



2000 E. Fulton Street – Columbus, OH

Industrial Sublease Opportunity

A rare three-building industrial campus offering exceptional functionality and strategic positioning in Columbus' thriving Downtown South submarket.

Property Overview

2000 E. Fulton Street is a **three-building industrial campus** totaling $\pm 27,100$ SF on ± 6.67 acres in Columbus' **Downtown South submarket**. This rare in-city offering combines **functional warehouse layouts, abundant drive-in and dock access, and significant outdoor yard capacity**. With M2 zoning, the property supports a wide range of heavy industrial, warehousing, distribution, and contractor uses.

- **Total Available:** $\pm 27,100$ SF (3 freestanding buildings)
- **Clear Heights:** 13'–18'
- **Drive-Ins/Dock:** 8 total drive-ins + 1 exterior dock
- **Site Size:** ± 6.67 acres, fully fenced, with significant outdoor storage
- **Construction:** Mix of metal and masonry
- **Utilities:** City water, sewer, natural gas, electric



Building 1 (Front/Main)

$\pm 8,750$ SF

Built ~2011

Building 2 (Middle)

$\pm 9,350$ SF

Built 1961

Building 3 (Rear/Star Construction)

$\pm 9,000$ SF

Built 1961

Location Advantages

Positioned just east of Downtown Columbus, 2000 E. Fulton offers unmatched accessibility to the city's [urban core](#) and [inner-ring neighborhoods](#):



Urban Proximity

Minutes to **Downtown Columbus, German Village, and Bexley** - providing access to the region's economic center and affluent residential markets.



Transportation Hub

Immediate access to **I-70 and Alum Creek Drive**, with seamless connections to I-71 and I-270 beltway for regional distribution.



Airport Access

11 minutes to John Glenn International, 20 minutes to Rickenbacker Inland Port - critical for time-sensitive logistics operations.



Labor Market

140,000+ daytime employees within 3 miles, featuring a strong blue-collar and logistics workforce essential for industrial operations.

Market Context

The Columbus industrial market continues to perform as one of the Midwest's most resilient, anchored by its central location, multi-modal logistics network, and surging demand from **e-commerce, data center, and advanced manufacturing users**.

Vacancy in the **1–2 star industrial segment remains below 4%**, with limited availability of sites offering both functional buildings and secured yard space within the urban core.



<4%

Industrial Vacancy

1-2 star segment remains tight with limited availability

140K+

Workforce Access

Daytime employees within 3-mile radius

±27K

Total Square Feet

Across three functional buildings

2000 E. Fulton stands out as a **rare infill contractor and service yard opportunity** — a property type increasingly difficult to source as Central Ohio experiences rapid redevelopment and record absorption.

Property Highlights



Multi-Building Campus

Three freestanding buildings: 8,750 / 9,350 / 9,000 SF offering flexible leasing and operational configurations



Secure Site

Fully fenced ± 6.67 -acre site with extensive outdoor storage capacity for equipment, materials, and fleet operations



Functional Design

13'–18' clear heights, 8 drive-ins, 1 dock-high door providing efficient loading and operational flexibility



Zoning & Permits

M2 zoning with broad permitted uses supporting heavy industrial, warehousing, distribution, and contractor operations



Strategic Location

Immediate interstate access with proximity to Downtown, Bexley, and German Village within Columbus' surging industrial market

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📄 **Ready to discuss this exceptional industrial opportunity?** Contact Darrick Klamut to schedule a property tour and explore how 2000 E. Fulton Street can serve your industrial real estate needs.

