

For Lease

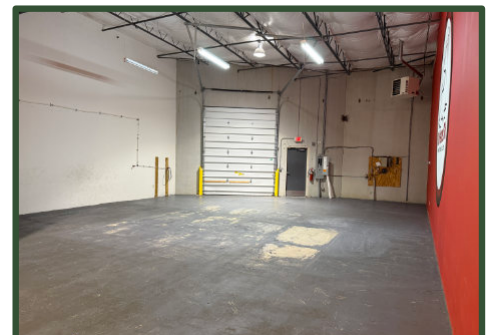
\$11/SF NNN



705 Radio Drive, Lewis Center, OH 43035

Office/Warehouse For Lease in Lewis Center, Ohio

- Office warehouse condo located in Green Meadows off of US-23 and SR-750
- ± 3,101 square feet of total space with approximately 2,201 Square Feet of warehouse and ± 900 square feet of office
- Included are 2 private offices, two bathrooms, kitchenette, and approximately ± 2,201 square feet of warehouse with a 12' drive-in door
- Updates underway - include new paint, new flooring, and LED lighting



[Click Here to View Property Video](#)

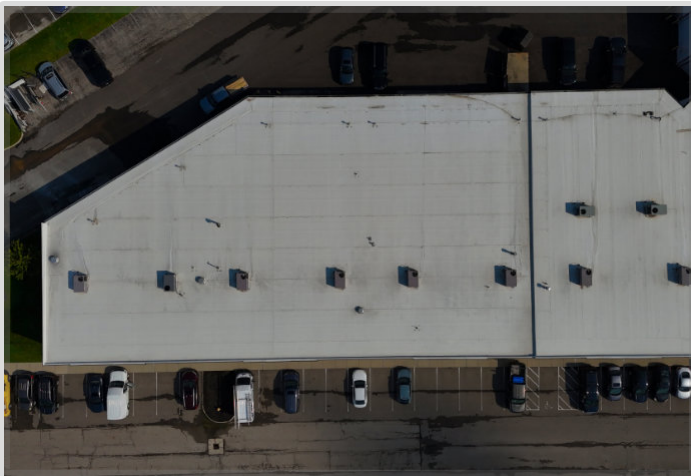
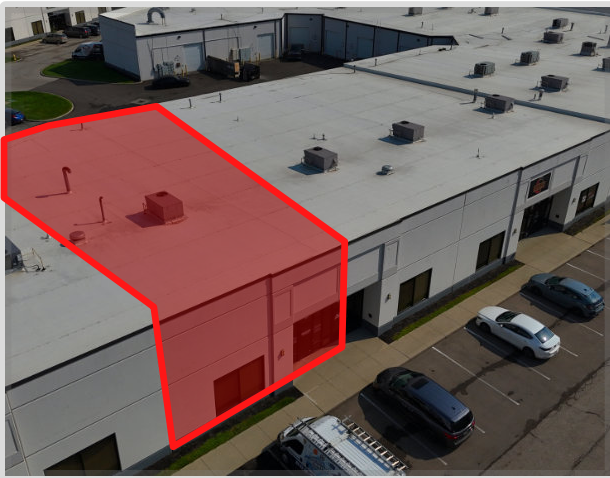
James Mangas, CCIM
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4608 Sawmill Road
Columbus, Ohio 43220
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Exterior Photos



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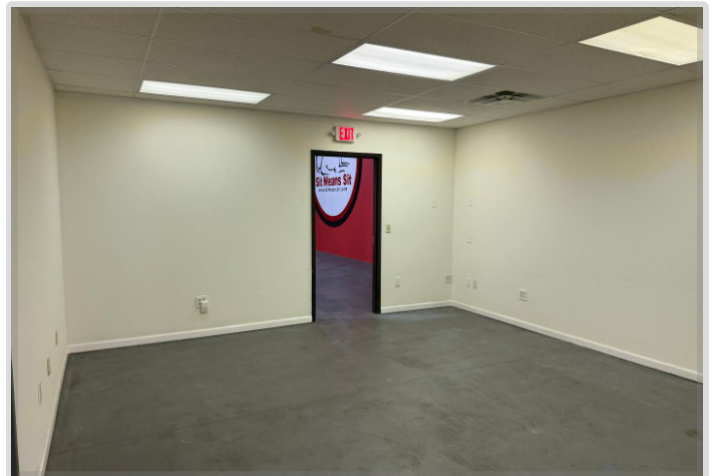
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Interior Photos (Office)



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Interior Photos (Warehouse)



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Additional Property Information

Legal Information

Price	\$11.00/SF
Parcel Number	313-04-014-585
Possession	Immediate

Land Information

Acreage	± 15.64 AC
Current Use	Flex Building
Current Zoning	Flex/Industrial

Structural Information

Total SqFt	± 3,101
Office SqFt	± 900
Warehouse SqFt	± 2,201

Additional Information

Operating Expenses	\$5.11/SqFt
Water/Sewer?	Public
Taxes (2025)	\$6,998.32

Property Highlights

Close Proximity to Interstate 71

Total of ± 3,101 Square Feet

Easy Access to Unit

Ample Parking on Site

New Upgrades Underway

In Polaris Commercial Corridor

Ample Local Amenities

2 Private Offices, 2 Bathrooms, & Kitchenette

Easy Access to US-23 and SR-750

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Parcel Page



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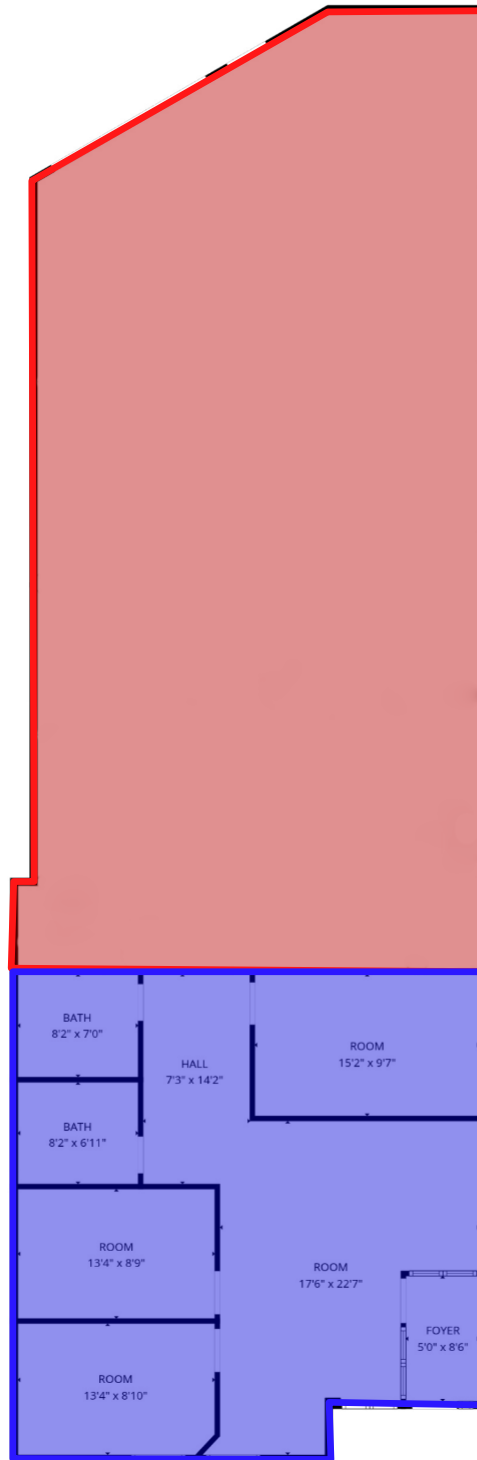
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Floor Plan

■ = Warehouse

■ = Office



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Nearby Amenities



TO DELAWARE

OLENTANGY
ORANGE
MIDDLE & HIGH
SCHOOL

KOHL'S HALF PRICE BOOKS
Bath & Body Works
AVENTUS NAIL SPA
Walmart GNC
LIVE WELL

HomeGoods
Marshalls
Michaels

Property of Interest

HOBBY LOBBY
McDonald's
SONIC
BURGER KING
Rooster's
Tire Discounters
Walgreens
Carls Jr. MARKET & RISTORANTE
at home
Huntington

COSTCO
WHOLESALE

Cabela's

POLARIS
FASHION PLACE®

DICK'S SPORTING GOODS
HOUSE OF SPORT
Apple
Abercrombie & Fitch
Bath & Body Works
BARNES & NOBLE
macy's JCPenney
CINEMARK

CHASE
Kroger
TARGET
BEST BUY
LOWE'S
TACO BELL
BIBIBOP
TJ-maxx
SIERRA
Jersey Mike's Subs

HIGHBANKS
METRO
PARK

TO COLUMBUS

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TO COLUMBUS

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THE CITY OF COLUMBUS

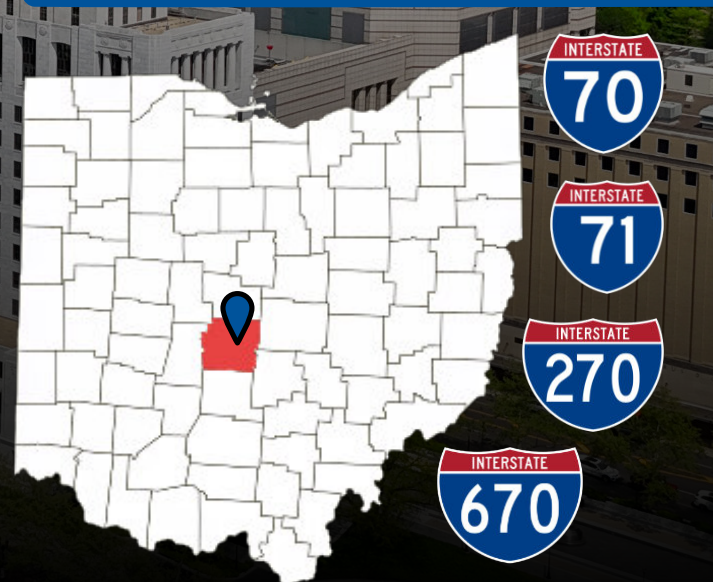
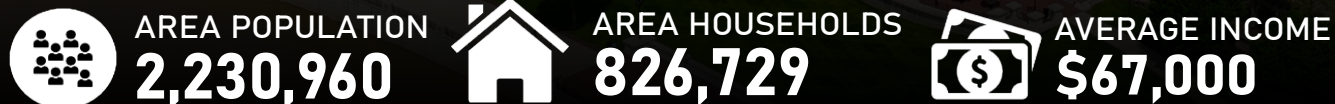
AREA OVERVIEW

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

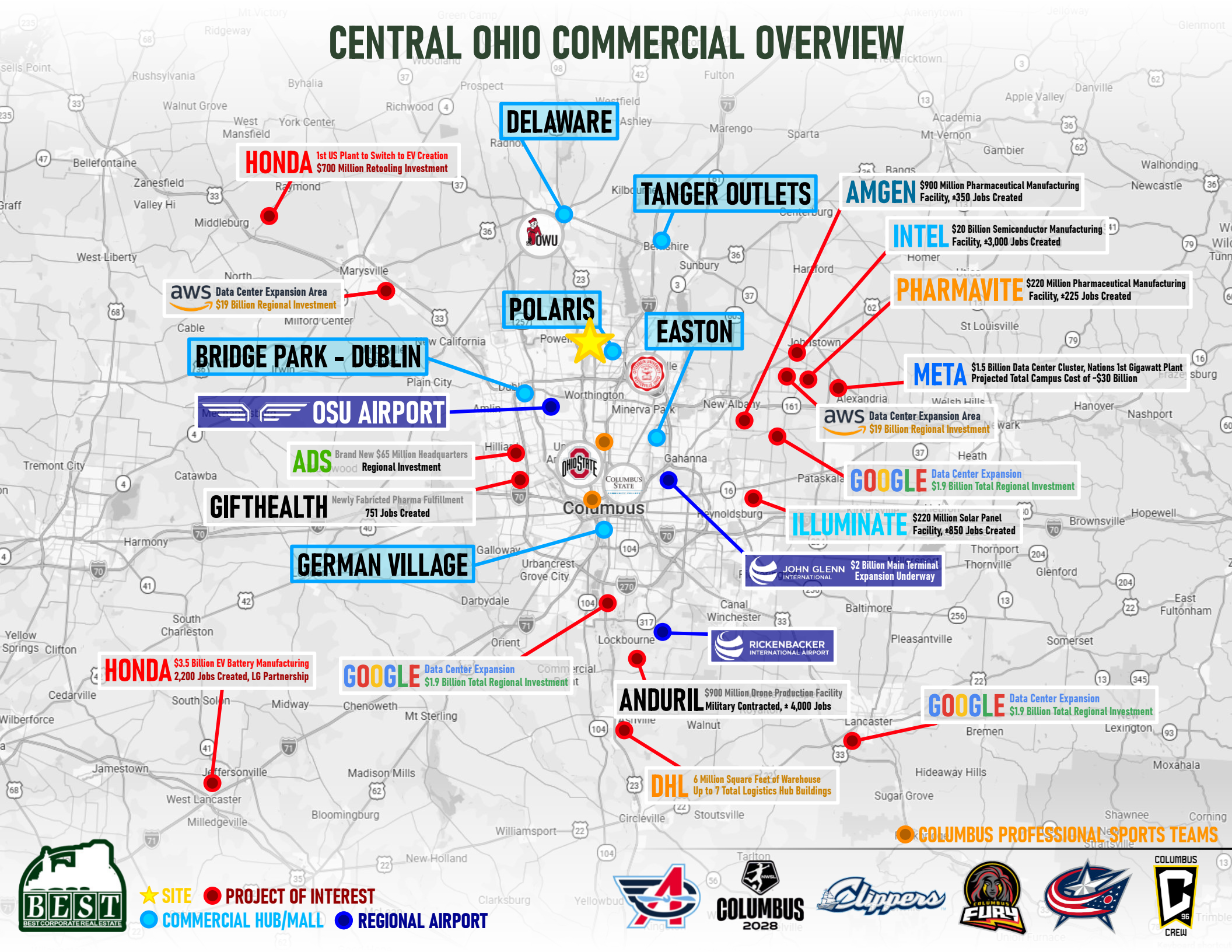
Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyper-scale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, Ohio Health is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.

DEMOGRAPHICS



CENTRAL OHIO COMMERCIAL OVERVIEW



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