



For sale - 2,184 s.f. on 2.16 acres

Investment Opportunity

1804 N 2nd Street, Ironton, Ohio 45638

Executive summary

JLL is pleased to present an exceptional investment opportunity located in Ironton, Ohio. This property boasts multiple access entry points, a large graveled, fully fenced and gated lot. Additionally, it benefits from an existing tenant already in place. The current tenant has been in business since 1998 and has leased this property since 2007.

1804 N 2nd Street, Ironton

Size

2,184 s.f. (office)
2.16 acre lot

Lease term

January 31, 2028

In-place NOI

\$64,488



Tenant profile



Our History

In 1999, our founders established Storage on the Spot (SOTS), Inc., to address the emerging needs of their clientele. SOTS provides 16-gauge corrugated steel storage containers for construction, commercial, residential, and industrial settings. These lockable storage containers have helped save millions of dollars in losses due to theft and worksite vandalism. Additionally, SOTS offers stackable container modifications, such as twenty and forty-foot office/break-rooms, complete with insulation, HVAC systems, electrical outlets, overhead lighting, and other portable products.



Property photos



Highway access

US52	0.3 miles
US23	2.5 miles
I-64	13 miles



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