

FOR SALE



# Owner/User Flex Building Available Near Downtown Columbus

820-840 MANSFIELD AVENUE  
COLUMBUS, OHIO

## Building Size

9,626 SF

## Clear Height

16'

## Land Size

1.33 AC

## Drive-In Doors

Three (3) 10' Doors

## Sale Price

\$1,060,000

## Zoning

M – Manufacturing

## Property Highlights

- Flexible layout: multi-tenant or single-tenant/owner-occupant with 1:1 warehouse-to-office ratio
- Separately metered utilities
- Two (2) rolling security gates
- Located in an Opportunity Zone
- Expansion potential to the south
- Secure access system with door controls
- Storage shed (360 SF) with power

*For information, please contact:*

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