



*Available For Lease*  
**2100 Advance Ave**  
**Columbus, OH 43207**



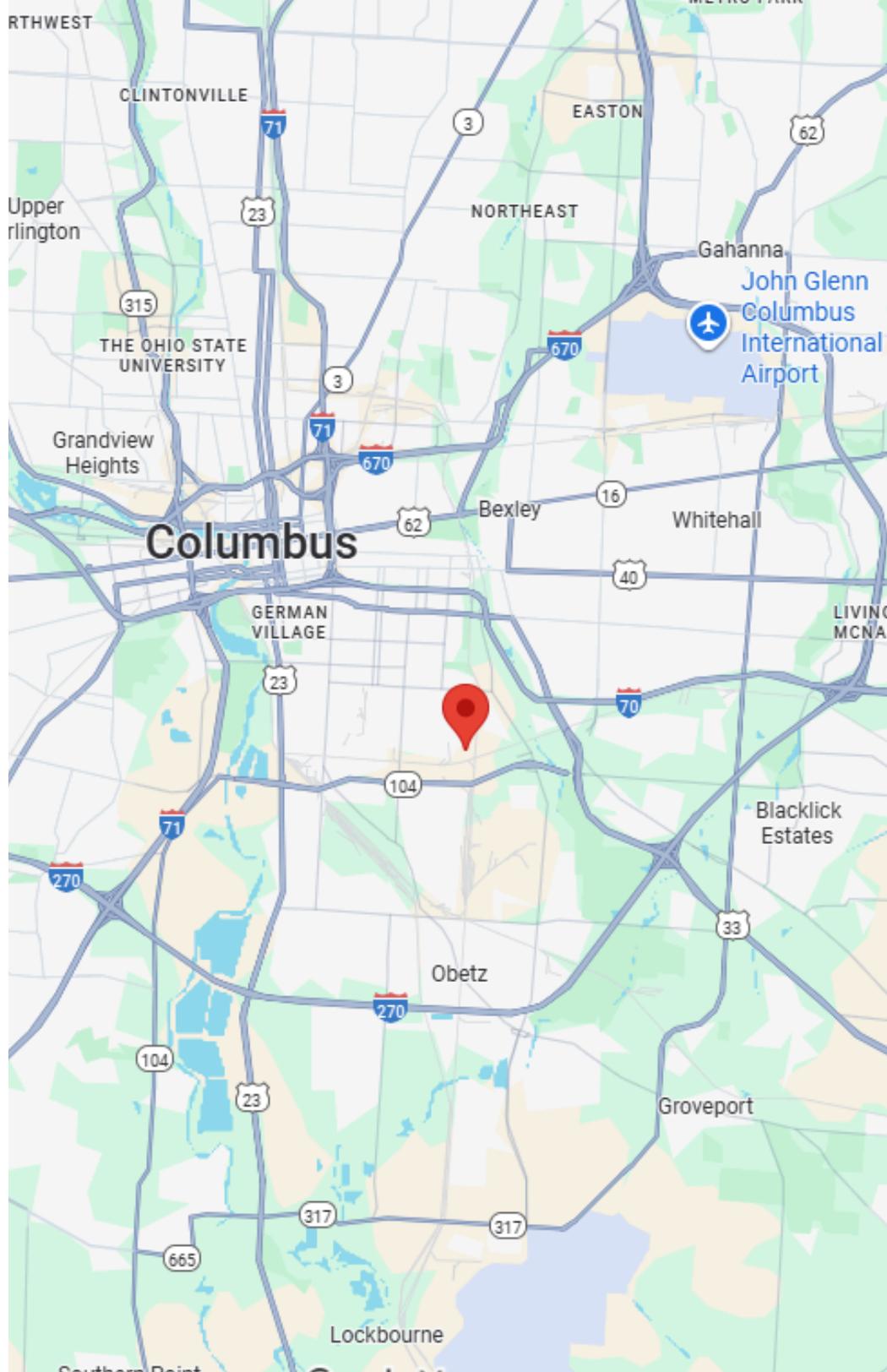
# Property Summary

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 3,000 amps / 480 volts totaling approximately 2.5 MW of power, with upgrade capacity up to 3.75 MW, providing strong electrical infrastructure for energy-intensive users. Zoned to allow all heavy use groups, the property offers exceptional operational versatility. Excessive on-site yard space further enhances functionality for outdoor storage, trailer parking, or fleet-intensive users.

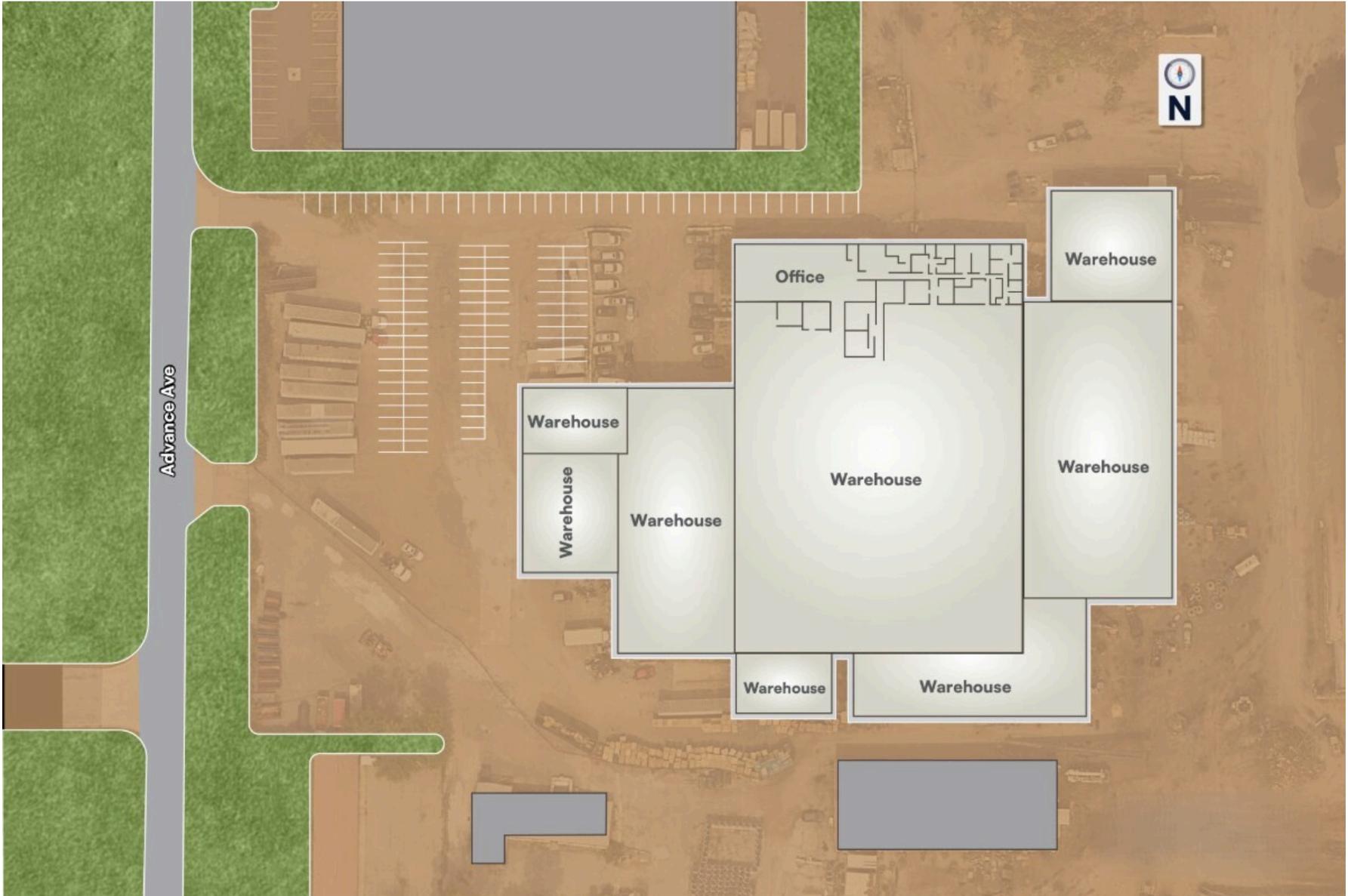
Strategically positioned just minutes from I-70, I-71, and I-270, the site offers direct access to Columbus's primary transportation arteries, enabling efficient regional and national distribution. Combined with a central infill location and a competitive lease rate within the Columbus industrial submarket, 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'
Power	3,000 Amps /480 Volts / Totaling 2.5 MW Power upgrade capacity to 3.75 MW



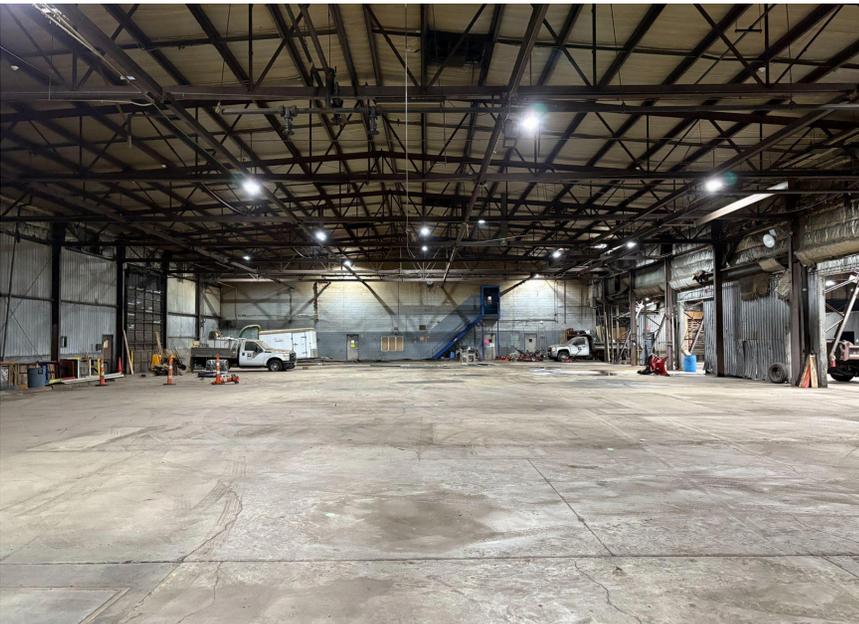
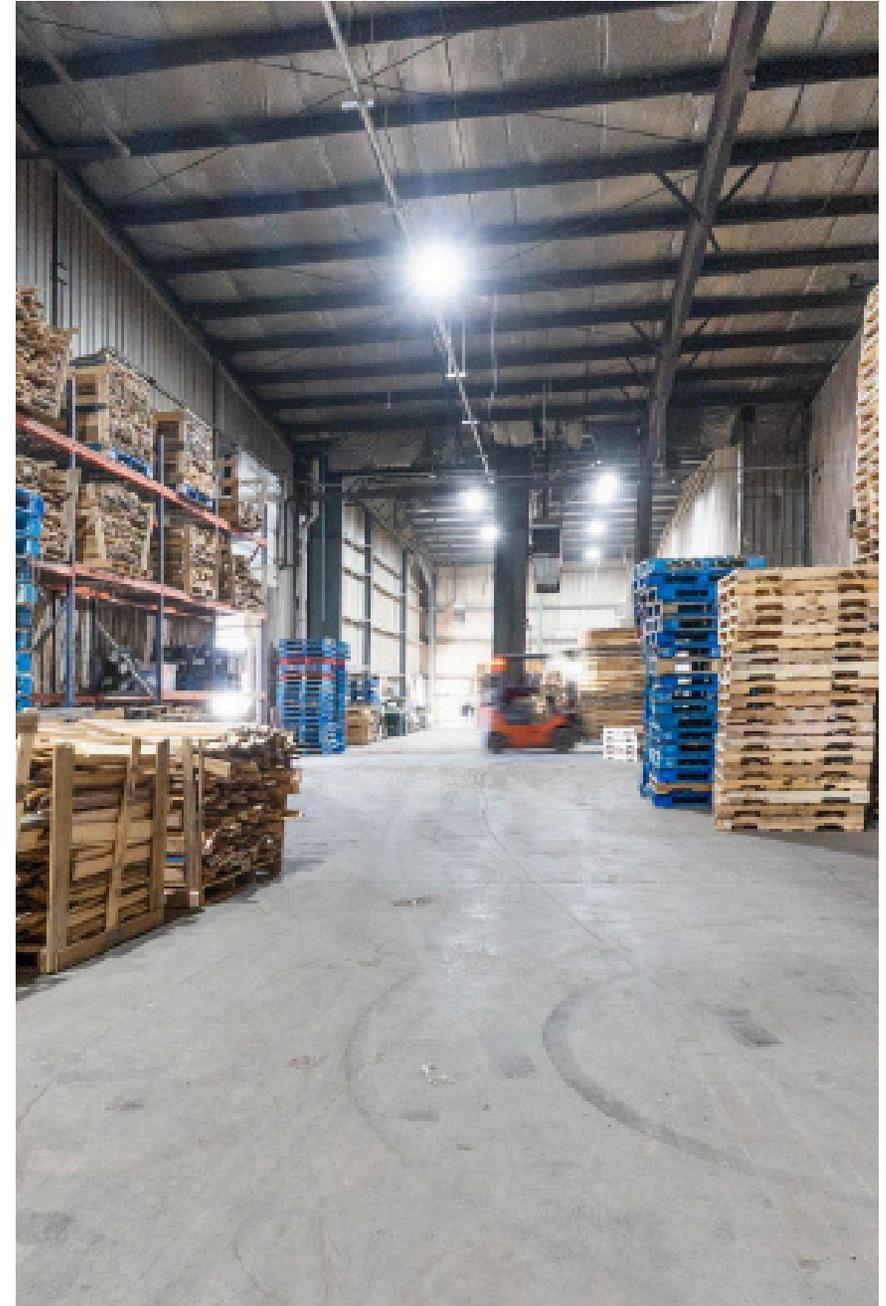
# Site Plan



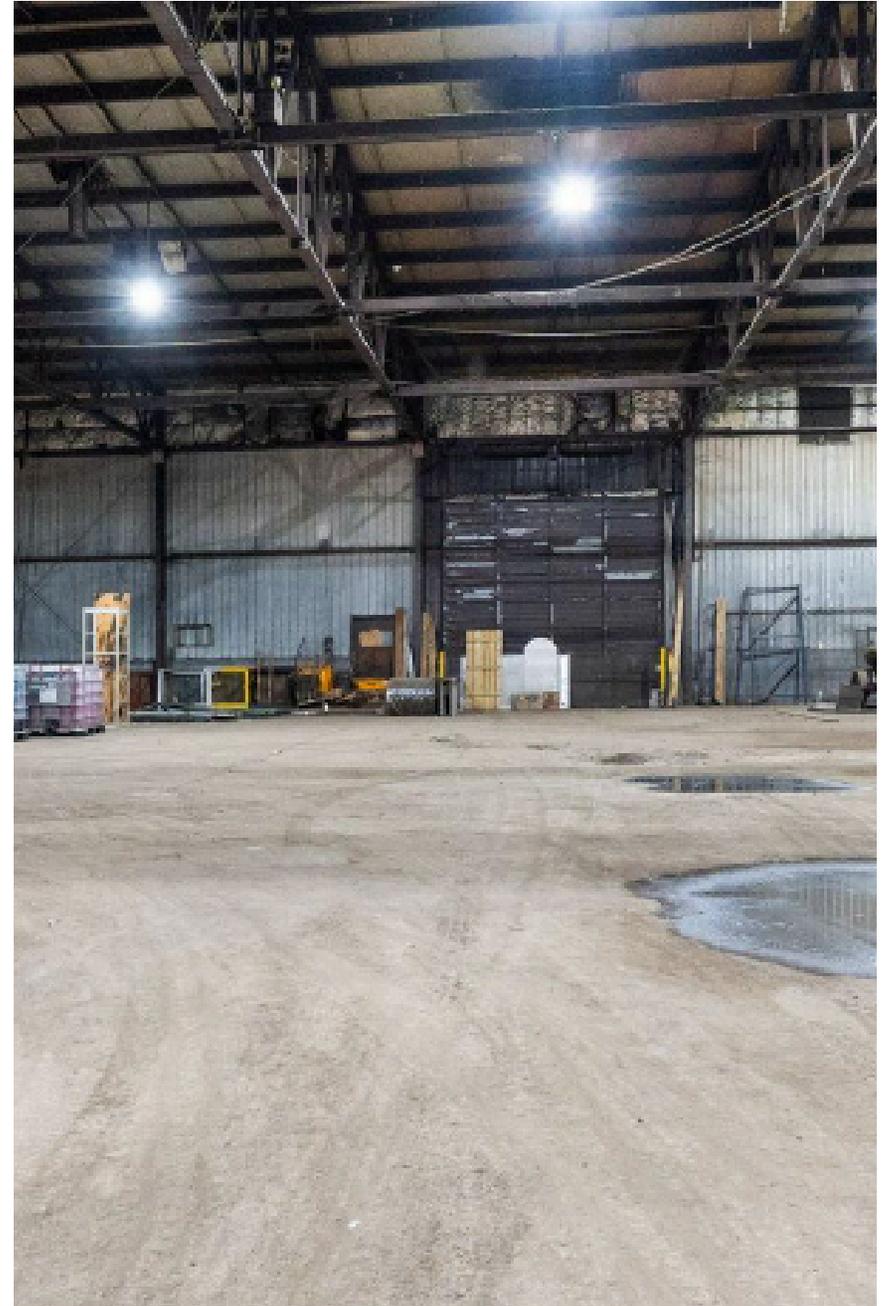
# *Property Photos*



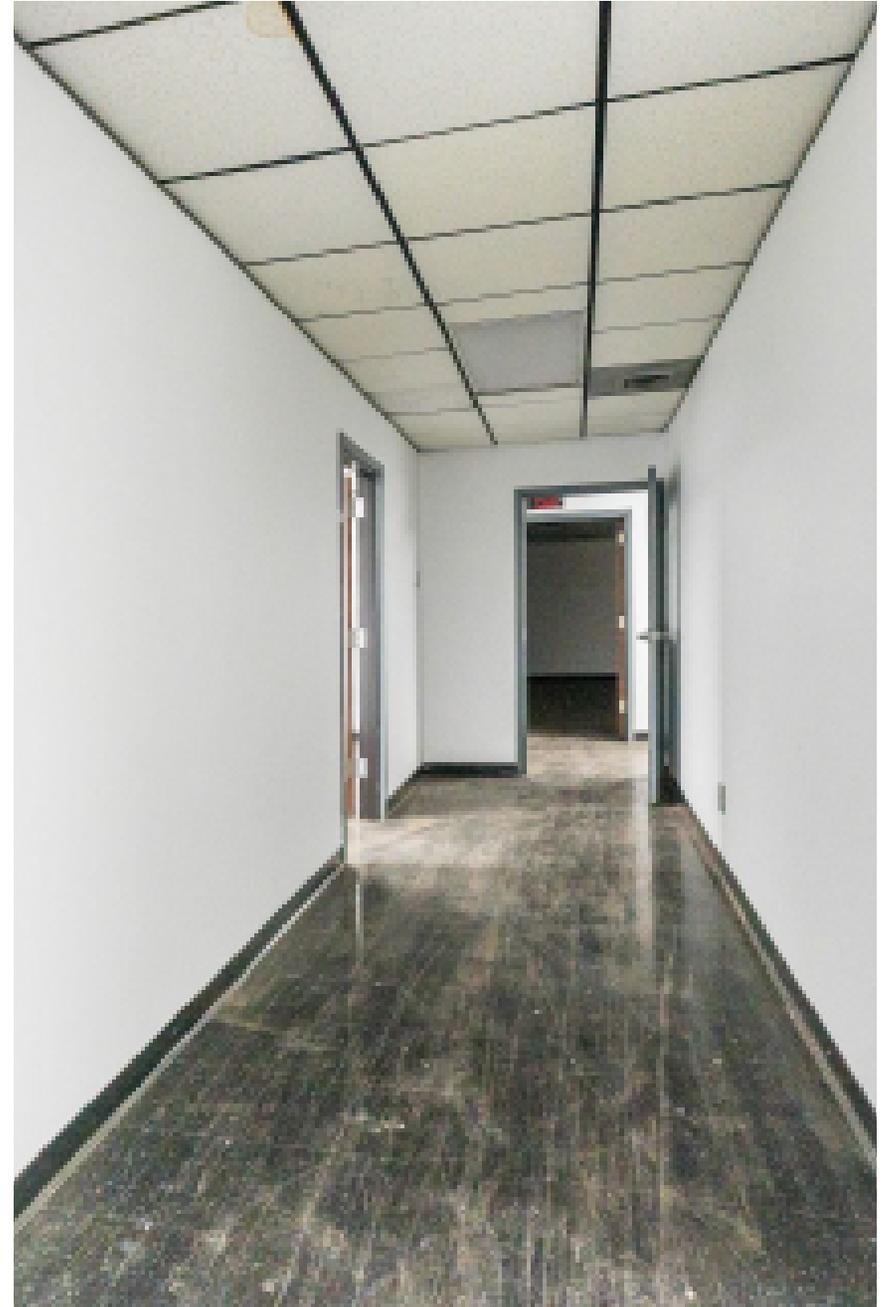
# *Property Photos*



# ***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.

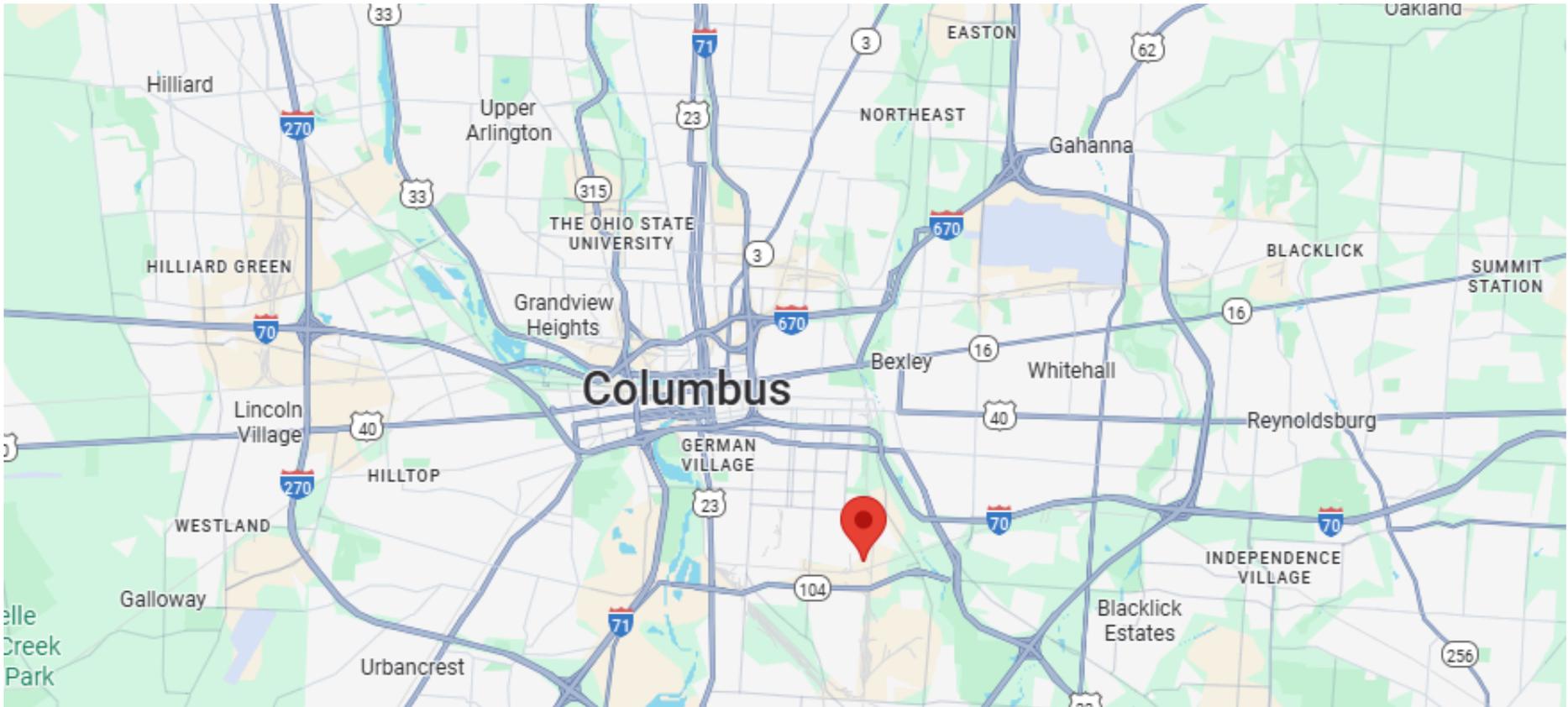
## Distance

**Downtown Columbus - 5 Miles**

**I-70 - 6.5 Miles**

**I-270 - 17 Miles**

**I-71 - 4 Miles**





# Anthony Pasquarella



VP of Acquisitions



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