



**RED 1 NE**  
R E A L T Y



**Offered at  
For Leasing**

**\$495,000  
\$3,500 NNN**



**22840 Canal Rd  
Circleville, OH**

**3,200 Sq Ft  
1.5 Acres**

- Sale Type: Investment or Owner User
- Property Type: Commercial
- Property SubType: Warehouse
- Newly Renovated 2023

**Jonathan V. Romanovich (614) 935-9075**  
929 Eastwind Dr, Suite 206 Westerville, OH

**Red 1 Realty**  
**JVR Property Solutions**

# Property Summary



## Location Info

Newly renovated 3,200 Flex-Warehouse sitting on 1.5 Acres! Two Offices, Kitchenette and Restrooms. Brand new windows, electrical, overhead doors. Completely gated perimeter with fresh gravel. Perfect turn-key property for owner user or investor! Just 25 minutes from I-270 and US-23 interchange.

Scan for more info



## Offering Summary

Lot Size	1.5 Acres
Price	\$495,000
Price Per sq ft	\$155
Term	Negotiable
For Lease	\$3,500 NNN

## Property Facts

Rentable Building Area	3200 sq ft
Year Built	1950
Water	Well
Heating	Gas

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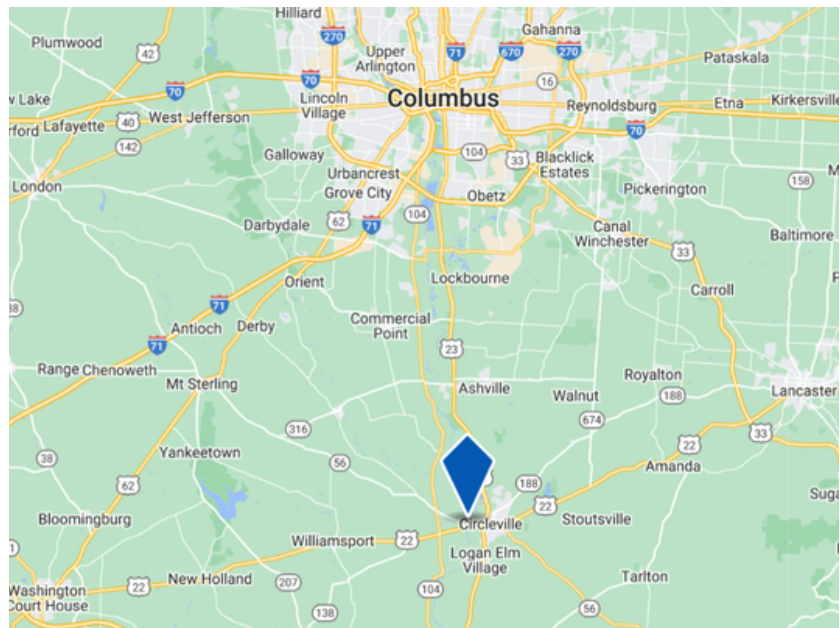


# Property Overview



## Location Info

- Dining: Hardees, Burger King, McDonald's
- Retail: Advance Auto Parts, Walmart, Dollar Tree
- Banking: Huntington Bank
- Columbus Airport: 35 mi



**Perfect turn-key property for owner, user, or investor!**  
**Just 25 minutes from I-270 and US-23 interchange**

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# Property Images



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# Floor Plan



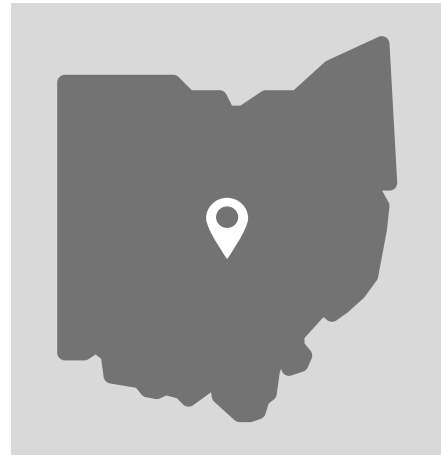
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# Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population.



**2,353,235**  
Residents



**435,634**  
Households



**\$64,453**  
Median Income



**Opportunity**  
City

**"Columbus is the #1 rising city for startups and the top remerging city for venture capital"**

Forbes Magazine