



4001 Refugee Rd

4001 Refugee Rd, Columbus, Ohio 43232

Property Features

- ±70,130 SF Office/Warehouse/Retail Building
- ±2,200 SF Office Space (Two Floors)
- Situated on ±8.13 Acres Zoned Mixed-Use, CAC (C4 Zoning Prior to New Zoning Code)
- Three Drive-In Doors (One 16' x 10' and Two 12' x 10')
- ±8,400 SF Canopy Covering Loading Area
- Two Exterior Docks
- 21' 6" Clear Height | 33' x 43' Column Spacing
- Full Security System with Cameras
- Newer Roof and HVAC
- Fully Climate Controlled Building
- New LED Lighting Being Installed
- Conveniently Located Within 3 Miles of I-70 and I-270

Sale Price: \$5,200,000

Lease Rate: \$5.50 SF/Yr (NNN)



For more information:

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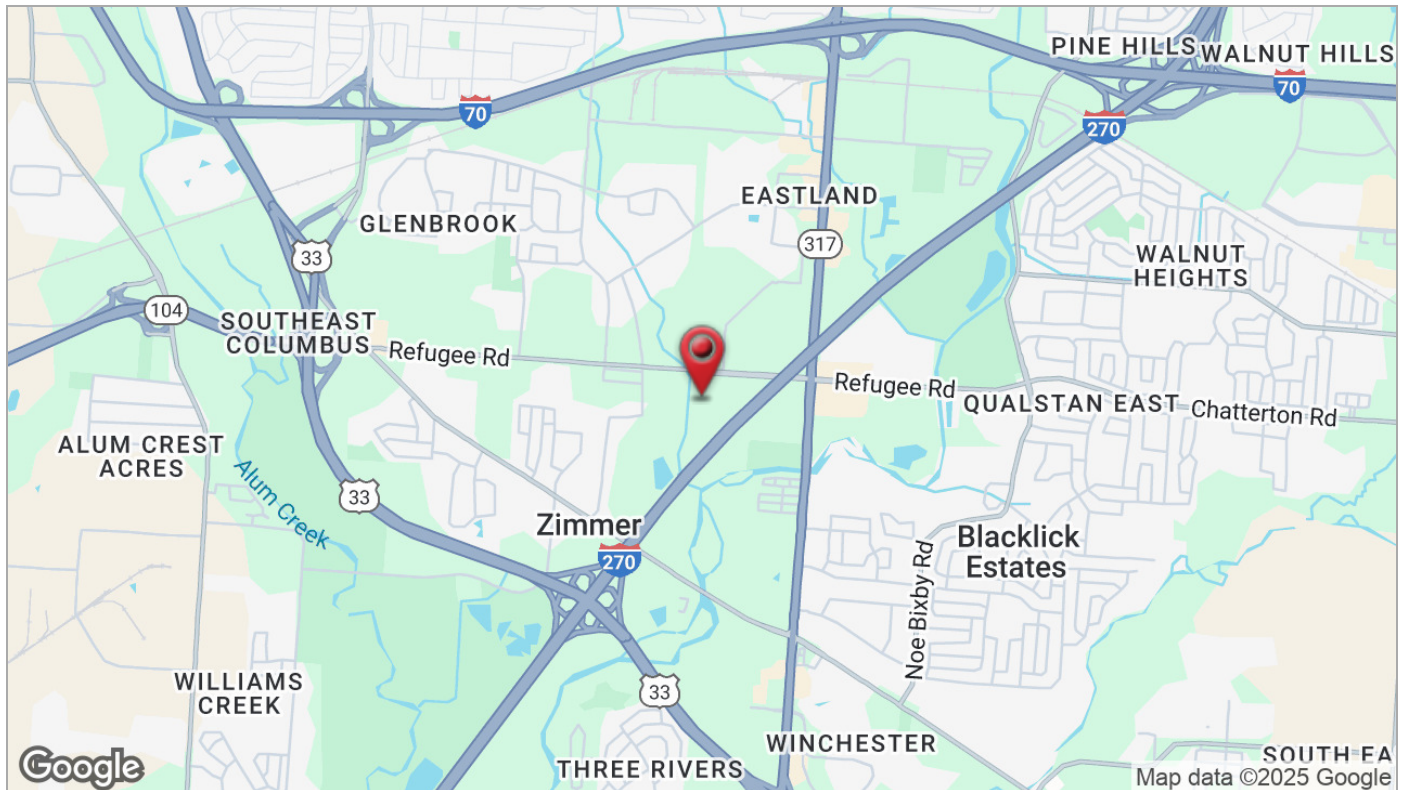
Blake DeCrane, SIOR

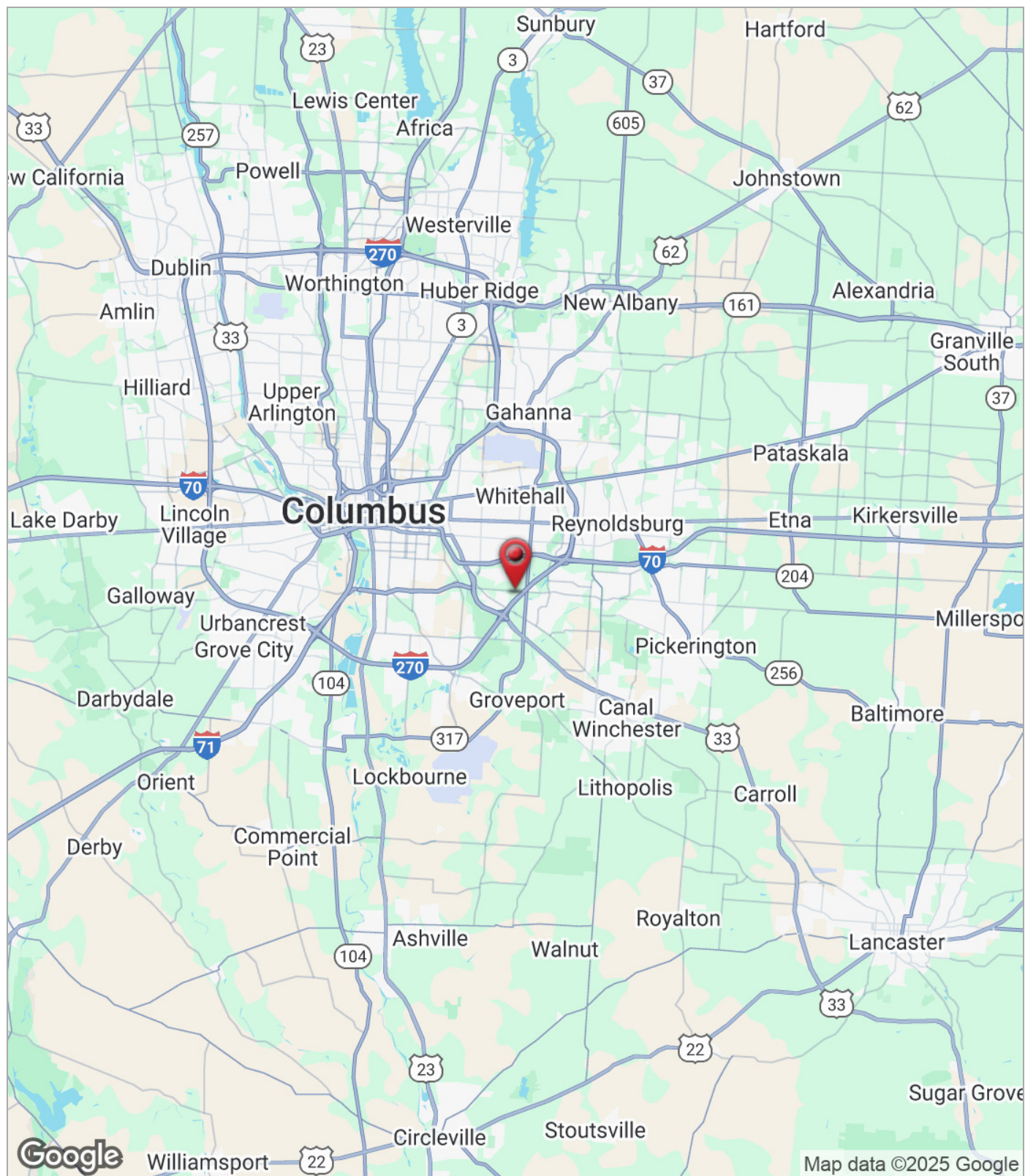
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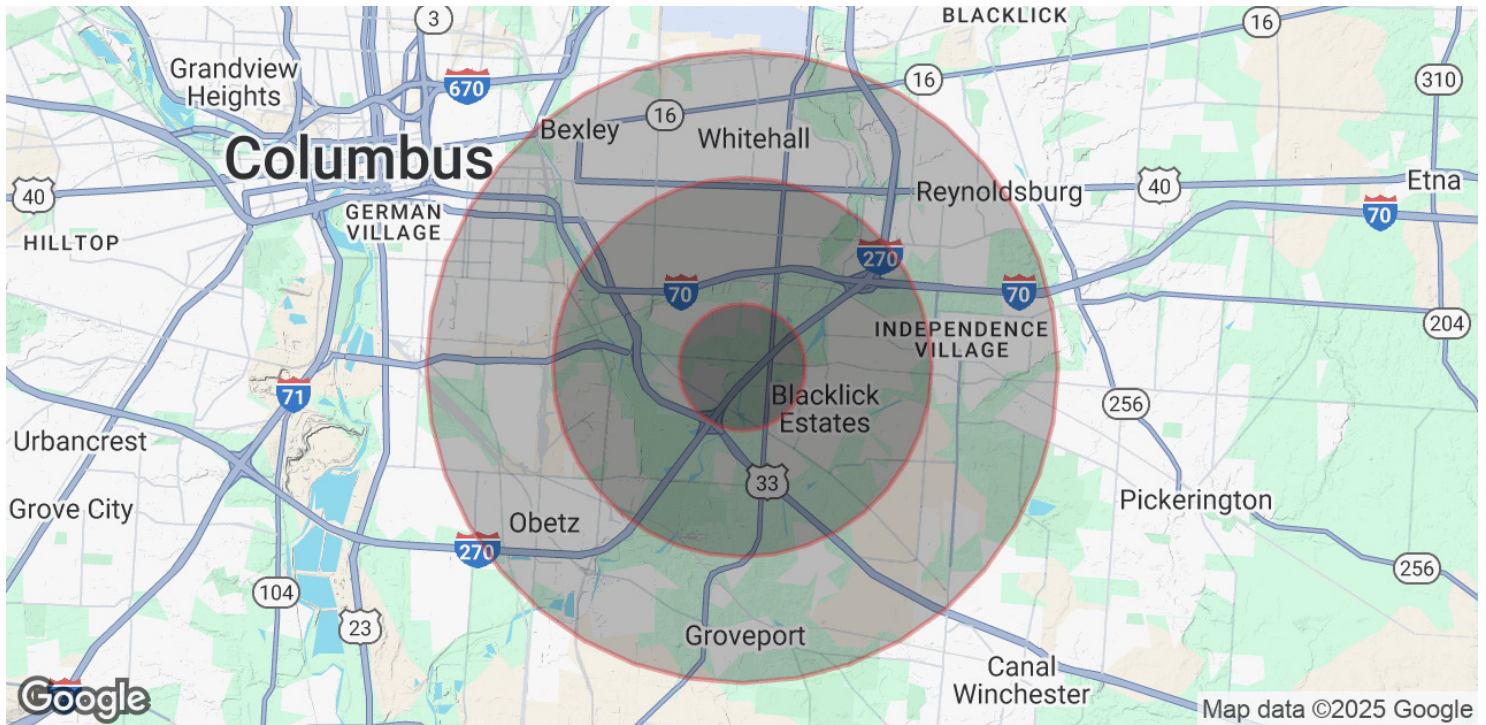


SPACE NAME	SPACE USE	LEASE RATE	ESTIMATED OPEX	LEASE TYPE	SIZE (SF)	AVAILABILITY
4001 Refugee Rd	Office/Warehouse/Retail	\$5.50 SF/YR	\$0.35 PSF	NNN	70,130 SF	60 Days









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,669	86,302	230,386
Average Age	36	38	38
Average Age (Male)	35	37	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,160	35,150	93,013
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$55,846	\$66,866	\$74,593
Average House Value	\$214,309	\$204,120	\$236,652

Demographics data derived from AlphaMap