

Self Storage C of O Opportunity



Call for Offers Due: Thursday, March 12, 2026

Walnut Street Storage C of O Opportunity

6202 E. Walnut Street
New Albany, OH 43054

Presented by:

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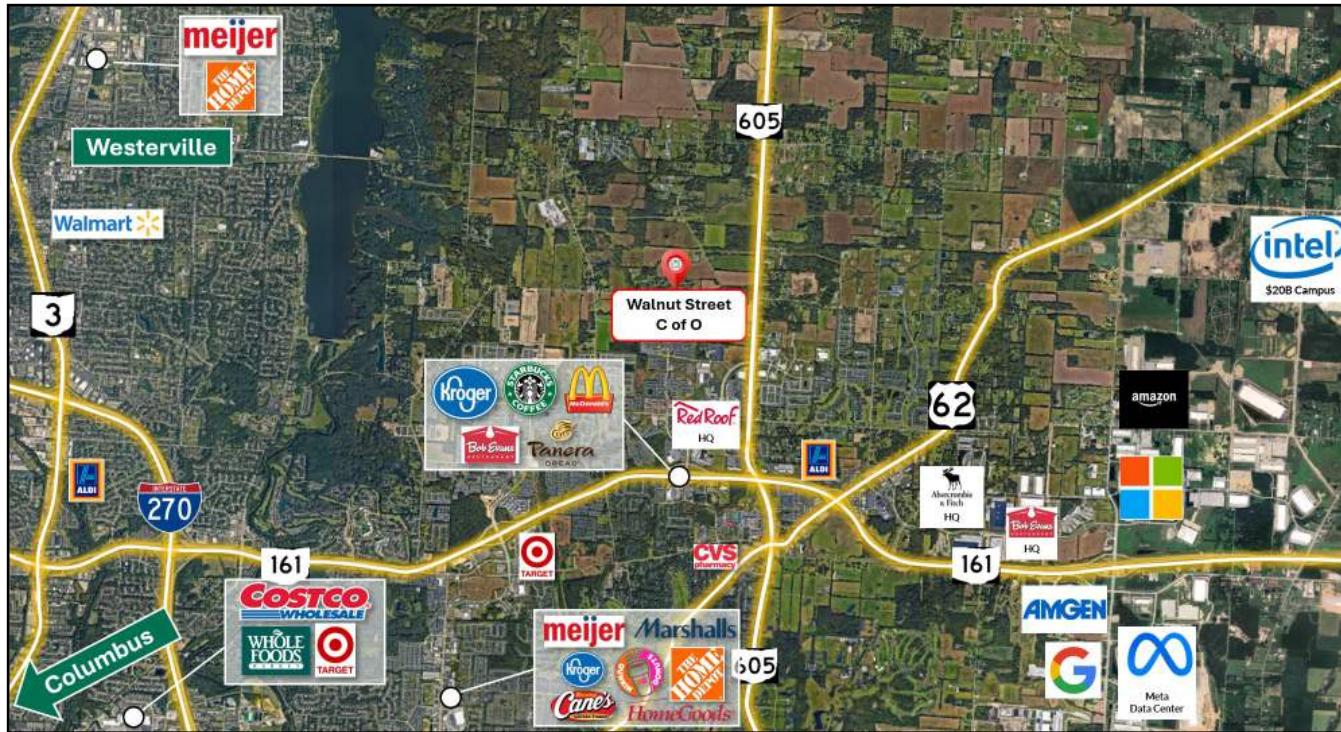
INVESTMENT HIGHLIGHTS

- Institutional-quality C of O opportunity located on 8.27 +/- acres in New Albany, a dynamic suburb of Columbus, OH
- Best-in-class construction with attractive mix of Interior CC (47%) / Exterior NC product (53%) and RV/Boat spaces to accommodate a wide variety of customers
- 7 single-story buildings featuring 82,804 GSF | 70,900 NRSF | 526 storage units | 61 RV/Boat parking spaces
- Great visibility, frontage, and access on Walnut Street
- Strong demographics with 33,823 population, \$172k HHI, and 6.7% pop growth in 5-yr (3-mi)
- Located within the Columbus MSA, ranked as #1 in the U.S. for combined business growth and infrastructure investment according to *Site Selection Magazine* Global Groundwork Index
- The sale is contingent upon receiving the C of O, expected in Q2 2026

PROPERTY DETAILS

Storage GSF:	82,804
Storage NRSF:	70,900
RV/Boat SF:	25,500
Storage Units:	526
RV/Boat Units:	61
Acres:	8.27+/-
Buildings:	7
Year Built:	2026





Argus Self Storage Advisors, Hayes Ventures, and NAI Pleasant Valley have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.