contracting Top Drawer Cabinetry	MTM	4,176 SF	$1,909.62
896 N 19th St	Extreme Treatment Detailing	MTM	3,908 SF	$1,591.35
892 N 19th St	Vacant	Vacant	3,636 SF	-
877 N 19th St	Warner Auto Group	12/31/2028	5,516 SF	$1,805
876 N 19th St	Vacant	Vacant	4,522 SF	$2,000
876 C N 19th St	Mielke Mechanical	MTM	4,224 SF	$1,854
876 B (East) N 19th St	Mielke Mechanical	MTM	2,373 SF	$927
876 B (West) N 19th St	Vacant	Vacant	2,074 SF	-
875 N 19th St	Fun Day Events LLC	MTM	3,774 SF	$995



FINANCIAL OVERVIEW

1906 9th St-1164 Gibbard Ave
Columbus, OH 43219

RENT ROLL

Property	SF	Exp.	Annual	Monthly	In Place Rent	Options	Annual Increases
1164 Gibbard	3,980	MTM	$27,192.00	$2,266.00	$6.83 MG	None	None
906 N 19th	4,329	Vacant	-	-	-	-	-
900 N 19th	4,176	MTM	$22,915.44	$1,909.62	$5.49 MG	None	None
896 N 19th	3,908	MTM	$19,669.09	$1,591.35	$5.03 MG	None	None
892 N 19th	3,636	Vacant	-	-	-	-	-
877 N 19th	5,516	MTM	$21,660.00	$1,805.00	$3.93 MG	None	None
876 N 19th	4,522	12/31/2028	$24,000.00	$2,000.00	$5.31 MG	None	None
876 C N 19th	4,224	MTM	$22,915.44	$1,854.00	$5.43 MG	None	None
876 B (East) N 19th	2,373	MTM	$11,124.00	$927.00	$4.69 MG	None	None%
876 B (West) N 19th	2,074	Vacant	-	-	-	-	-
875 N 19th	3,774	MTM	$11,940.00	$995.00	$3.16 MG	None	216None
N 19th Fenced Lot	41,600 (.95 AC)	Vacant	-	-	-	-	-
TOTAL	**42,512 (Net Leasable Area)**	**Wait: 0.36 Years**	**$161,415.97**	**$13,347.97**			

*Square footages are approximated based on lease information.
Total building square footage per ALTA survey is 44,451: 34,276 SF on East side and 10,175 SF on West side.

IN-PLACE VS MARKET RATE

Property	SF	Expiration	Annual	Monthly	In Place Rent	Market Rate	% Upside
1164 Gibbard	3980	6/30/2026	$27,192.00	$2,266.00	$6.83 MG	$12.50 MG	83%
906 N 19th	4,329	Vacant	-	-	-	$10.00 MG	-
900 N 19th	4,176	11/30/2026	$22,915.44	$1,909.62	$5.49 MG	$10.00 MG	82%
896 N 19th	3,908	11/30/2026	$19,669.09	$1,591.35	$5.03 MG	$10.00 MG	98%
892 N 19th	3,636	Vacant	-	-	-	$10.00 MG	-
877 N 19th	5,516	4/30/2026	$21,660.00	$1,805.00	$3.93 MG	$10.00 MG	154%
876 N 19th	4,522	12/31/2028	$24,000.00	$2,000.00	$5.31 MG	$10.00 MG	88%
876 C N 19th	4,224	12/31/2026	$22,915.44	$1,854.00	$5.43 MG	$10.00 MG	84%
876 B (East) N 19th	2,373	4/30/2026	$11,124.00	$927.00	$4.69 MG	$12.00 MG	156%
876 B (West) N 19th	2,074	Vacant	-	-	-	$12.00 MG	-
875 N 19th	3,774	4/30/2026	$11,940.00	$995.00	$3.16 MG	$10.00 MG	216%
N 19th Fenced Lot	0.95 AC (41,600 SF)	Vacant	-	-	-	$2,500/MO	-
TOTAL	**42,512**	**Wait: 0.36 Years**	**$161,415.97**	**$13,347.97**			

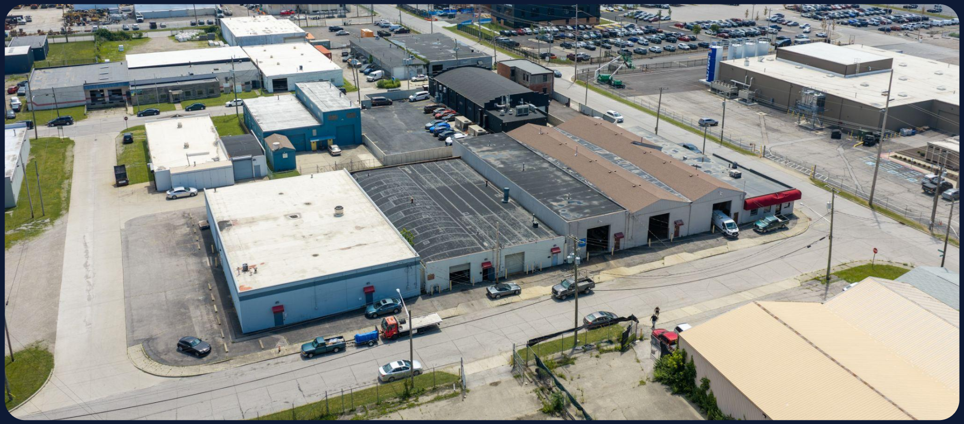
UNDERWRITING & PROFORMA

Year	2026	2027	2028	2029
Income	$161,415.97	$400,059	$466,735	$488,961
Expenses				
Taxes	$32,769.90	$40,00	$41,200	$42.436
Insurance	$8,900	$9,000	$9,270	$9,548
CAM	$5,500	$6,500	$6,695	$6,895
Operating Expense Leakage				
Vacancy Factor (3%)	-	$12,000	$13,283	$15,275
Net Operating Income	**$114,246**	**$332,559**	**$396,287.50**	**$414,807**

Underwriting Assumptions

- Achieve full occupancy by 2027 with an average rate of $9/SF modified gross
- All leases retain a modified gross structure
- Landlord begins charging based on the Gross Leasable Areas (44,451)
- +/- 1 acre of yard to the West is monetized for parking or included in the Western building's lease rate
- Expenses Increase 3% annually

PROPERTY PHOTOS



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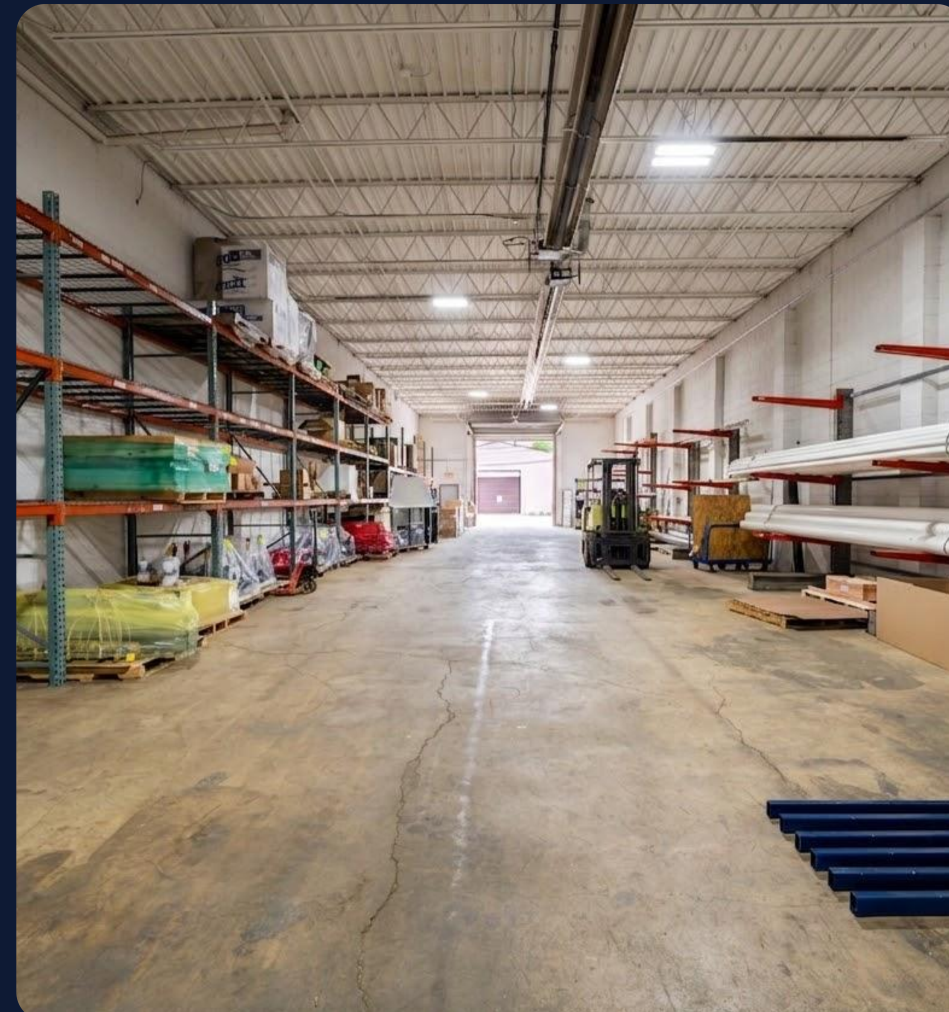

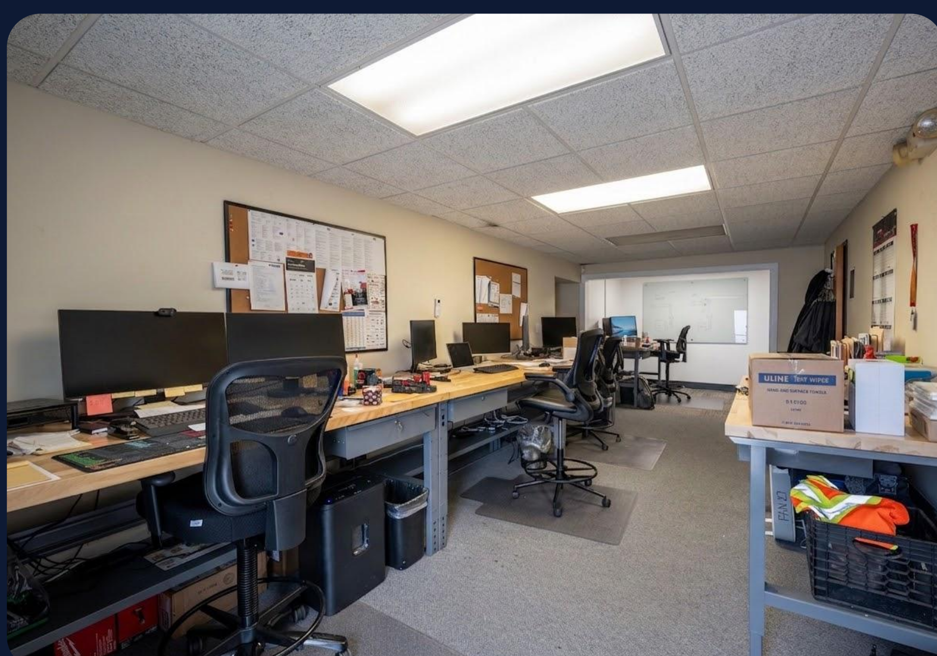


N
AkzoNobel
UNITED ALLOYS AND METALS
RUMPKE
McMahon TRUCK CENTERS
Industrial Neighbors
AMERICAN ELECTRIC POWER
DRS MECHANICAL, LLC HEATING & COOLING
ABS ABLE BREAKDOWN SERVICE
BUCKEYE BODY AND EQUIPMENT
PERFORMANCE BEYOND EXPECTATIONS
ALLSTRAP
STEEL & POLY STRAPPING SYSTEMS
IHS METAL RECYCLING
Subject Property
U-HAUL
Bolt ELECTRICAL PRODUCTS
WC Welding Consultants LLC
JOHNSTONE SUPPLY
± 122,878 VPD
INTERSTATE 71
PEPSI Distribution Center
2J SUPPLY HVAC DISTRIBUTORS
± 118,535 VPD
INTERSTATE 670
Henderson
carr SUPPLY, INC.
Google Earth

MARKET OVERVIEW

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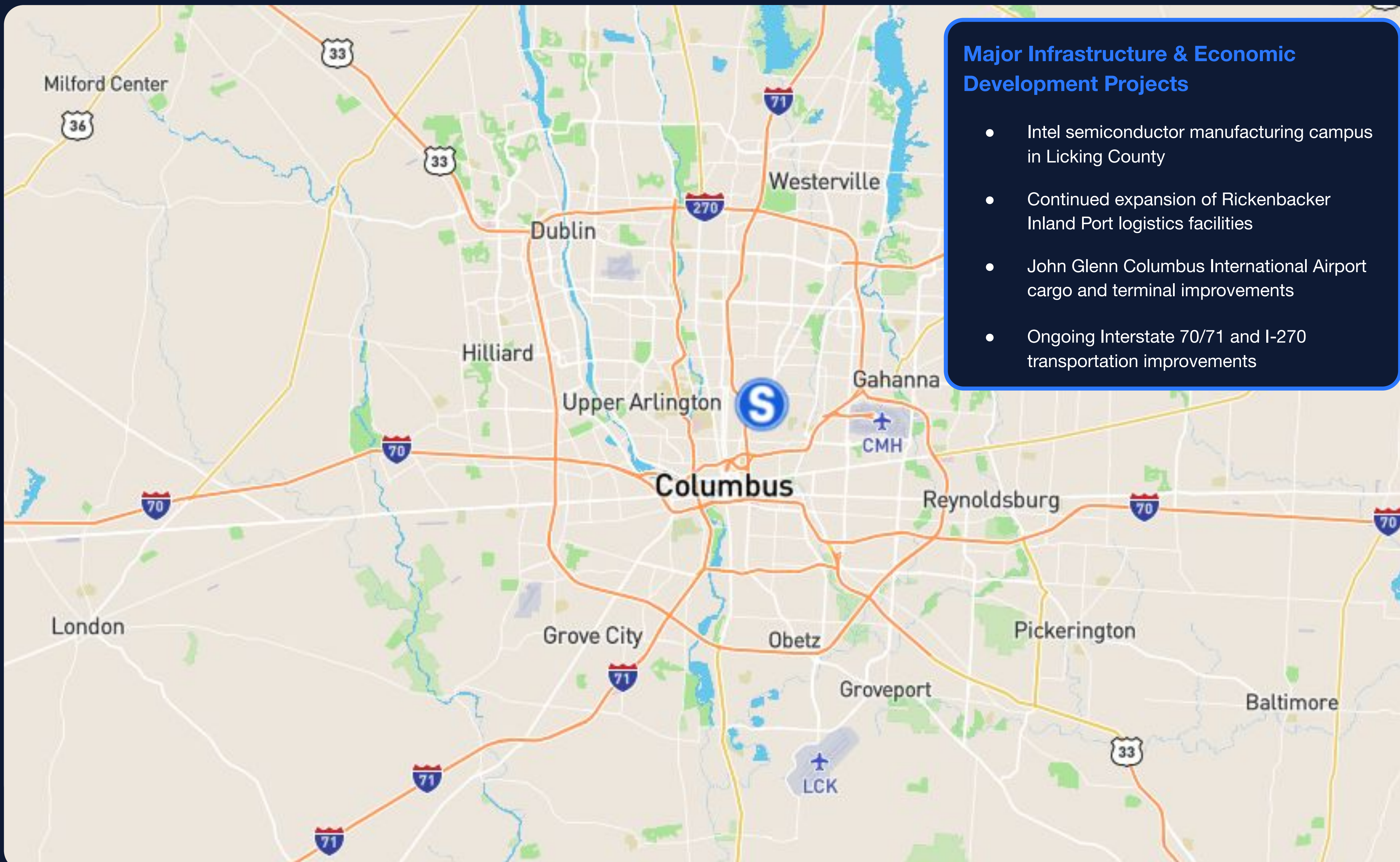

Major Infrastructure & Economic Development Projects

- Intel semiconductor manufacturing campus in Licking County
- Continued expansion of Rickenbacker Inland Port logistics facilities
- John Glenn Columbus International Airport cargo and terminal improvements
- Ongoing Interstate 70/71 and I-270 transportation improvements

COLUMBUS, OH

Market Demographics

918,000
Total Population

$169B
Metro Gross Domestic Product

70%
Labor Force Participation Rate

2.8%
Unemployment Rate

Local Market Overview

Columbus has emerged as one of the Midwest's premier industrial and logistics markets, supported by sustained population growth, a diverse employment base, and one of the nation's strongest regional economies. As Ohio's capital and largest city, Columbus benefits from a strategic central location that places nearly half of the U.S. population within a one-day truck drive. The area continues to attract manufacturing, distribution, technology, and e-commerce investment due to its business-friendly environment, skilled workforce, and extensive multimodal transportation network. Industrial users also benefit from direct access to Interstate 70, Interstate 71, Interstate 270, and John Glenn Columbus International Airport, making the market attractive for regional and national supply chains.

The property's location within the northeast Columbus industrial corridor offers immediate connectivity to major transportation routes, Rickenbacker International Airport, and numerous established industrial parks. Continued investment from advanced manufacturing, semiconductor suppliers, logistics operators, and data center development has supported strong industrial demand throughout Central Ohio.

Population	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	10,597	188,519	378,095
Current Year Estimate	10,385	183,951	373,382
2020 Census	8,510	174,013	355,487
Growth Current Year-Five-Year	2.04%	2.48%	1.26%
Growth 2020-Current Year	22.04%	5.71%	5.03%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	4,469	85,089	169,523
Current Year Estimate	4,377	82,133	167,026
2020 Census	3,305	71,167	150,482
Growth Current Year-Five-Year	2.12%	3.60%	1.49%
Growth 2020-Current Year	32.42%	15.41%	10.99%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$58,368	$99,257	$100,246

Major Industries

- Logistics & Distribution
- Advanced Manufacturing
- Semiconductor & Electronics
- Financial Services
- Healthcare
- Higher Education & Research
- Technology

Top Employers

- Amazon
- The Ohio State University
- Nationwide Insurance
- OhioHealth
- JPMorgan Chase
- Cardinal Health
- Intel

ECONOMIC DRIVERS

Strategically located at the crossroads of major interstate corridors with exceptional regional and national distribution access.

Columbus has developed one of the nation's most diversified economies, anchored by government, higher education, healthcare, finance, technology, logistics, manufacturing, and advanced research. The metro has experienced significant corporate investment due to its central geographic position, educated workforce, and expanding infrastructure. Industrial demand has accelerated with continued growth in e-commerce fulfillment, semiconductor manufacturing, automotive suppliers, and distribution facilities.

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EXCLUSIVELY LISTED BY

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