



Available For Lease

**2100 Advance Ave
Columbus, OH 43207**



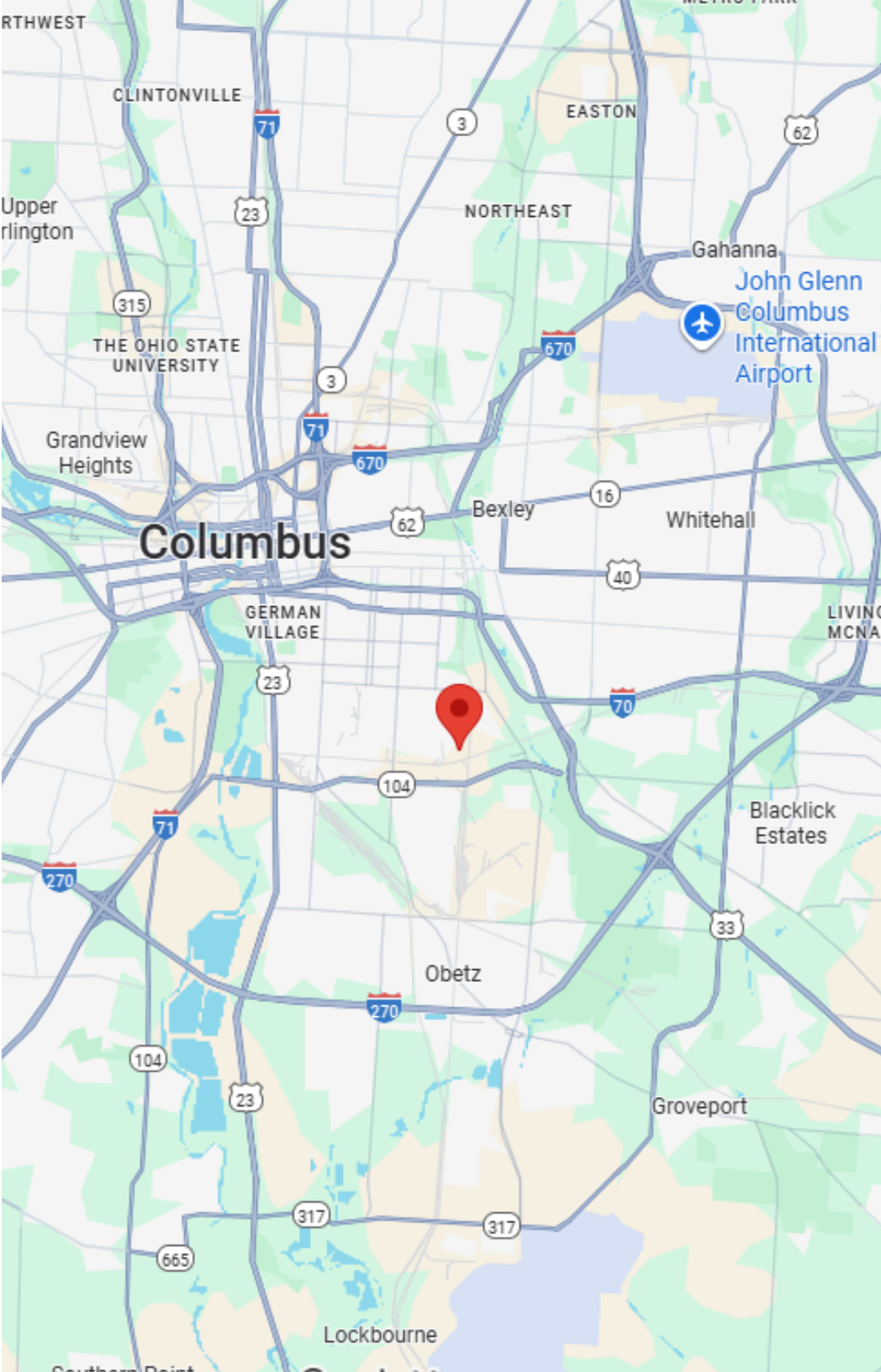
Property Summary

Located in a highly sought-after industrial corridor, 2100 Advance Ave offers a rare combination of scale, power, and flexibility in the heart of Columbus. This 118,263 SF industrial facility sits on 7.09 acres and features 20'–25' clear heights, six drive-in doors, and three dock-high doors, making it well-suited for heavy manufacturing, distribution, or logistics operations. The property is equipped with heavy 40,000-amp power and is zoned to allow all heavy use groups, providing exceptional operational versatility. Excessive on-site yard space further enhances functionality for outdoor storage, trailer parking, or fleet-intensive users.

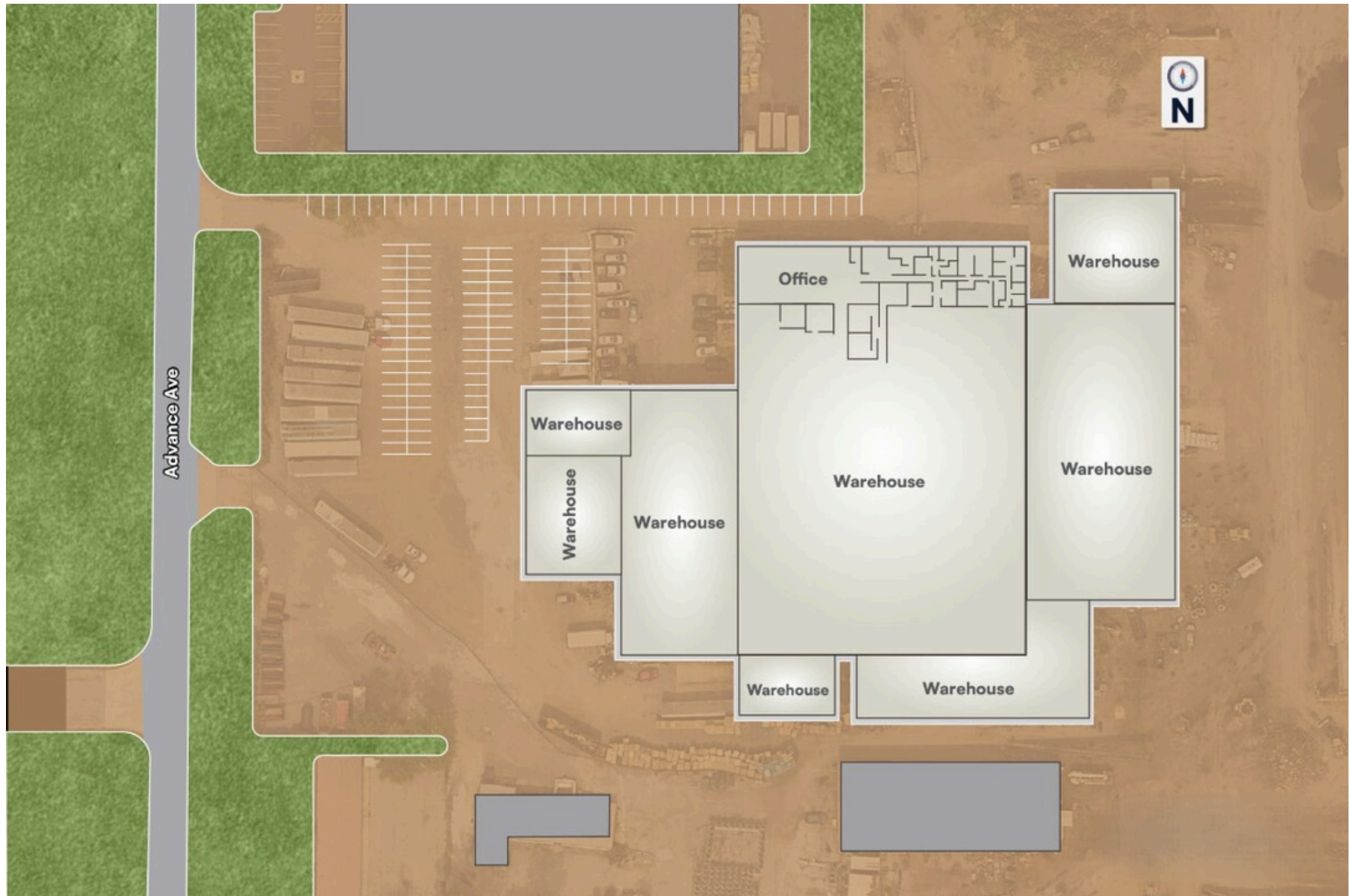
Strategically positioned just minutes from I-70, I-71, and I-270, the site offers direct access to Columbus's primary transportation arteries, enabling efficient regional and national distribution. Combined with a central infill location and a competitive lease rate within the Columbus industrial submarket, 2100 Advance Ave presents a compelling opportunity for users seeking high-capacity infrastructure, strong logistics connectivity, and long-term operational flexibility.

PROPERTY SUMMARY

Address	2100 Advance Ave, Columbus, OH 43207
Type	For Lease
Total SF	118,263
Acreage	7.09
Year Built/Renovated	1970
Dock Doors	3
Drive-ins	6
Clear Height	20'-25'



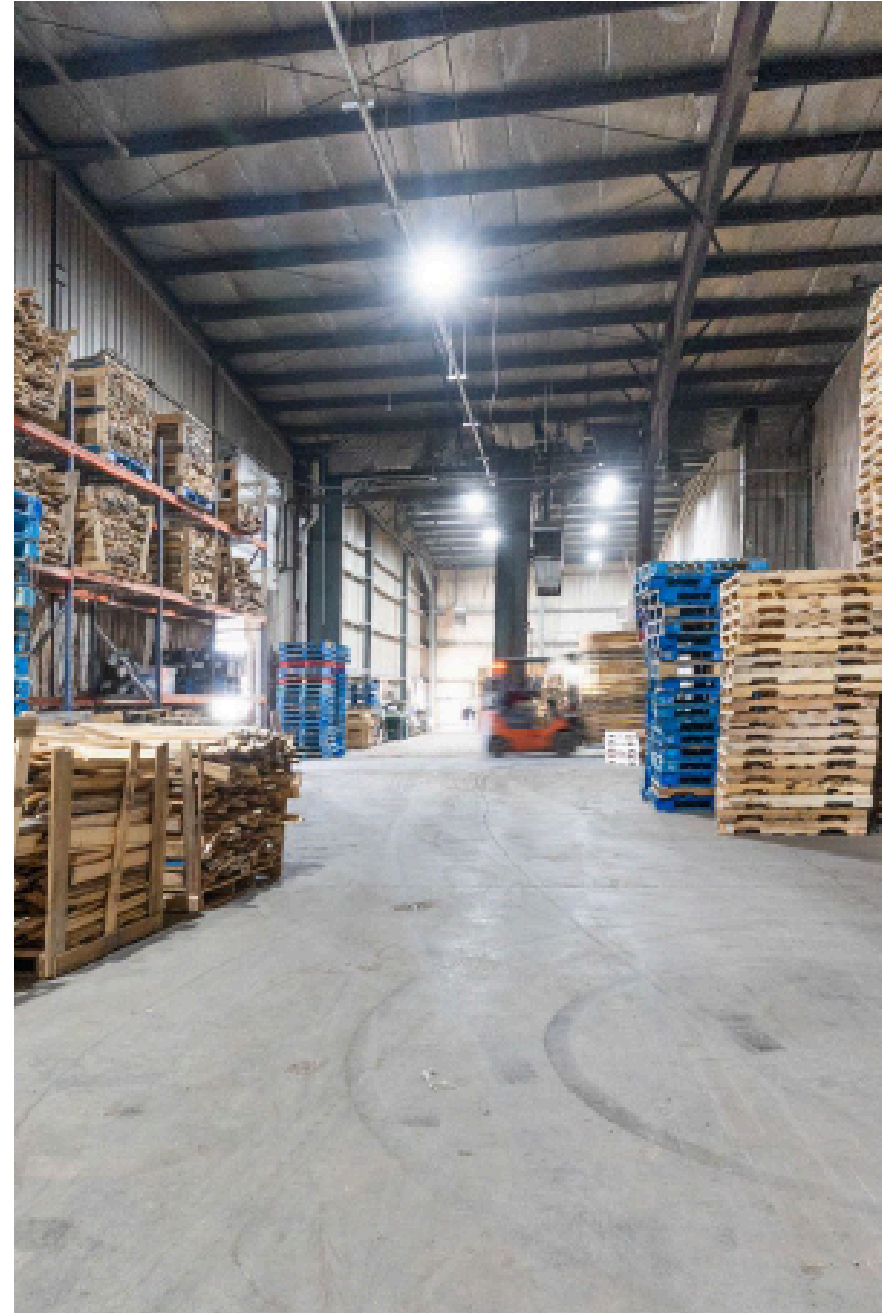
Site Plan



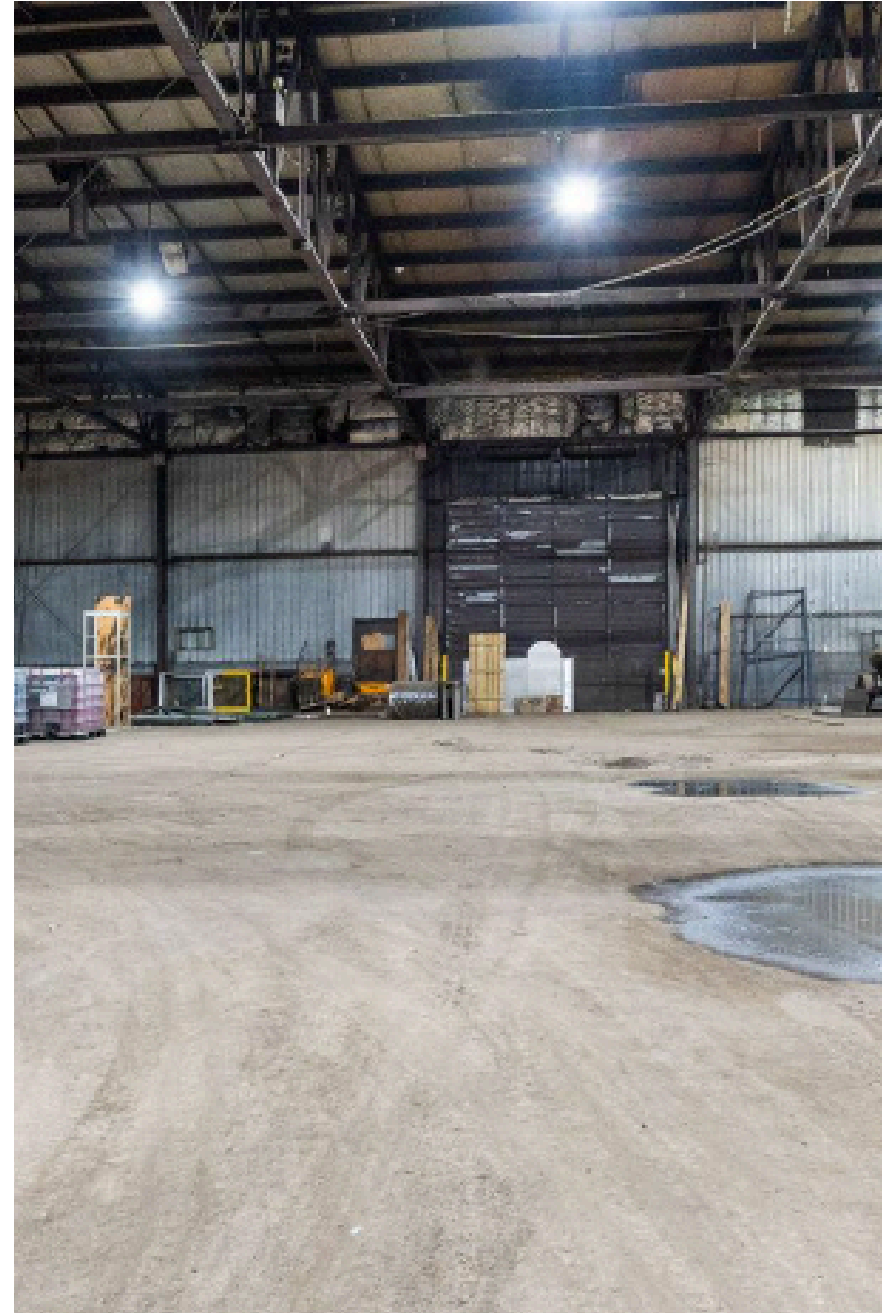
Property Photos



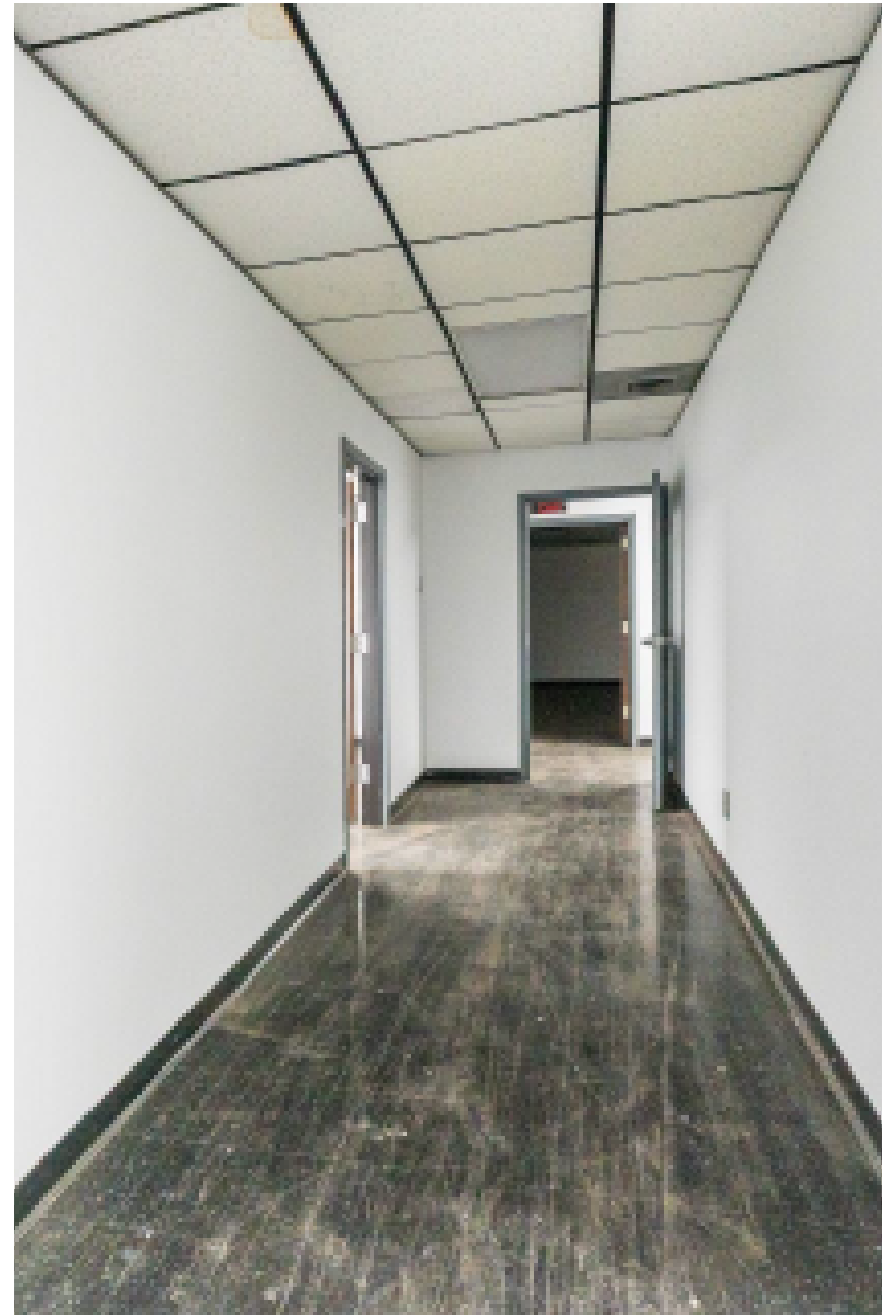
Property Photos



Property Photos



Property Photos



Prime Industrial Location - Columbus, OH

2100 Advance Ave is in a prime industrial location due to its central position within Columbus, one of the fastest-growing logistics and manufacturing hubs in the Midwest. The site benefits from immediate access to I-70, I-71, and I-270, placing it within a one-day truck drive of a majority of the U.S. population. This connectivity, combined with Columbus's strong labor pool, business-friendly environment, and expanding manufacturing base, makes the area highly attractive for heavy industrial, distribution, and logistics users seeking efficient regional and national operations.

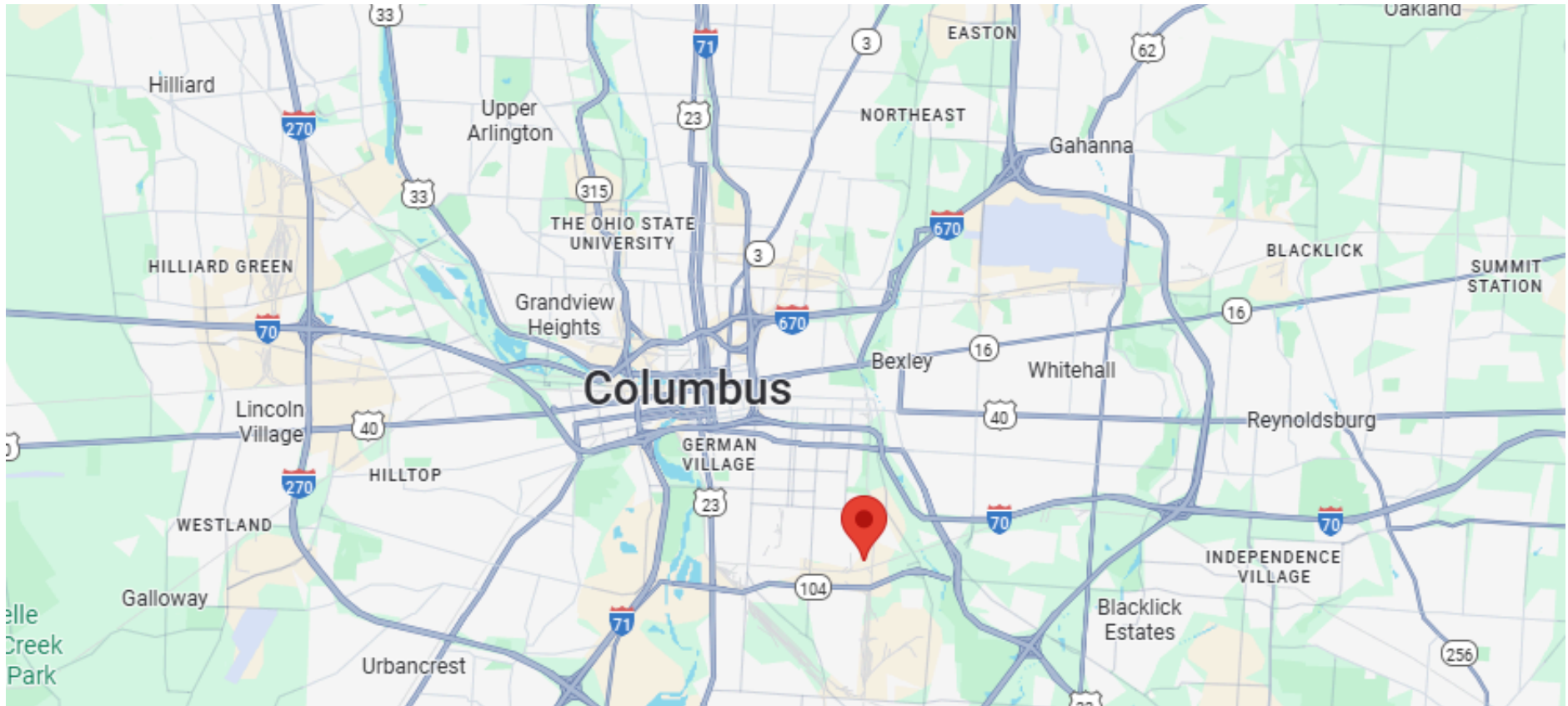
Distance

Downtown Columbus - 5 Miles

I-70 - 6.5 Miles

I-270 - 17 Miles

I-71 - 4 Miles





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