



## 799 N Hague Ave

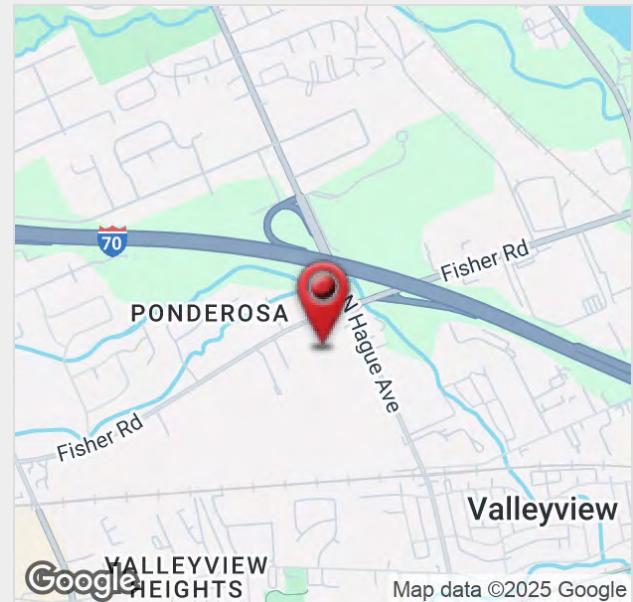
799 N Hague Ave, Columbus, Ohio 43204

### Property Features

- Warehouse and Office Space Available
- 4.19 Acres of M Zoned Land in Franklin Township
- 4,000 - 30,069 SF For Lease See Demisable Floorplan
- Versatile Building with Contiguous Spaces
- Office Combined with Production and Assembly Areas
- Potential for Added Drive in Doors
- High Power Capacity: 1,200-AMP Power Supply
- Dual Access Points from Fisher Rd and N Hague Ave
- Large Parking Lots Surrounding the Building
- Franklin Township Just West of Downtown Columbus

**Lease Rate: \$7.50 SF/Yr (NN)**

**For Sale: Subject To Offer**



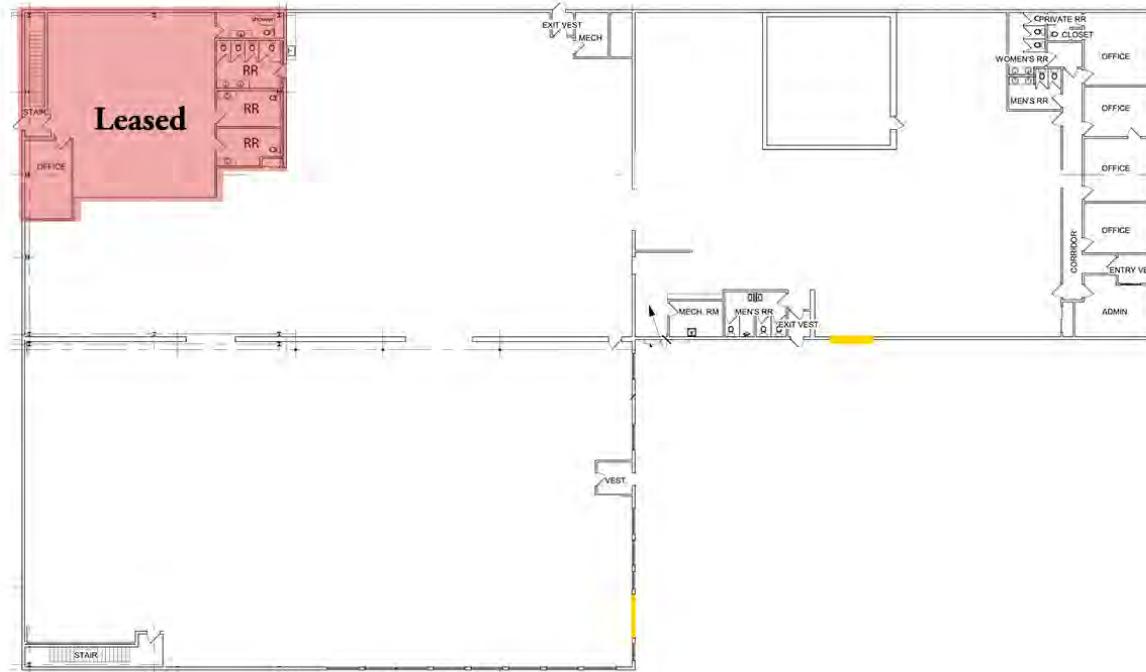
For more information:

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A 1ST FLOOR PLAN  
1" = 20'-0"

0 20'-0" 40'-0" 60'-0"



#### FIRST FLOOR PLAN

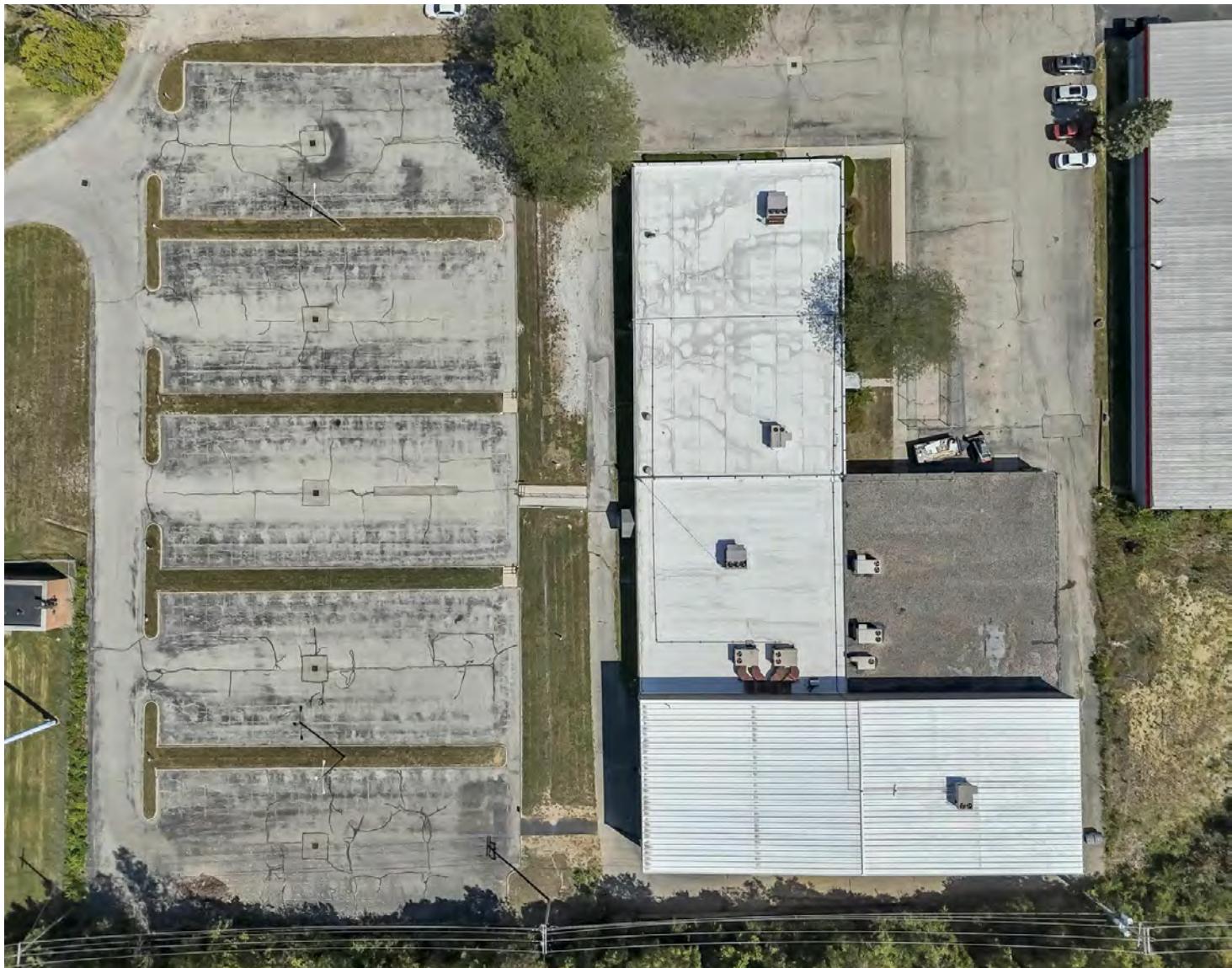
07/17/24



EXHB A-1

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Unit A	Flex Space	\$7.50 SF/YR	Modified Net	11,000 SF
Unit C	Flex Space	\$7.50 SF/YR	Modified Net	9,000 SF
Max Contiguous	Flex Space	\$7.50 SF/YR	Modified Net	8,000 - 30,096 SF

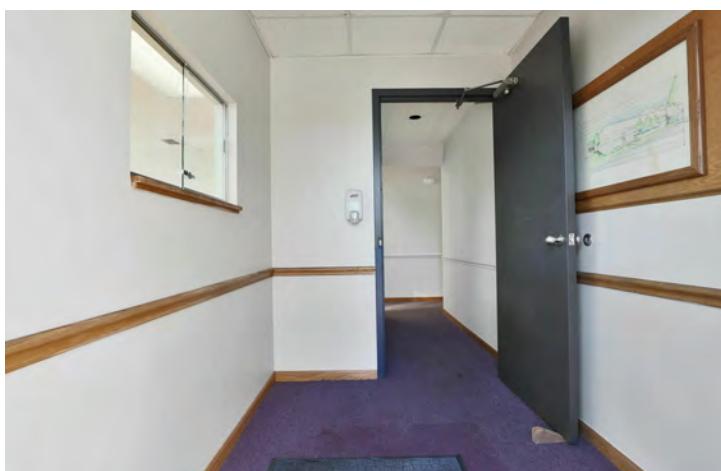




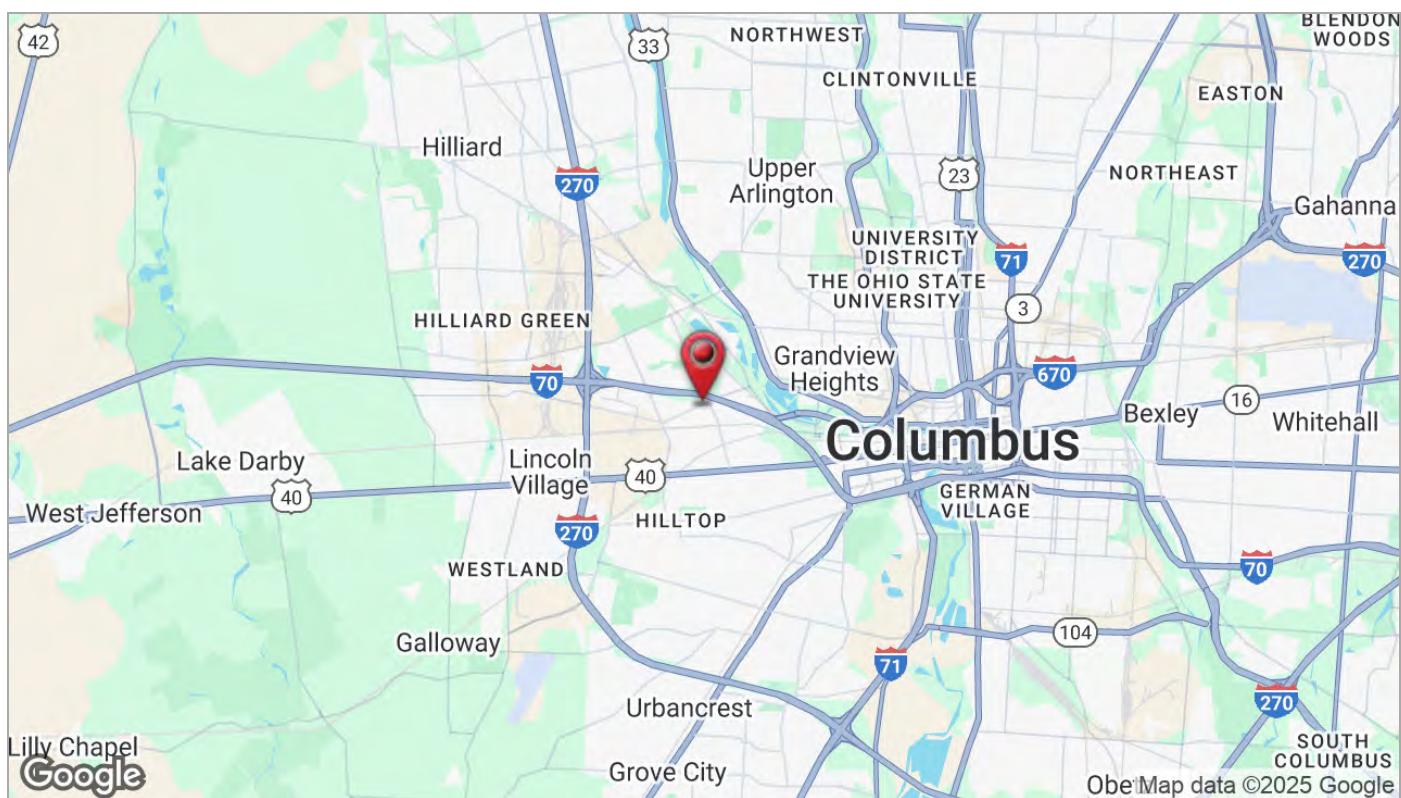
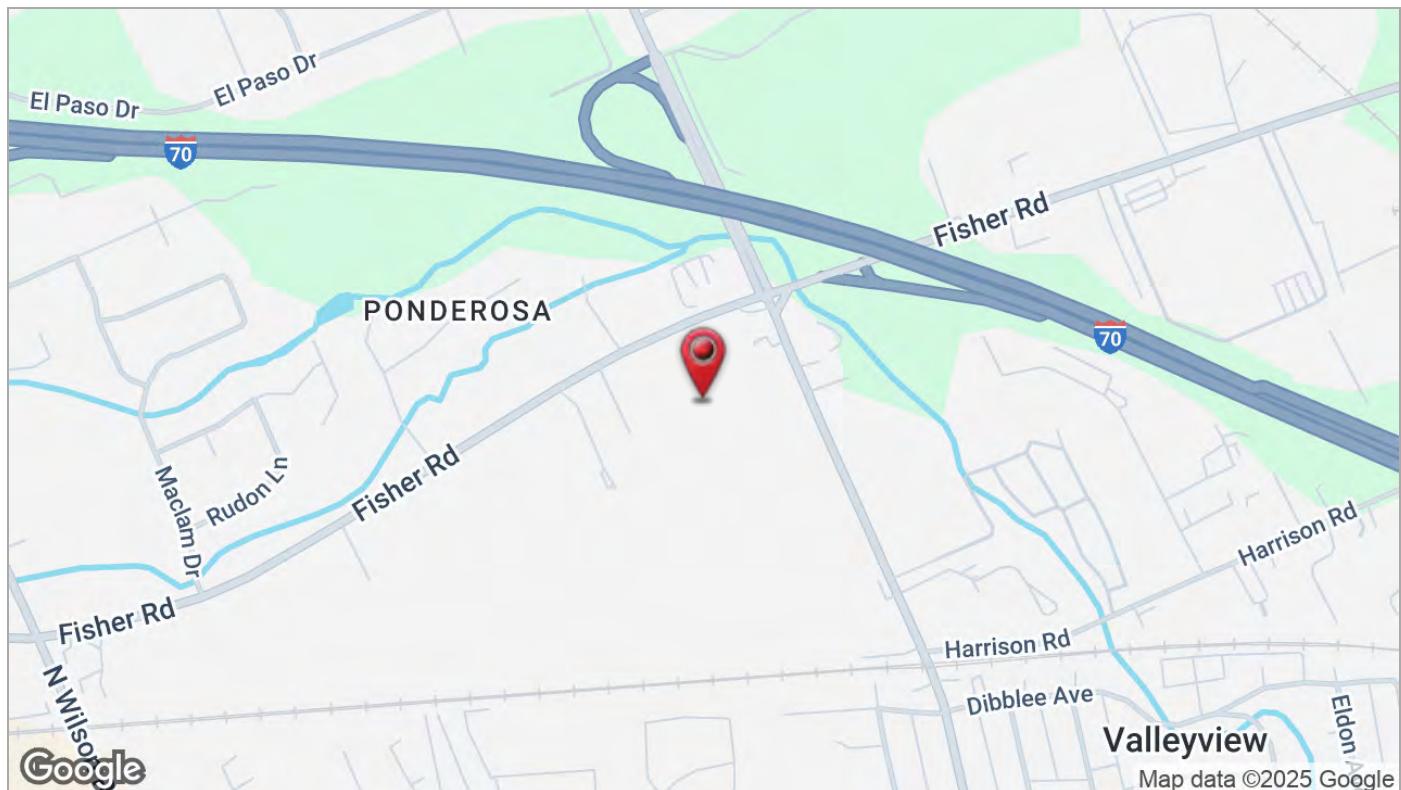


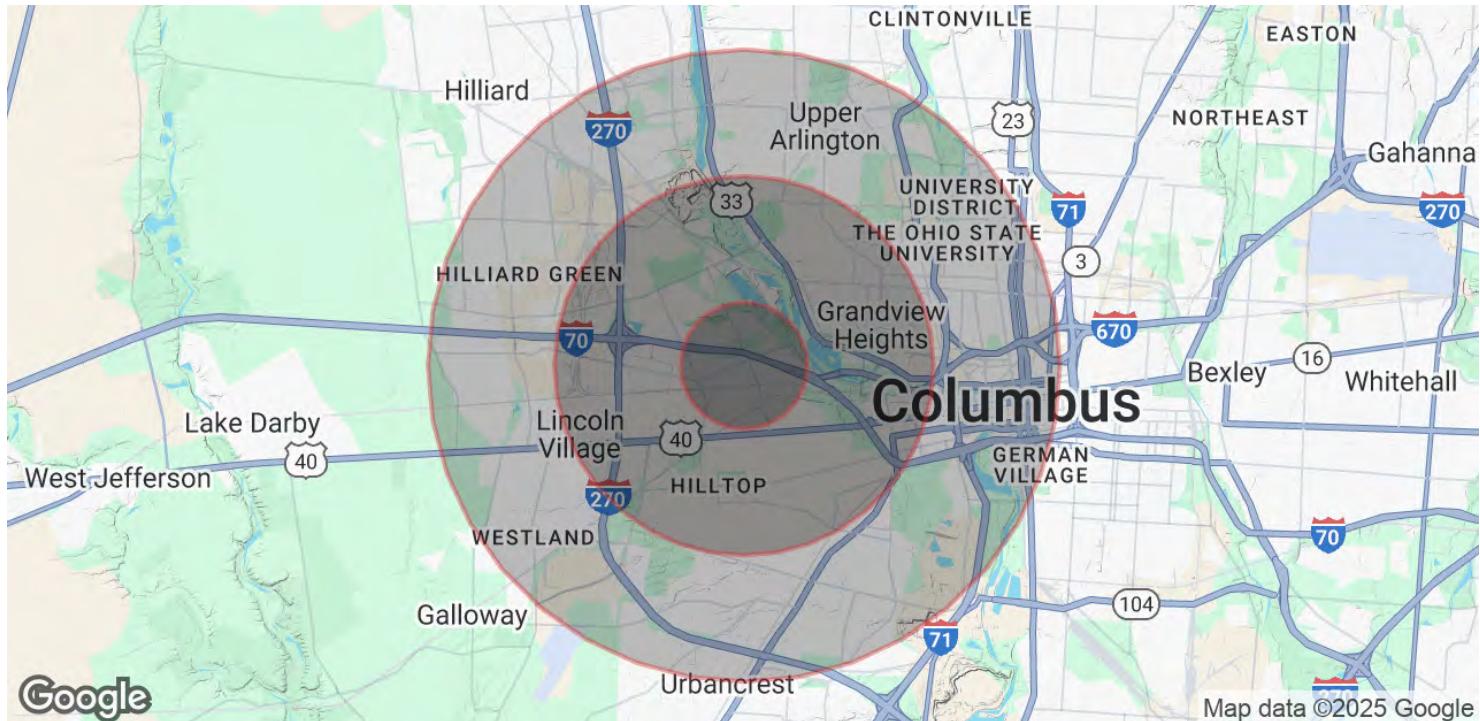












### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,930	105,997	314,205
Average Age	37	37	35
Average Age (Male)	37	36	35
Average Age (Female)	37	37	36

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,829	44,744	129,699
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$64,901	\$91,126	\$94,586
Average House Value	\$228,591	\$314,697	\$325,960

Demographics data derived from AlphaMap