

1840 PROGRESS AVENUE

COLUMBUS, OH 43207

Price Reduction



NAIOhio Equities

RAIL-ACCESSIBLE INDUSTRIAL WAREHOUSE FOR SALE

±86,000 SF **rail-accessible** industrial building situated on 3.84 acres For Sale. This conveniently-located facility features up to a 27' ceiling height, providing ample clearance for storage, manufacturing, or any other industrial operations. Additionally, the building includes seven (7) dock doors, three (3) 14' drive-in doors, 42' x 34' column spacing, and 480V/600 amp electric. The layout and flexibility of this space would allow smaller spaces to be created and the seller may consider a leaseback of 1/3 of the building.

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PROPERTY SUMMARY



Sale Price	\$5,999,000
Size	86,386 SF
Office Space	4,210 SF
Acreage	3.84 Acres
Year Built	1966
Zoning	Manufacturing, M
Parcel ID	010-117305-00
Sprinklered	Yes
Dock-Doors	Seven (7)
Drive-Ins	Three (3) - 14' Clearance
Ceiling Height	Up to 27'
Column Spacing	42' x 34'
Immediate Rail Access	Yes
Roof	NEW ROOF BEING INSTALLED IN APRIL 2026
Power	480V / 600 AMP
Airport Access	<ul style="list-style-type: none"> • Rickenbacker International (LCK) • John Glenn International (CMH)
Additional Notes	<ul style="list-style-type: none"> • Heated Warehouse • Limited Exterior Storage • Fenced Lot • Possible Lease-Back Option

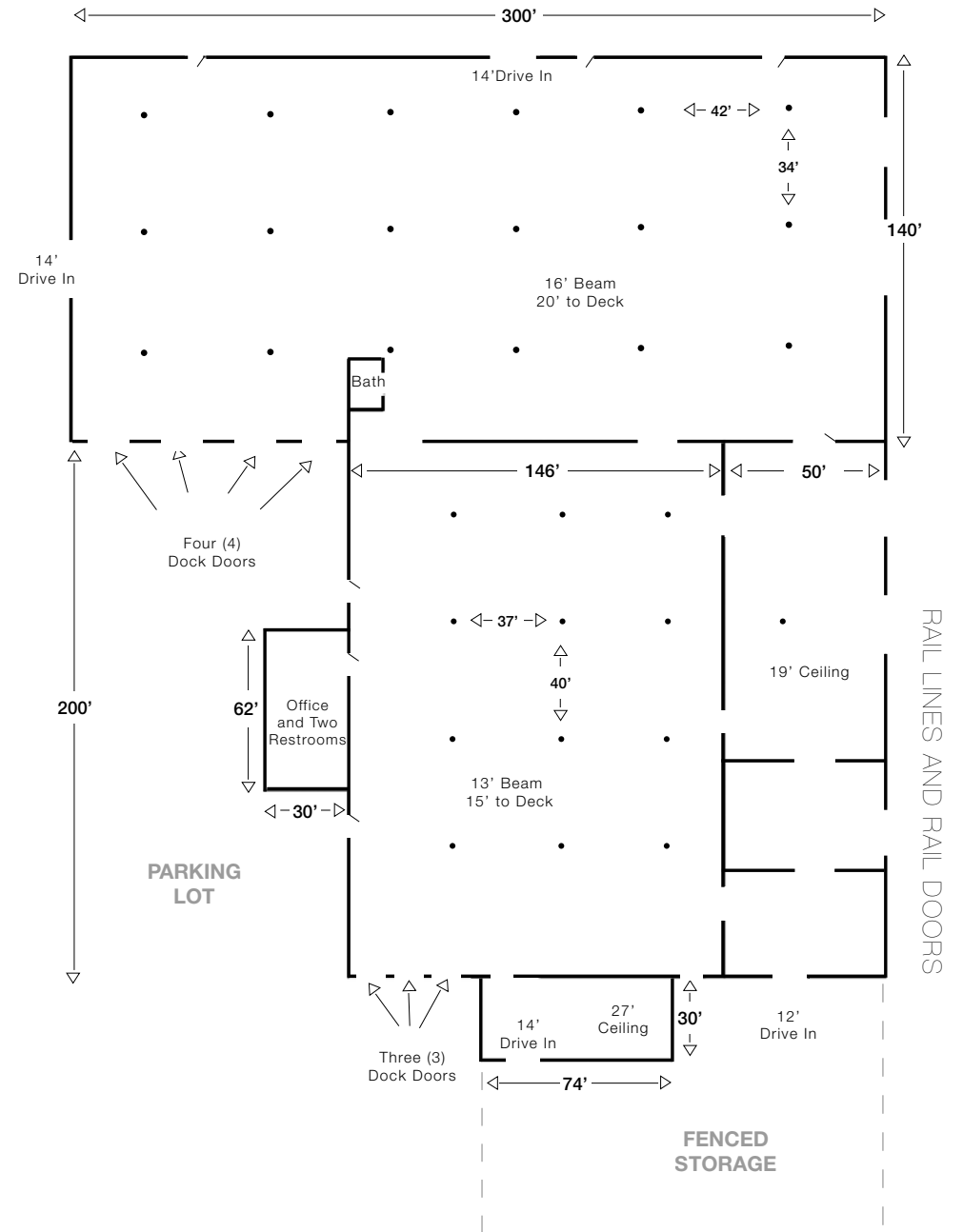
WAREHOUSE



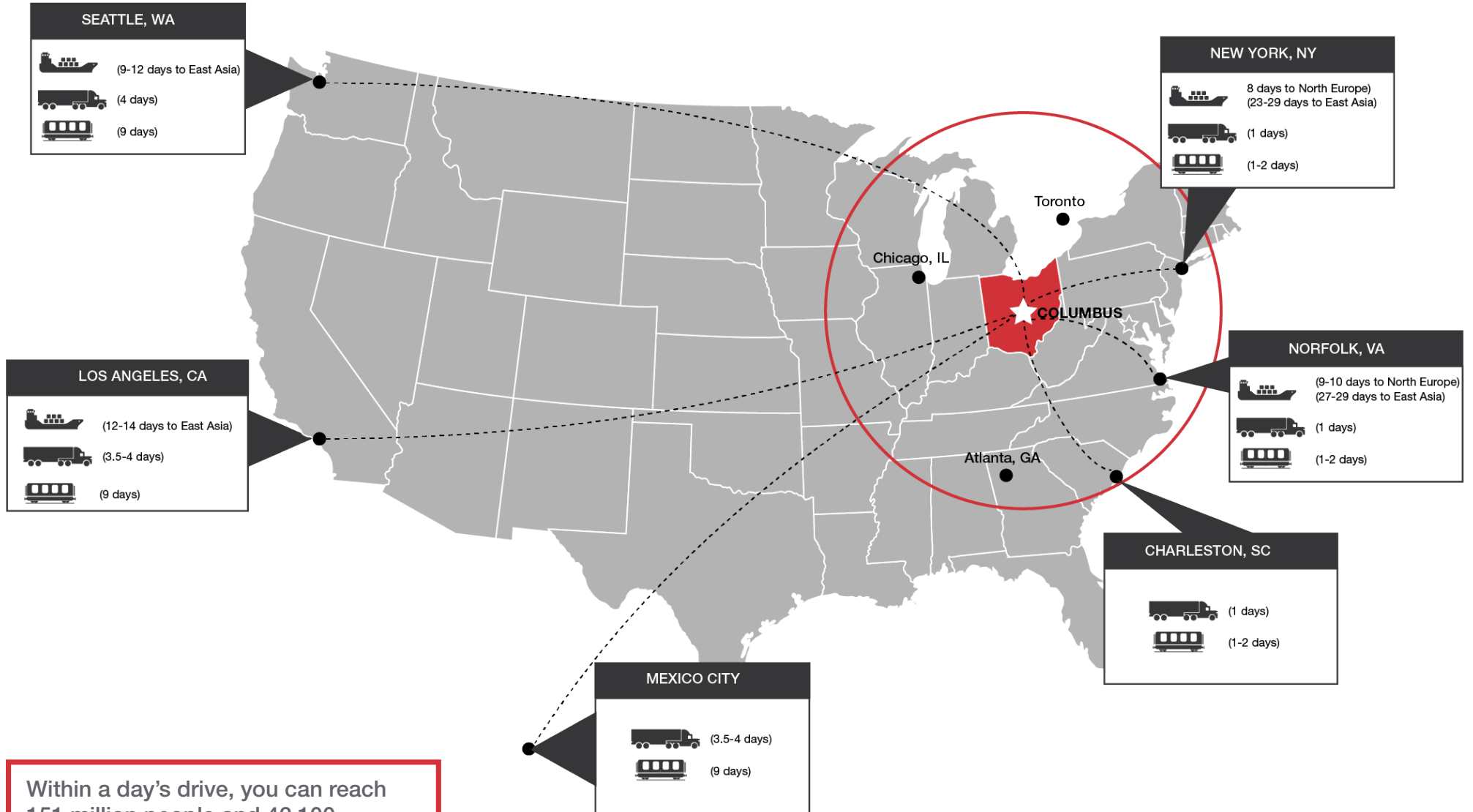
OFFICE



LAYOUT

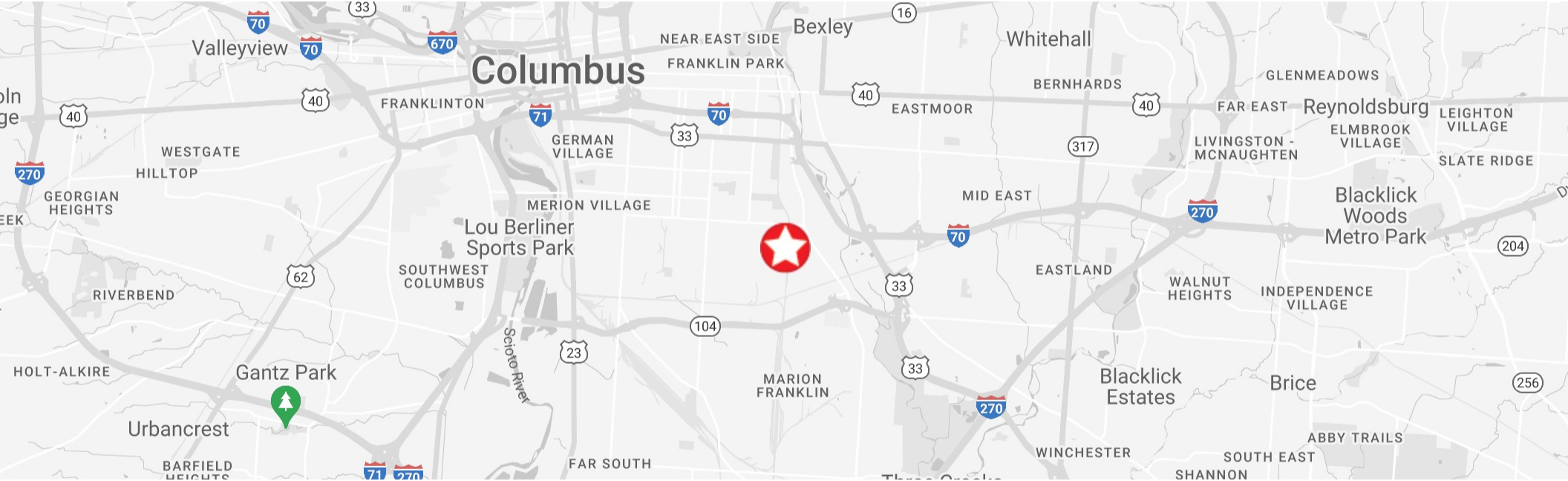


NORTH AMERICAN ACCESS MAP



Within a day's drive, you can reach 151 million people and 42,100 headquarters – that's 46% of the country's population base and 48% of headquarter operations.




LOCATION



CONTACT US






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