

UNITED STATES  
COLUMBUS, OH 43204

# 799 N HAGUE AVE



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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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# PROPERTY INFORMATION



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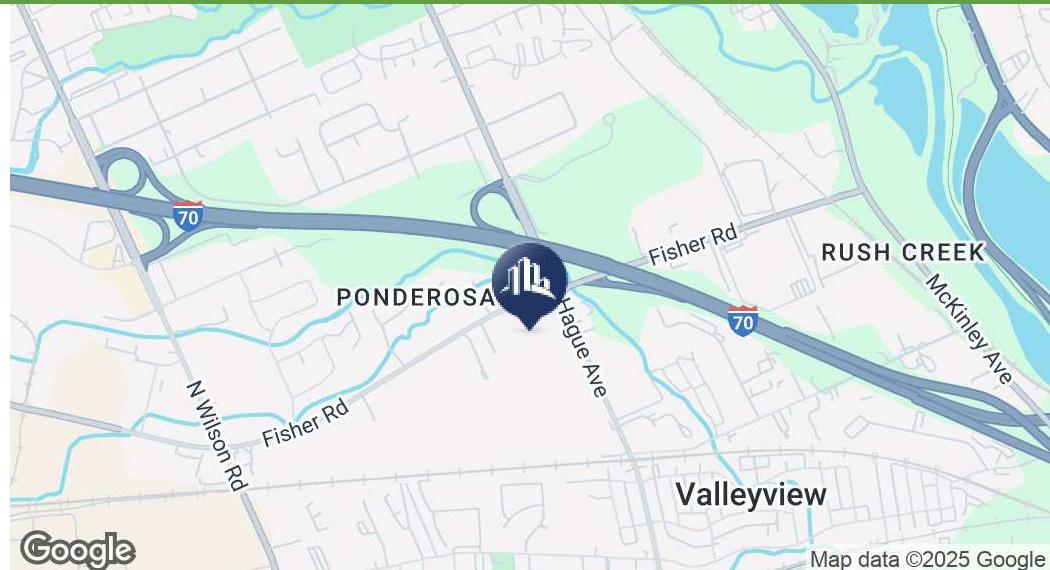
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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate (over 10,000 SF):	\$7.50 SF/yr (NNN)
Lease Rate (under 10,000 SF):	Subject to higher rate/SF NNN
Available SF:	4,600 - 28,540 SF
Lot Size:	4.14 Acres
Operating Expenses:	2.50/SF
Year Built:	1988
Zoning:	Light Manufacturing

### PROPERTY HIGHLIGHTS

- 1 - 5 truck docks build-to-suit
- Ample Office/Production/Assembly Area
- Abundant Parking
- 1200 amp power
- Located in Franklin Township - No Income Tax
- Ingress and Egress on both Fisher Road and N Hague Ave
- Easy access to I-70 Eastbound
- Minimum SF 4,600; Maximum SF 28,540; \$7.50/SF on leases 10,000 SF and over

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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

Presenting a premier leasing opportunity for industrial, warehouse, or distribution needs in Columbus, Ohio. This expansive property offers ample office, production, and assembly area, making it an ideal space for call centers, assembly, and light manufacturing operations. Featuring abundant parking, excess power capacity, and the potential to incorporate dock doors and drive-in doors, the property provides unparalleled versatility. Situated in Franklin Township, which boasts no income tax, and offering convenient access to I-70 Eastbound, this property is perfectly positioned for business success. With dual ingress and egress on Fisher Road and N Hague Ave, this is an exceptional leasing opportunity for industrial businesses seeking a strategic and adaptable space.

### LOCATION DESCRIPTION

Discover the perfect location for your industrial, warehouse, or distribution needs in Columbus, Ohio. This thriving city offers a robust transportation infrastructure, including easy access to major interstates and the Rickenbacker International Airport. With a strong and diverse economy, Columbus boasts proximity to major corporations, while also fostering a vibrant small business community. Take advantage of the city's skilled labor force and renowned educational institutions. Experience all that Columbus has to offer, from its dynamic cultural scene to its beautiful parks and recreational areas. The property's location provides easy access to a variety of amenities, including dining, shopping, and entertainment options. Columbus is the ideal place to grow your business.

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# PROPERTY INFORMATION

## LEASE SPACES



### LEASE INFORMATION

Lease Type: NNN

Total Space: 4,600 - 40,040

Lease Term: Negotiable

Lease Rate: \$7.50 SF/yr

### AVAILABLE SPACES

#### DESCRIPTION

The ceiling clear in the warehouse area is 15'. Also, there is one 10' overheard door, a vault, large open work assembly area, ample power, parking for up to 150, conveyor belt, server room, large conference room, lab, space, and supply rooms.

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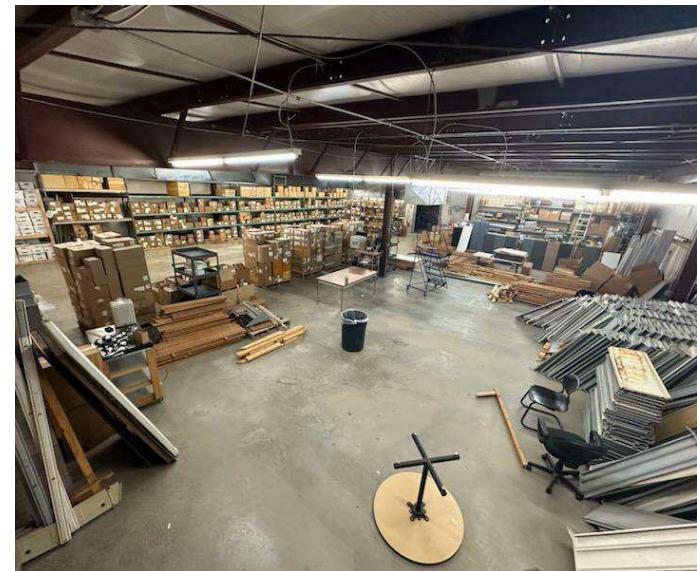
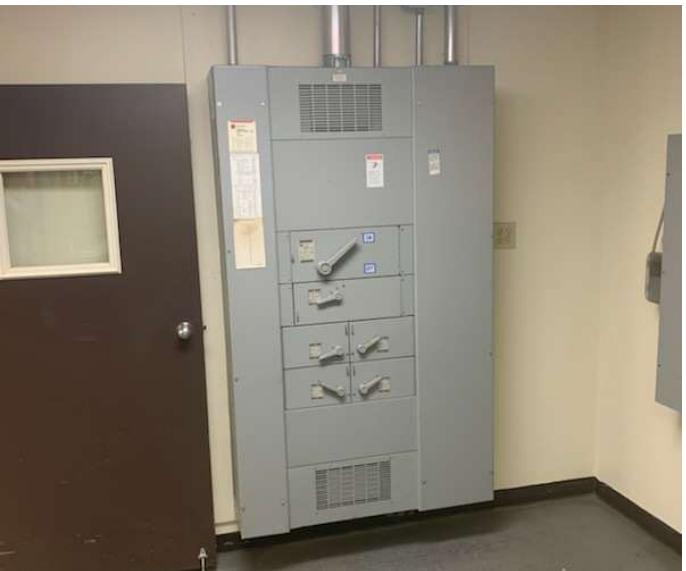
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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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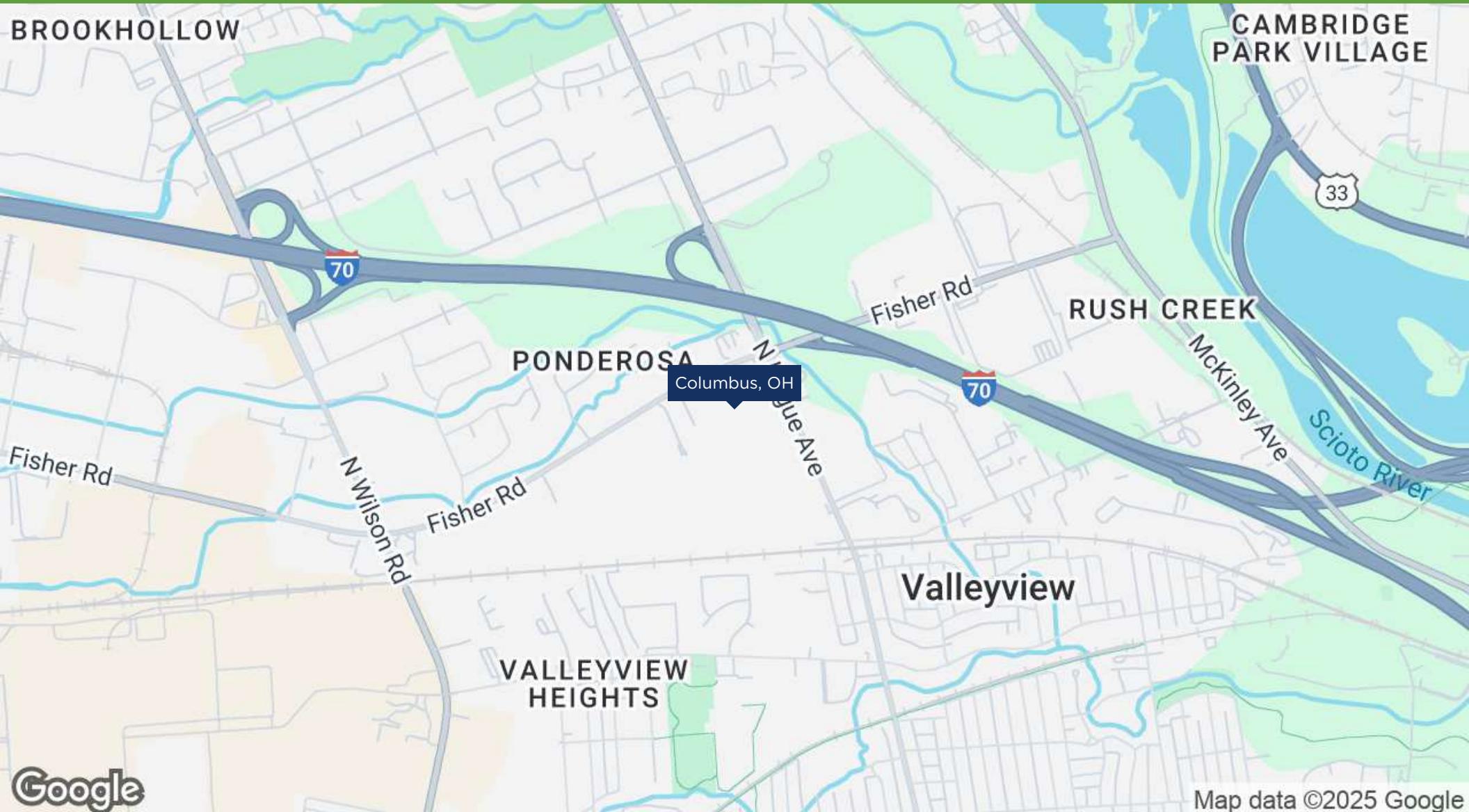
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# LOCATION INFORMATION

## REGIONAL MAP



Google

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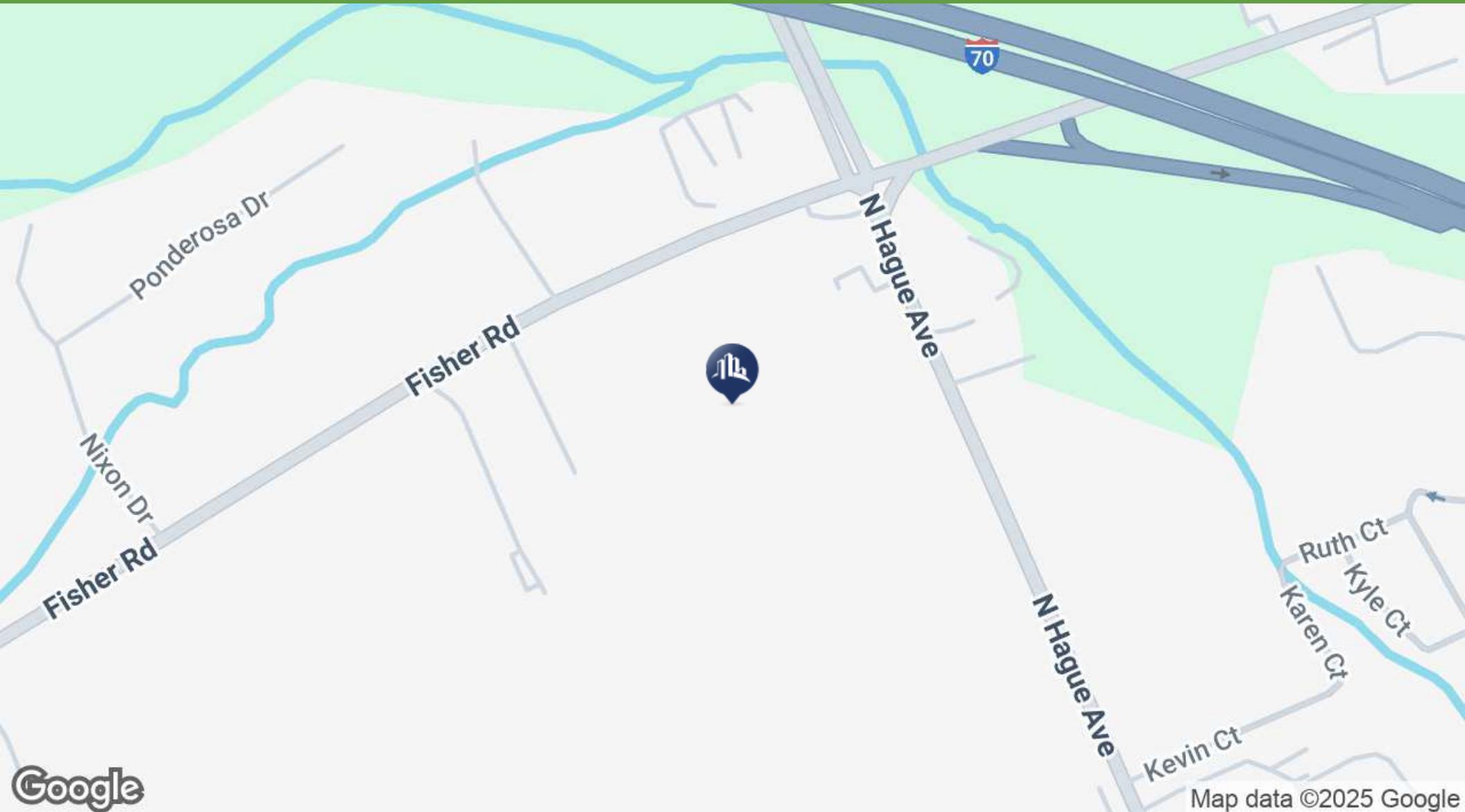
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# LOCATION INFORMATION

## LOCATION MAP



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# LOCATION INFORMATION

## AERIAL MAP



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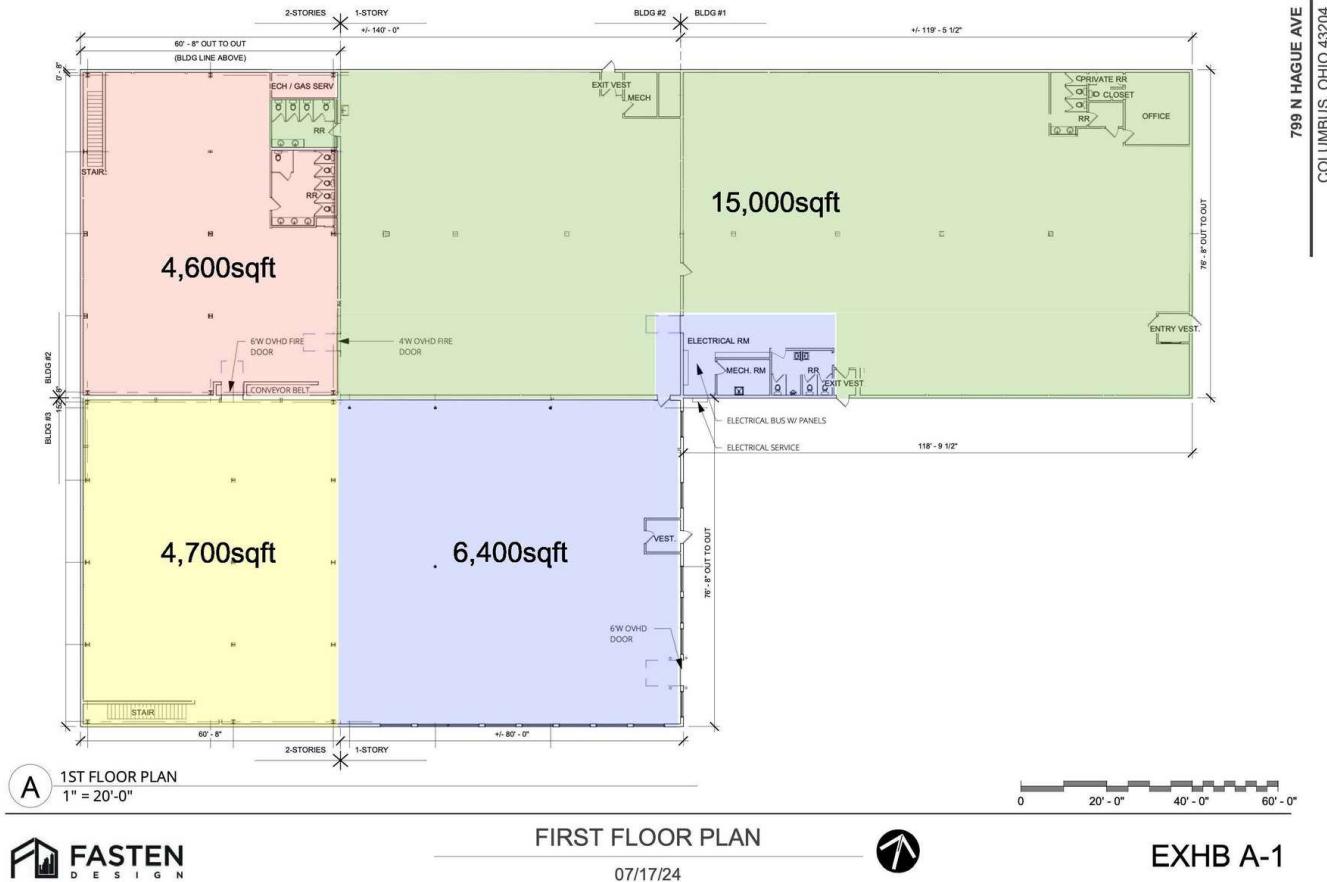
# LOCATION INFORMATION

## FLOOR PLANS

Various layout options available

Office buildout available

Drive in doors or dock doors can be installed on any wall other than the West Side.



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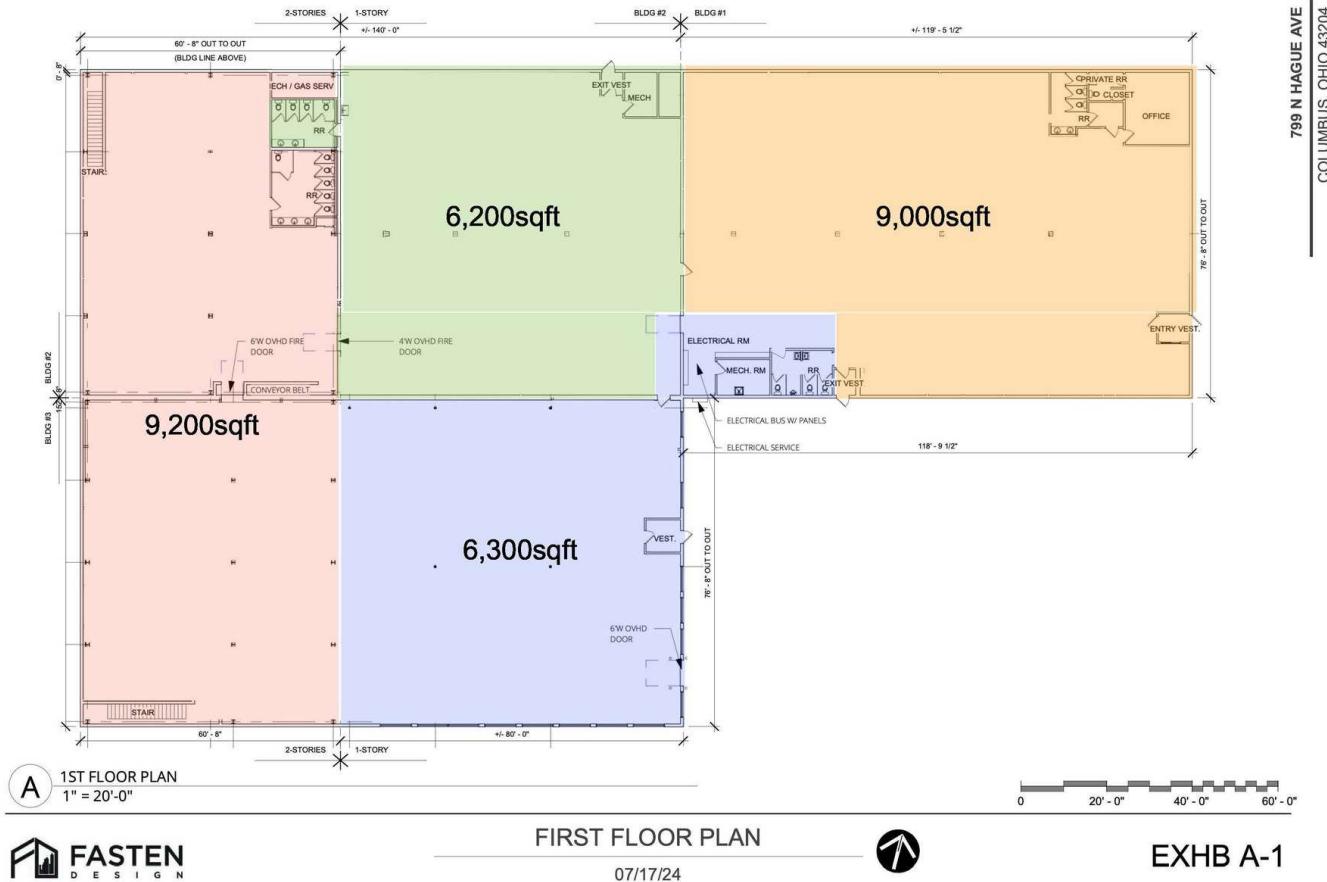
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FLOOR PLANS // 15



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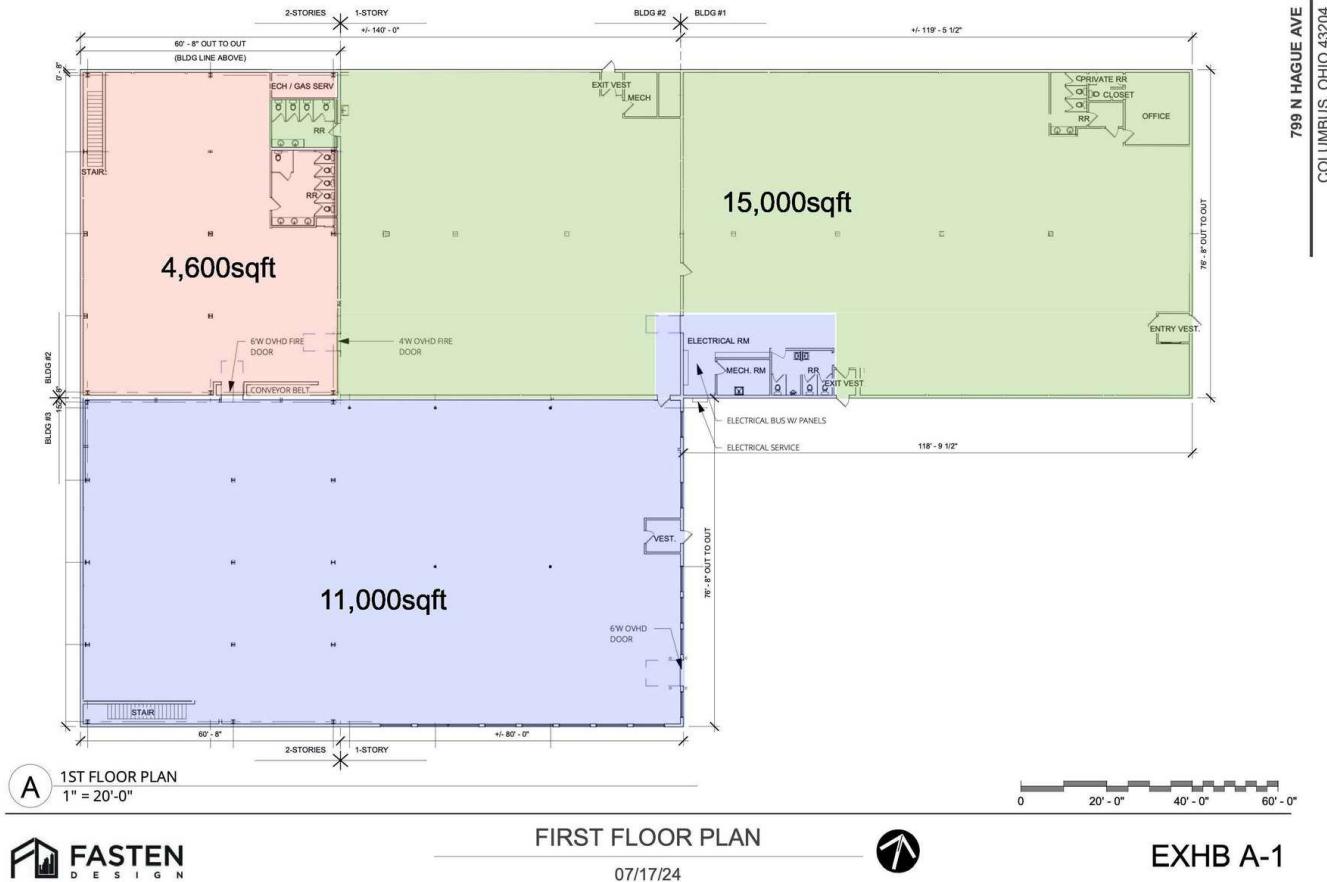
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FLOOR PLANS // 16



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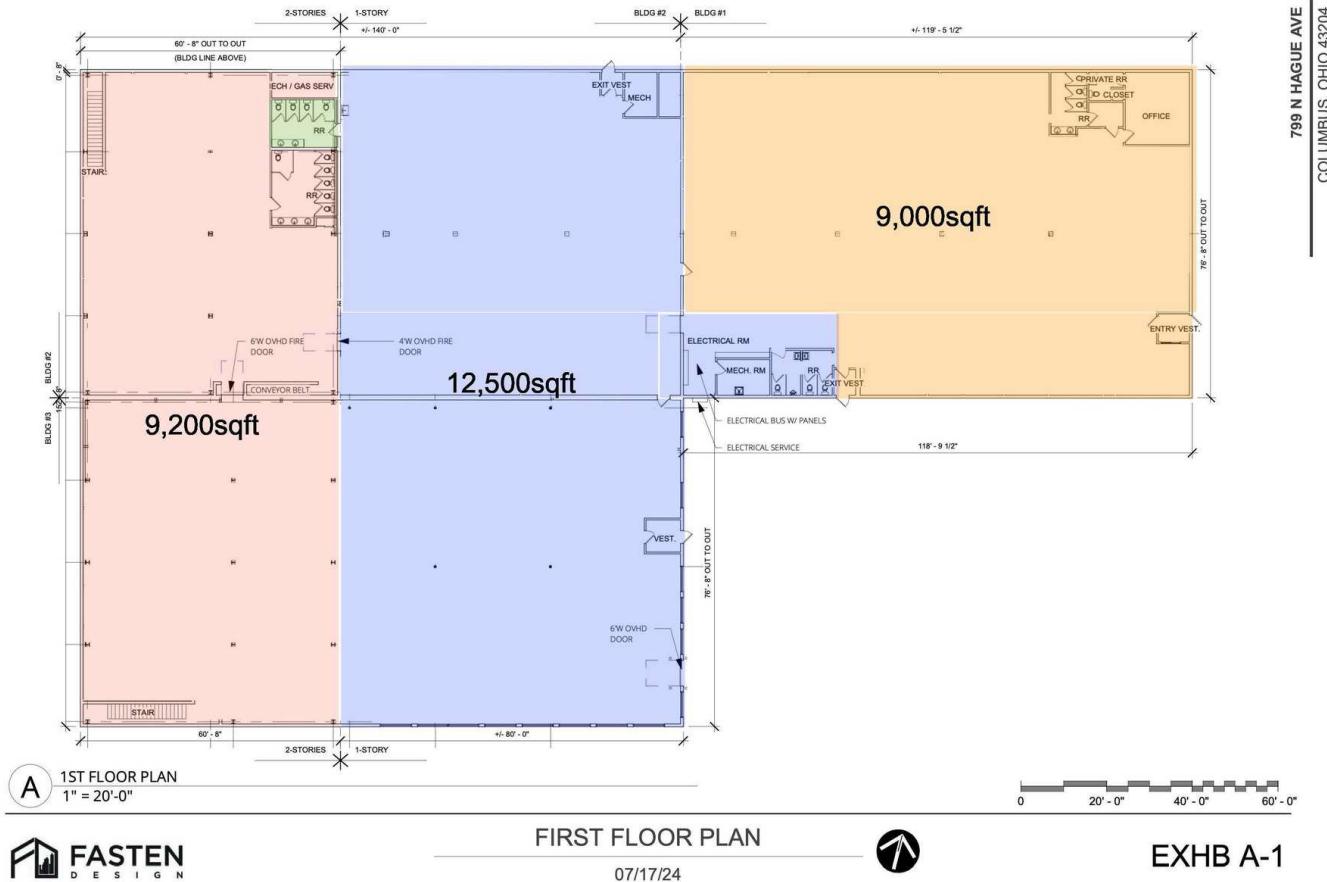
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FLOOR PLANS // 17

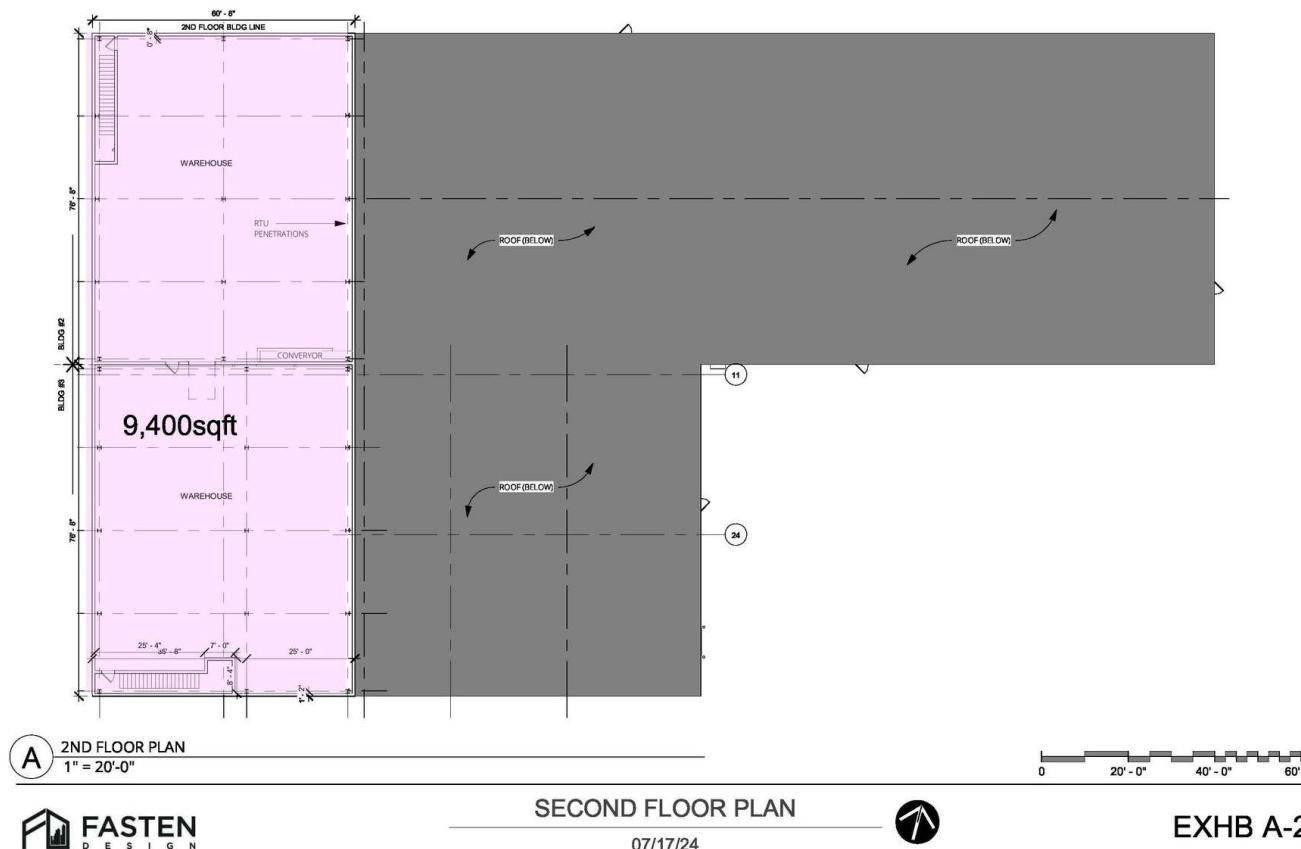


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# LOCATION INFORMATION

## FLOOR PLANS

2nd Floor Can connect to any lower floor area via stairs, conveyor belt or lift



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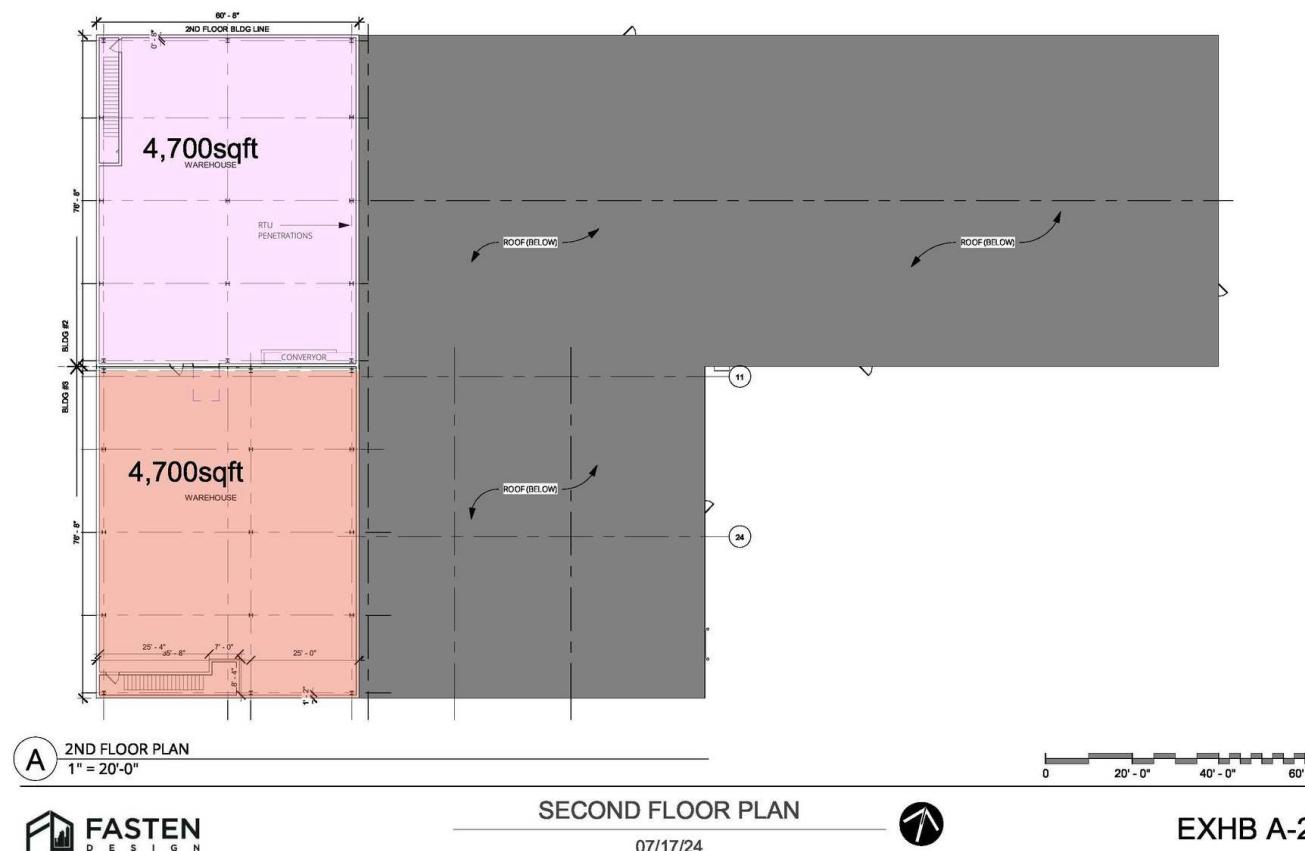


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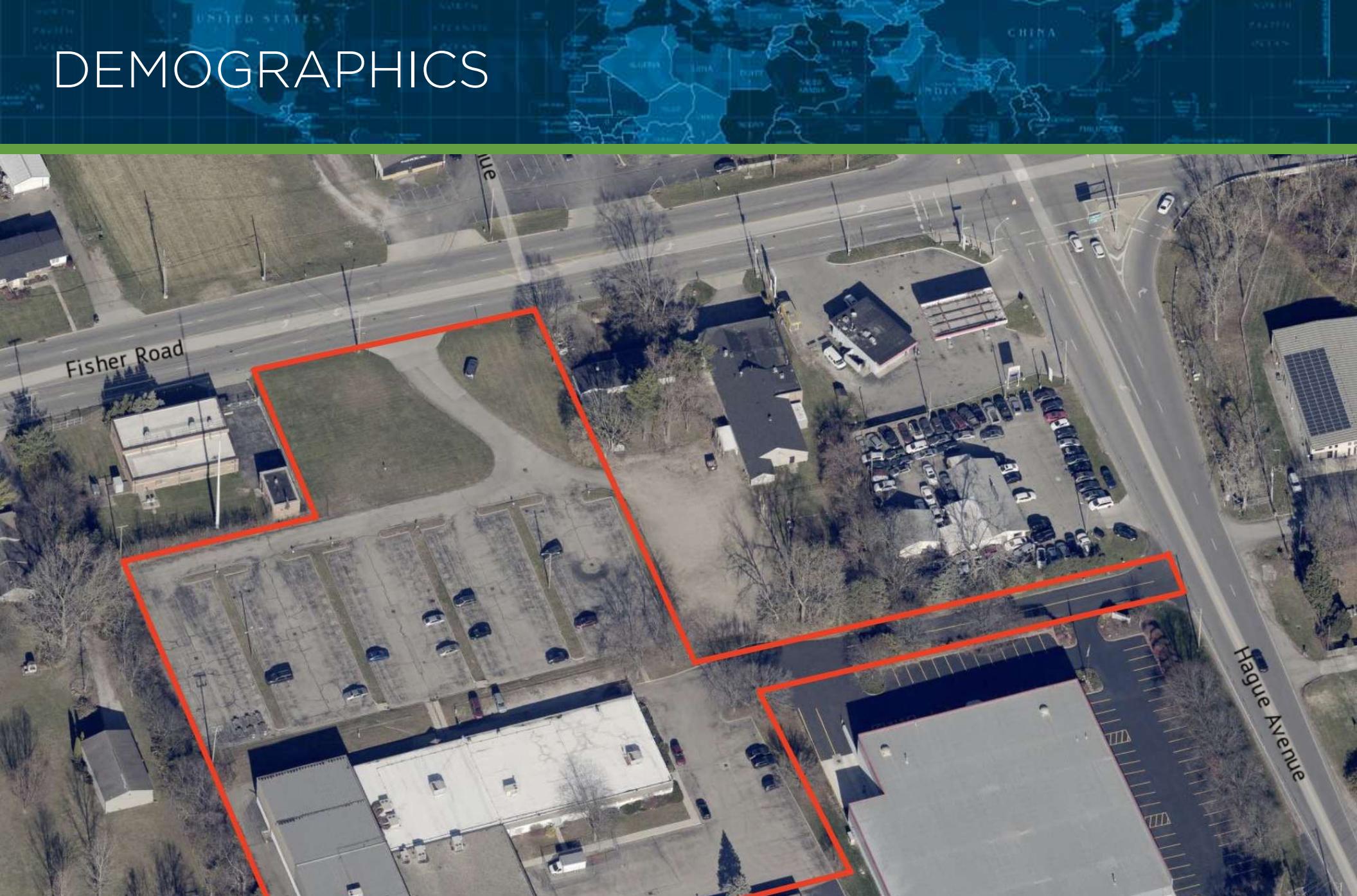
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# DEMOGRAPHICS



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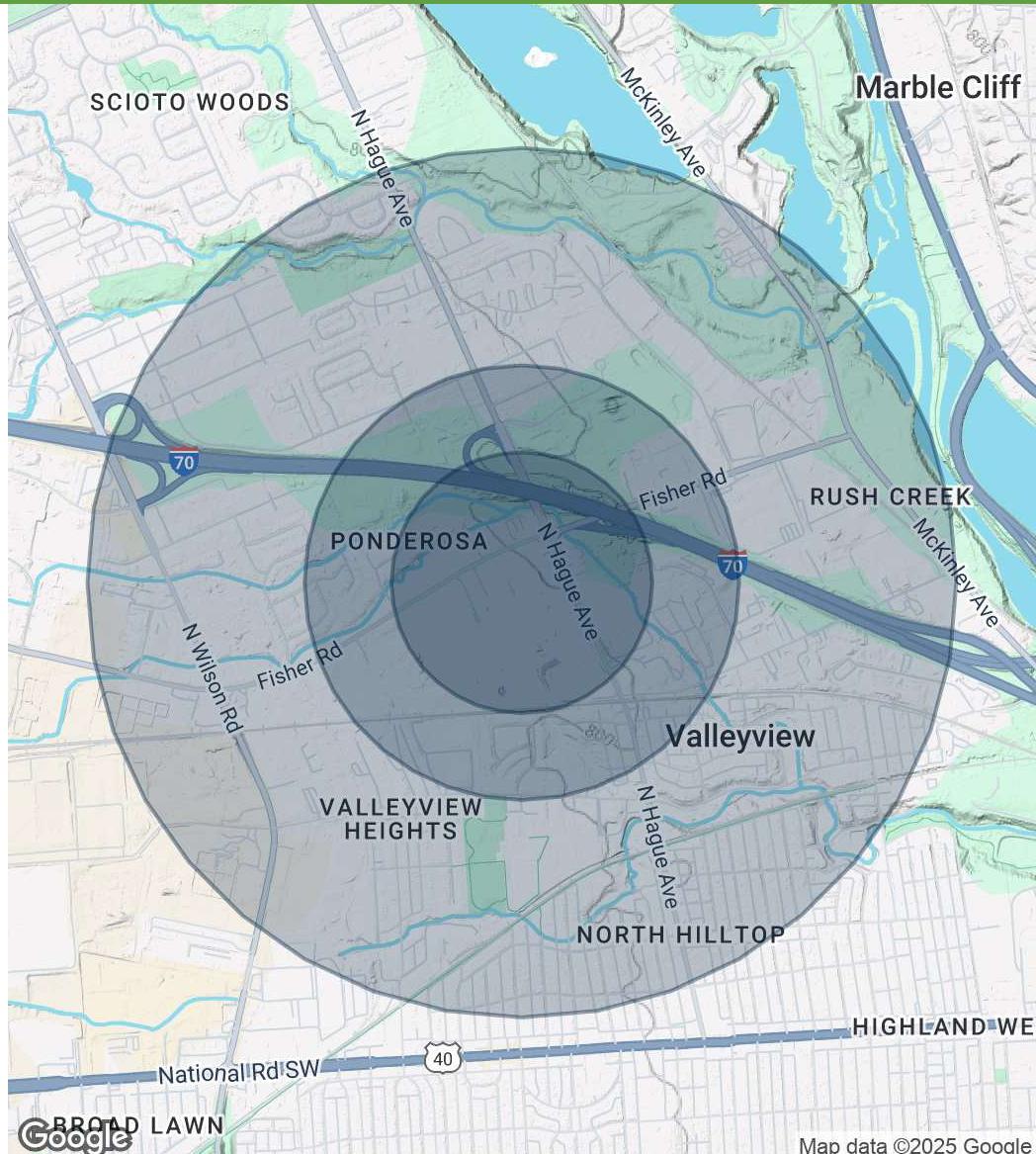
# DEMOGRAPHICS

## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	1,600	6,930
Average Age	38	37	37
Average Age (Male)	38	37	37
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	668	2,829
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,135	\$64,518	\$64,901
Average House Value	\$235,375	\$221,560	\$228,591

Demographics data derived from AlphaMap



Map data ©2025 Google

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