



2140 S. High Street

2140 S. High Street, Columbus, Ohio 43207

Property Features

- Entire Building Available For Owner Occupant
- Ideal Opportunity Zone Investment In The Path Of Growth
- Corner Of RT-104 And S. High In The Emerging Area Of Steelton Village
- Divisible To 3,000 – 11,400 – 5,000 SF Sections
- Neighbors: The Fort, City Winery, And Honest Friend Brewery
- Significant Recent Investment In Neighboring Properties
- Nearby Multi-Family And Retail Developments
- Quick Access To SR-104 And I-71 And Freeway Visible
- Two Miles, 9 Min. South Of Downtown Columbus And German Village

For Sale Or Lease
Contact Broker For Pricing



For more information:

John Mally

614 629 5254 • jmally@ohioequities.com

Al DiLorenzo

614 629 5294 • adilorenzo@ohioequities.com

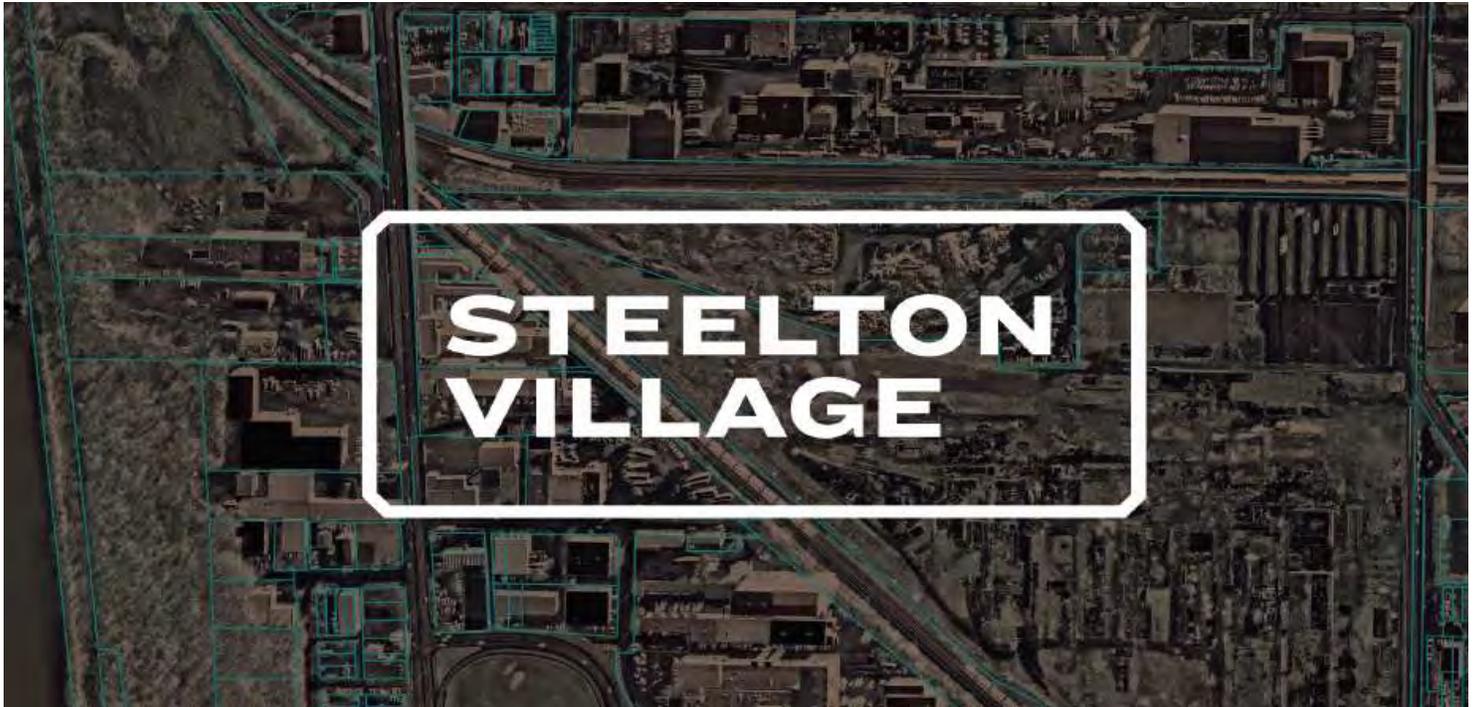
Andrew Green

614 629 5232 • agreen@ohioequities.com





SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite A		\$15-24.00 SF/YR	NNN	5,137 SF	Available
Suite B		\$15-24.00 SF/YR	NNN	4,740 SF	Available
Suite C		\$15-24.00 SF/YR	NNN	4,000 SF	Available
Suite D		\$15-24.00 SF/YR	NNN	2,660 SF	Available

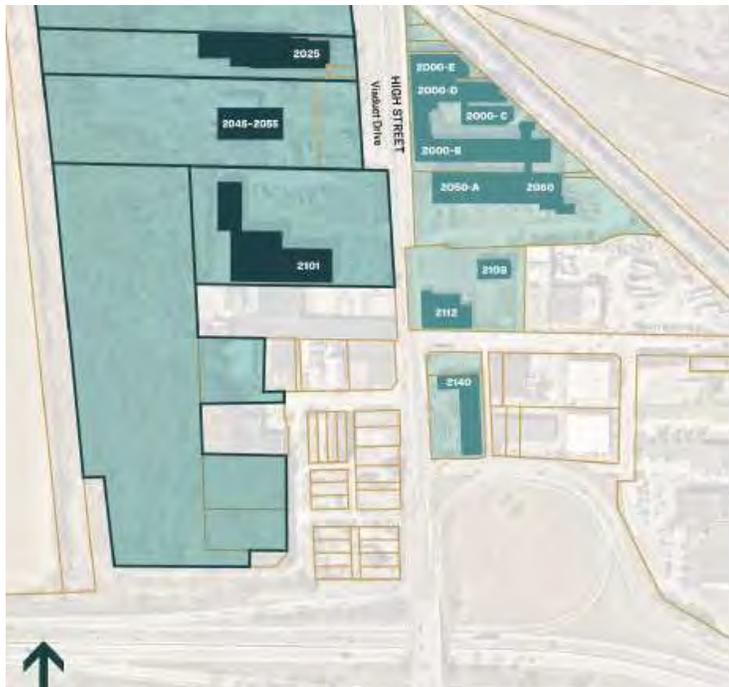


Development Program

- Block A**
Subject Property - The Fort
 - Block B**
New Retail / Amenity: ±45,000 SF
2101 Building Reuse - Neighborhood Amenity
 - Block C1**
Dwelling Units: ±133 Units with Tuck Under Parking (±575p)
Parking Spaces: ±75 Surface Spaces
 - Block C2**
Dwelling Units: ±102 Units with Tuck Under Parking (±46)
Parking Spaces: ±150 Surface Spaces
 - Block D1**
Dwelling Units: ±250 Units
Parking Spaces: ±330 Structured Spaces (podium)
 - Block D2**
Dwelling Units: ±280 Units
Parking Spaces: ±372 Structured Spaces (podium)
 - Block E**
Dwelling Units: ±150 Units
Parking Spaces: ±180 Structured Spaces
 - Block F**
Dwelling Units: ±460 Units
Parking Spaces: ±420 Structured Spaces
±35 Tuck Under Spaces
- *Potential 134 floor parking opportunity on Street A Building

Totals
Units: ±1,375 du
Parking: ±1,665 sp
**Does not include on-street parking spaces*





COMMUNITY & PLACE MAKING

Steelton Village is undergoing a rebirth. Once an important part of Columbus's manufacturing history, our walkable 50-acre site spans both sides of High Street just two miles from downtown Columbus. With potential for over 1,200 residences, 400,000 SF of commercial space, acres of green space, and amenities that make the district a regional hub for live music and art, Steelton Village is special. Beyond great massing in an Opportunity Zone, it has an authentic personality established by The Fort, a century-old loft manufacturing building which sits squarely at the heart of the Village. The energy generated by The Fort resonates with our current and future community members and differentiates the lifestyle experienced throughout the Village.



A NEW CENTURY OF INDUSTRIAL SOUL

In 2017, Justin McAllister purchased the former Seagrave Manufacturing building on the Southside of Columbus to house operations for his firm, Fortner Upholstering. The 220,000 SF turn-of-the-20th century structure is uniquely placed: it forms a physical endcap to the residential neighborhoods spilling south from the massive investment just two miles away in downtown Columbus. Fortner, a 95-year-old best in class furniture maker, was to occupy roughly one-quarter of the project's square footage. Justin planned to lease the remaining spaces available for occupancy to other early adopters and branded the project The Fort. The plan has been a success: all the occupiable space at The Fort was leased—a vibrant, engaged group of small businesses, makers, and artists.

In 2020, Justin partnered with Kyle Katz of Katz Development to translate his vision into an actionable plan and gather the resources needed for implementation.

2021, 2022 and 2023 were dedicated to land assembly, environmental remediation, zoning, and master planning with nationally recognized design and development partners.

2024 and 2025 will continue assembly, and begin development of: infrastructure, village amenities, The Fort's 2050 building renovation, and the first phase of residential west of High.

