



**For Sale**

### Primary Contact

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### Columbus Industrial Team

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# 354 Westdale Avenue Westerville, OH 43082

## New Construction

Sale Price: Negotiable

### About this Property

This newly constructed metal office/warehouse located in Westerville, OH consists of 18,000 ± SF with two (2) office pods, two (2) drive-in doors, one (1) dock door, and twenty-two (22) striped auto parking spaces. This property offers flexibility for an owner to utilize the entire building or lease out half as an investment. The building benefits from great curb appeal with tall glass storefront windows for a multitude of uses.

Construction Photos as of 1/21/26

Building Specifications

Total Building Area	18,000 ± SF
Office Area	Two (2) speculative office pods (1,630 & 1,495 SF)
Land Area	1.18 ± AC
Estimated Completion Date	Q1 2026
Taxes	Real estate tax abatement available (inquire for details)
Parcel ID	Delaware County 317-342-04-001-009
Zoning	Industrial District, City of Westerville
Ceiling Height	30'-34'
Dock Doors	One (1) 8'x10' w/ edge of dock leveler
Drive-In Doors	Two (2) 8'x10'
Parking	22 striped auto parking spaces
Electric	City of Westerville
Gas	Columbia Gas
Sewer	City of Westerville, Underground water detention
Power	400-amps 3-Phase total via two (2) service panels

Site Overview



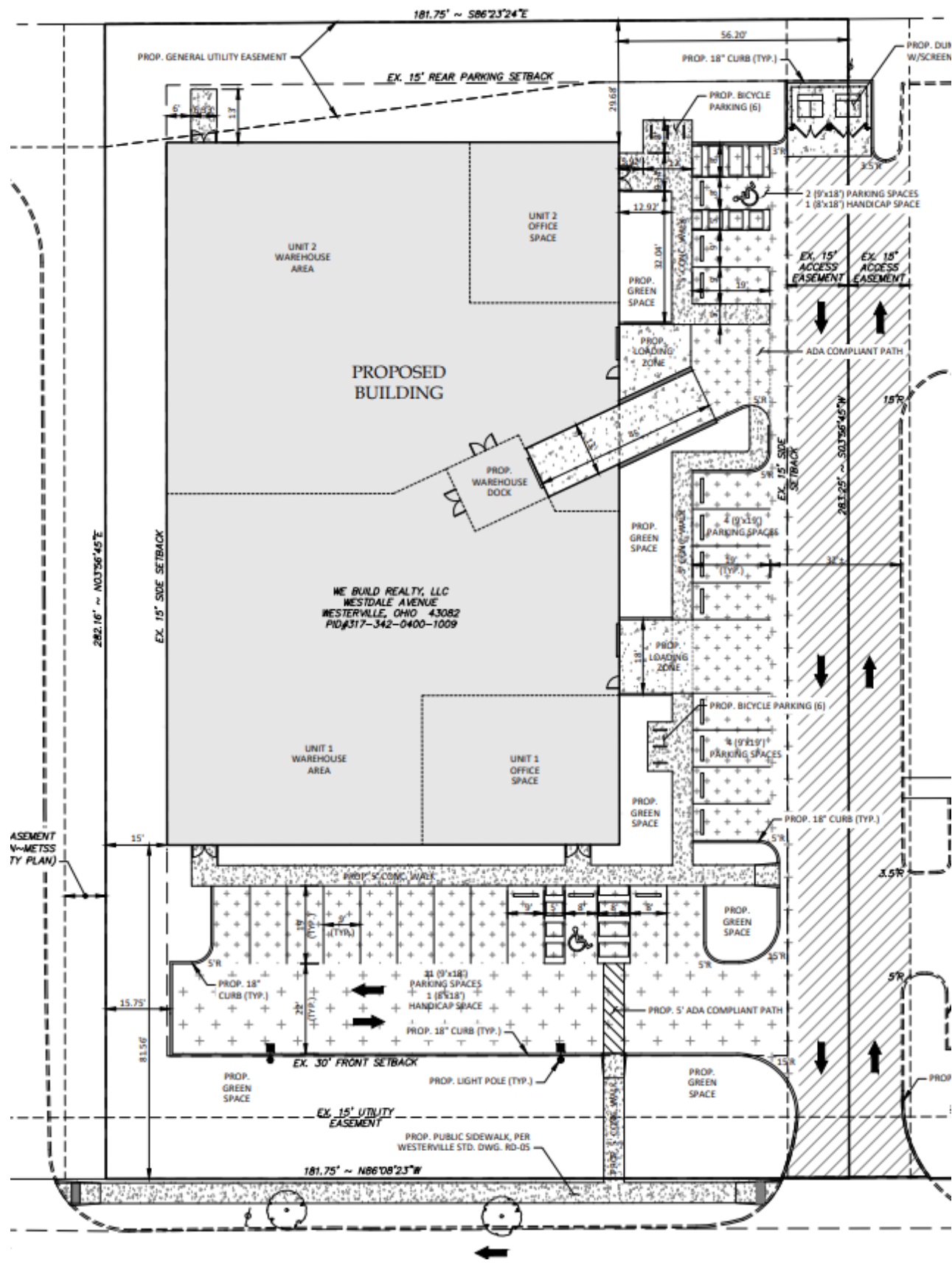
Interior Photos

Construction Photos as of 1/21/26





Floor Plan







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Access to I-71 via  
Polaris Pkwy

Access to I-270  
via I-71

374 Westdale Ave

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### Area Access & Amenities

#### Distances

SR-3 via Maxtown Rd	.5 miles
1-71 via Polaris Pkwy	3.1 miles
1-270 via N State St	3.3 miles
Polaris Fashion Place	3.6 miles
CMH Airport	12.9 miles
Downtown Columbus	16.9 miles

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