



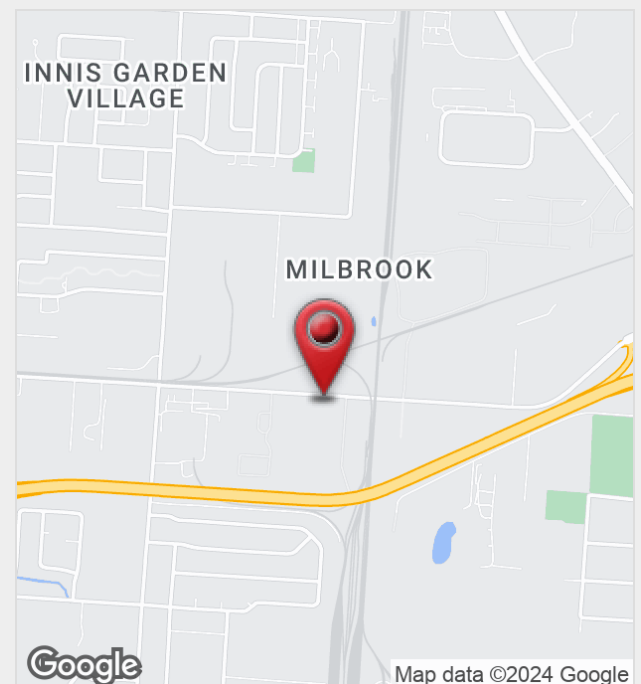
## 2025 Refugee Road

Columbus, Ohio 43207

### Property Features

- New Engineered Steel Construction Built in 2023
- 4,075 SF + 3 Acres For Lease
- Two 54' x 24' Bays
- 2 Drive-in Doors (14' x 14')
- ±2,700 SF Office; Office Finished First Floor, Built to Suite Second Floor
- Rear Lot Water Detention, Gravel, Fencing, & Lighting; Completion est. July 2024
- M-Manufacturing Zoning
- Automatic Lift, Master Doors, Blackheat BH Warehouse Gas, Heaters, & Climate Controlled Offices
- Easy Access to Local Freeways Including SR-104, I-71 & I-270

**Lease Rate: Negotiable**  
**[WWW.2025RefugeeRoad.Com](http://WWW.2025RefugeeRoad.Com)**



For more information:

**Peter Griffith**  
614 629 5247 • [pgriffith@ohioequities.com](mailto:pgriffith@ohioequities.com)



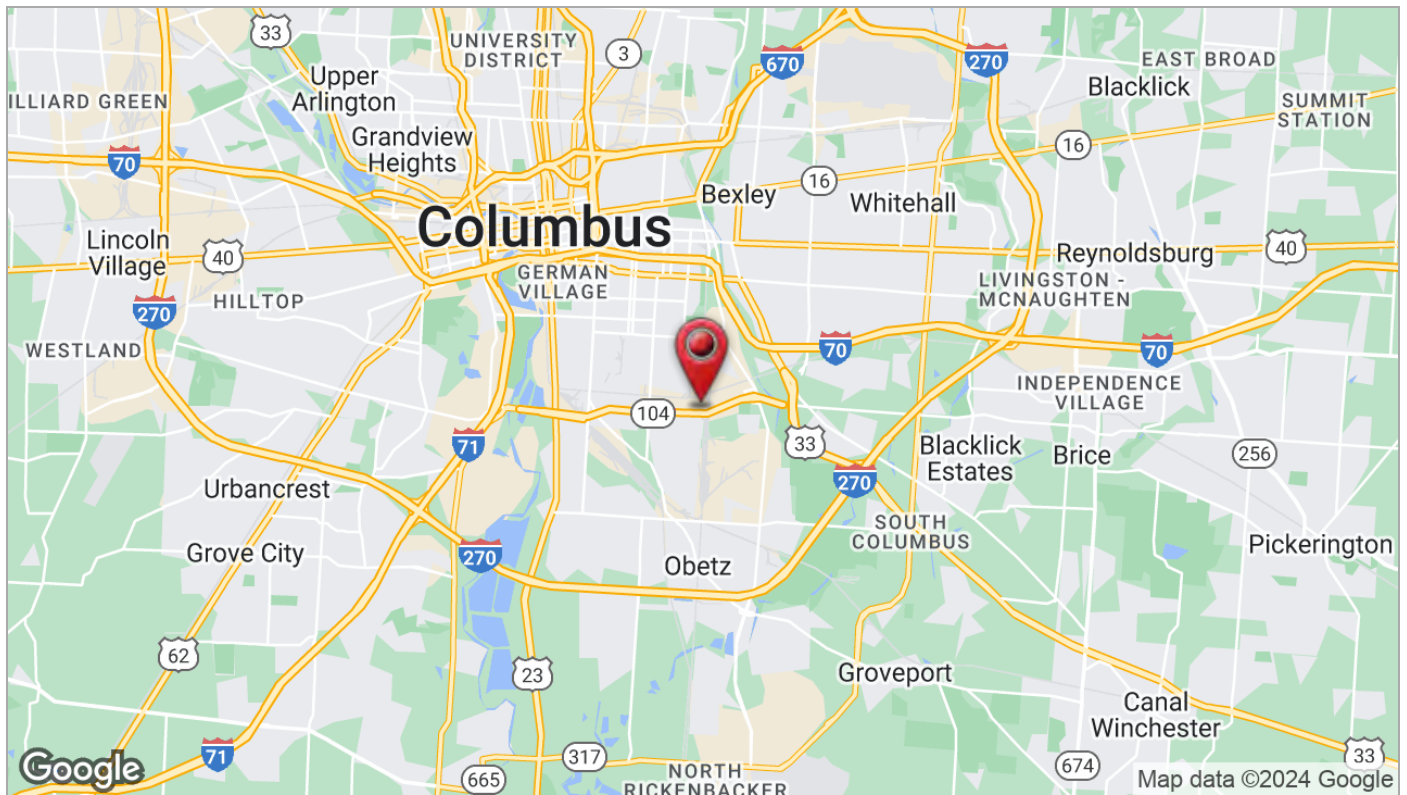
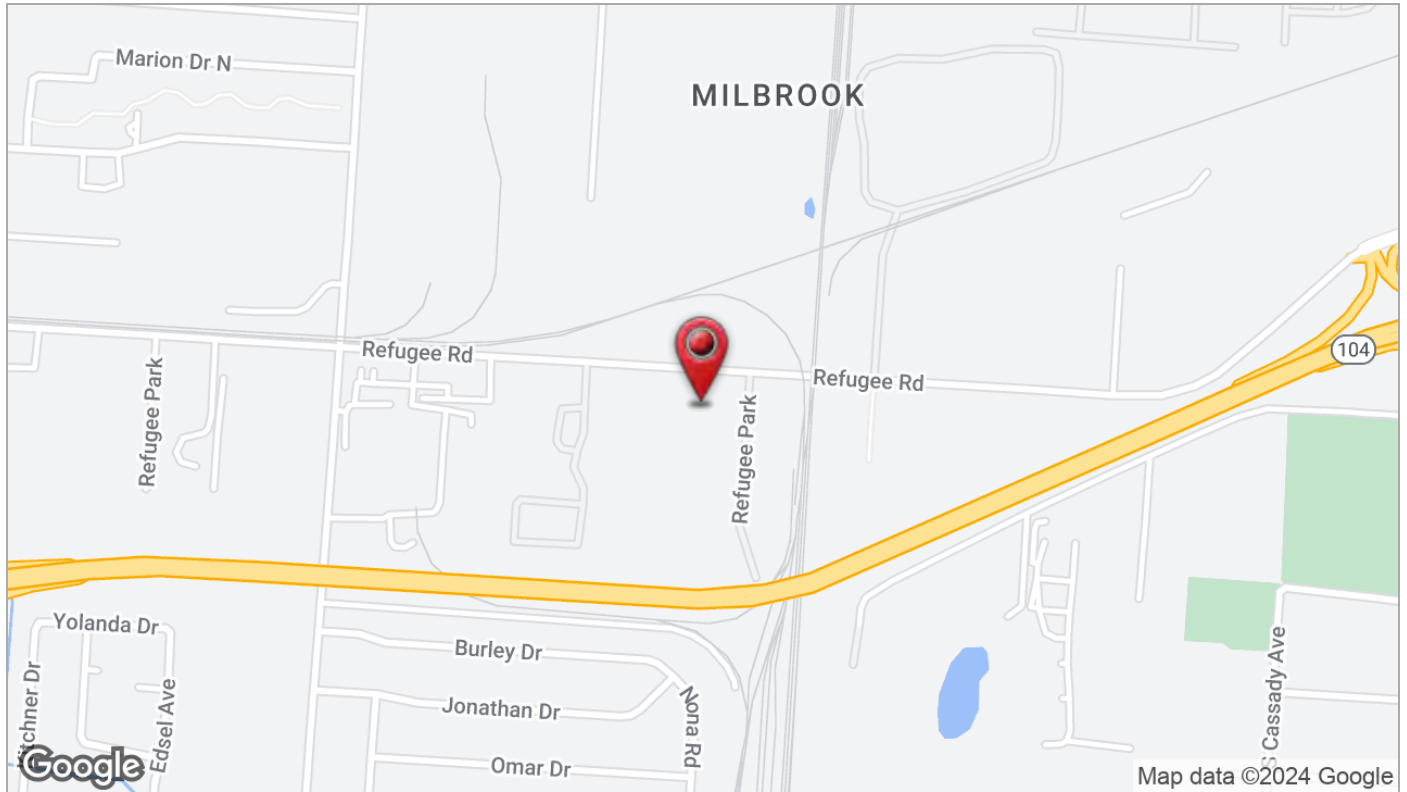




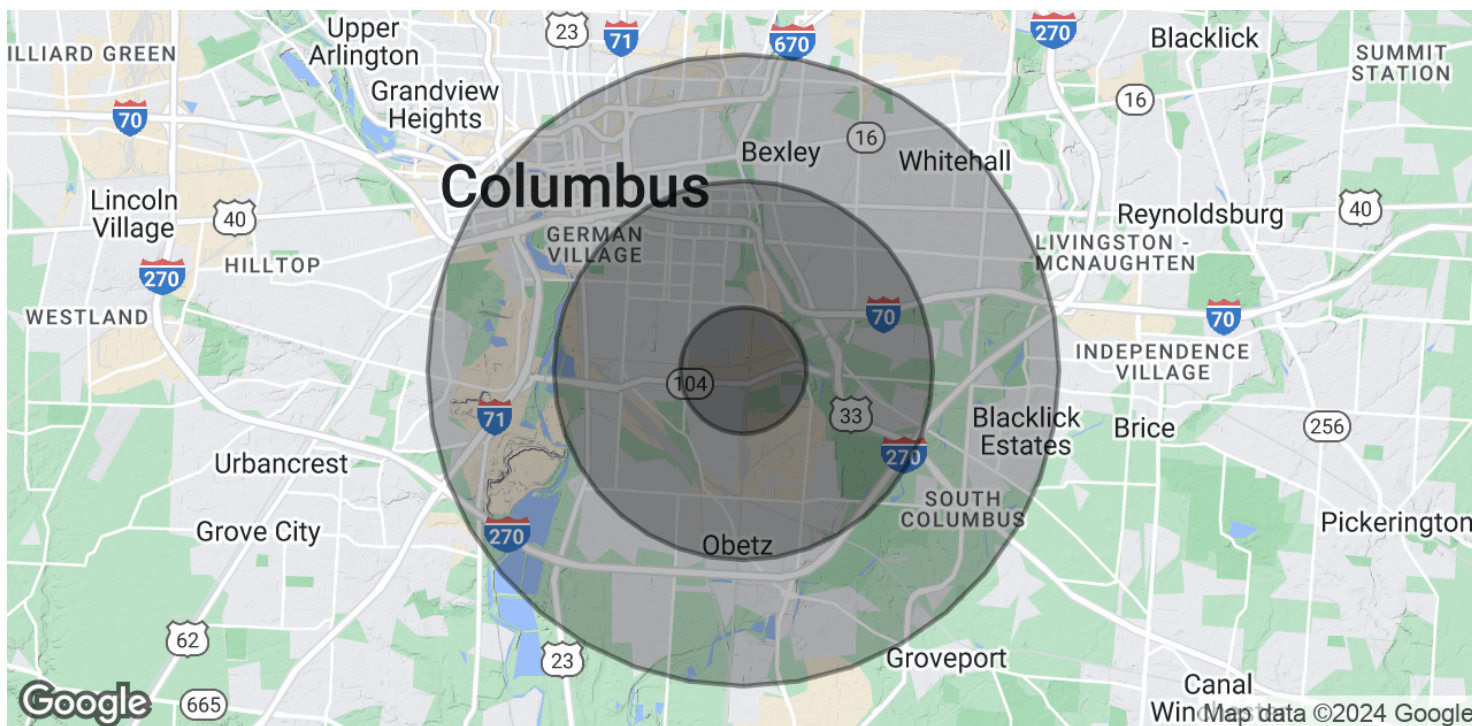












<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,821	90,396	235,664
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,354	37,880	103,028
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$51,682	\$72,556	\$77,707
Average House Value	\$165,671	\$236,951	\$296,256

Demographics data derived from AlphaMap