

FOR SALE

# 1759 OLD LEONARD AVE

## COLUMBUS, OHIO 43219



FOR SALE: \$800,000



±2,000 SQUARE FEET  
OF OFFICE SPACE



14' CLEAR HEIGHT



DIRECT ACCESS TO 1-670



5,344 SQUARE FEET



±0.26 ACRES IN TOTAL



THREE, 12' DRIVE-IN  
GARAGE DOORS



AVAILABLE: NOW

NOAH RABER  
614-917-8491  
NRABER@KOONPROPERTYGROUP.COM

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**POPULATION**

1 MILE	7,789
3 MILES	152,508
5 MILES	363,888

**HOUSEHOLD INCOME**

1 MILE	\$46,302
3 MILES	\$69,258
5 MILES	\$71,311

**CONSUMER SPENDING**

1 MILE	\$63.33M
3 MILES	\$1.604B
5 MILES	\$3.889B

**DAYTIME EMPLOYMENT**

1 MILE	15,603
3 MILES	147,552
5 MILES	325,835

This 5,344 square foot flex industrial building presents a prime opportunity for industrial needs in Columbus, Ohio. It is conveniently located near I-670, I-71, I-270, Leonard Avenue/5th Avenue corridor; and near Columbus Downtown, John Glenn Columbus International Airport, and The Ohio State University. Located just off of the Interstate 670/Leonard Avenue exit/entrance ramp, this property has phenomenal visibility and accessibility. The property offers the following:

- Direct access to I-670
- 14' of clearance
- Heated warehouse
- Three, 12' drive-in garage doors
- Floor drains
- +/- 0.26 acres
- +/- 2,000 square feet of office space

This property offers an opportunity for a wide variety of industrial uses.

Contact us today to schedule a viewing or for more information!



LOCATION

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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

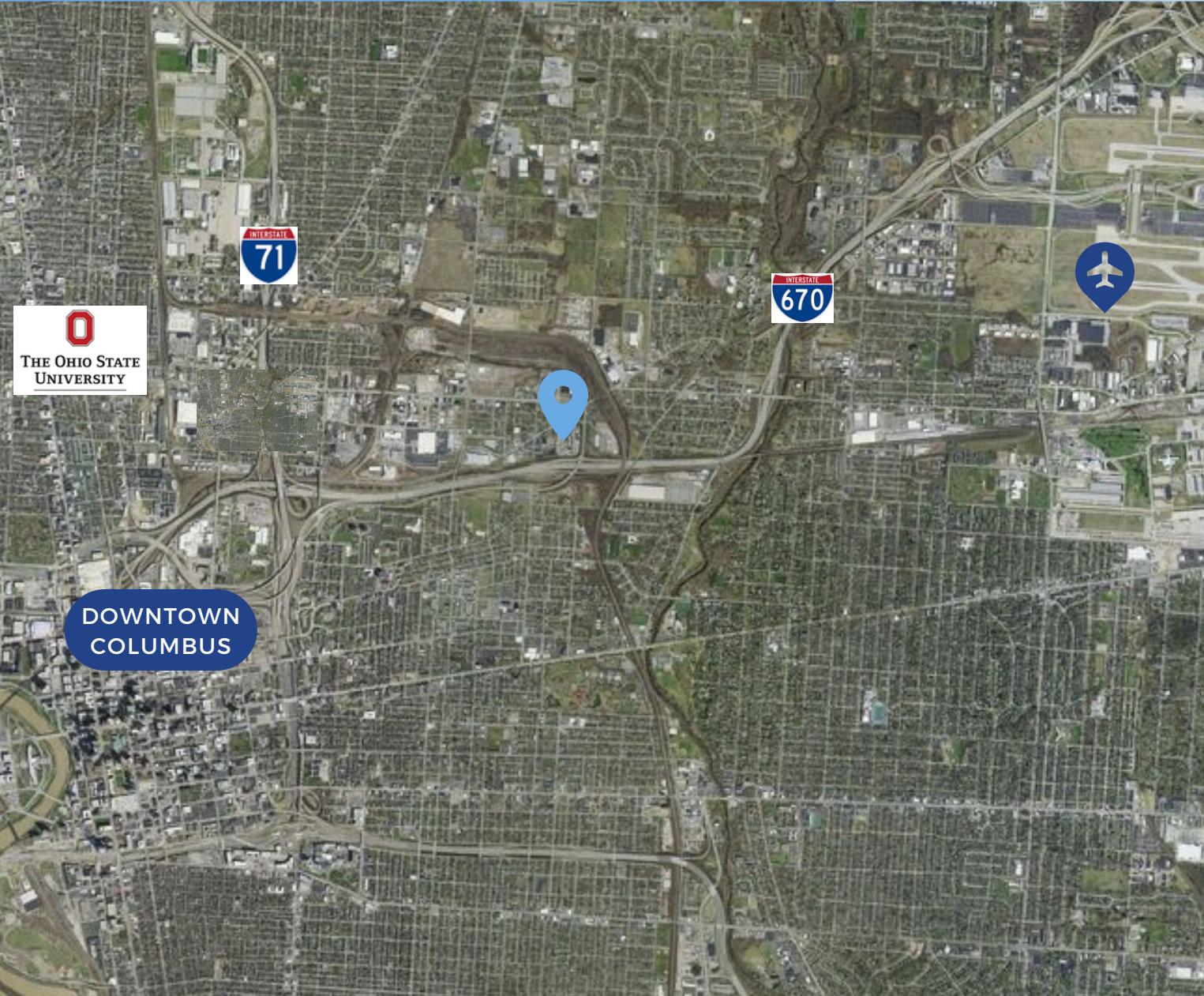


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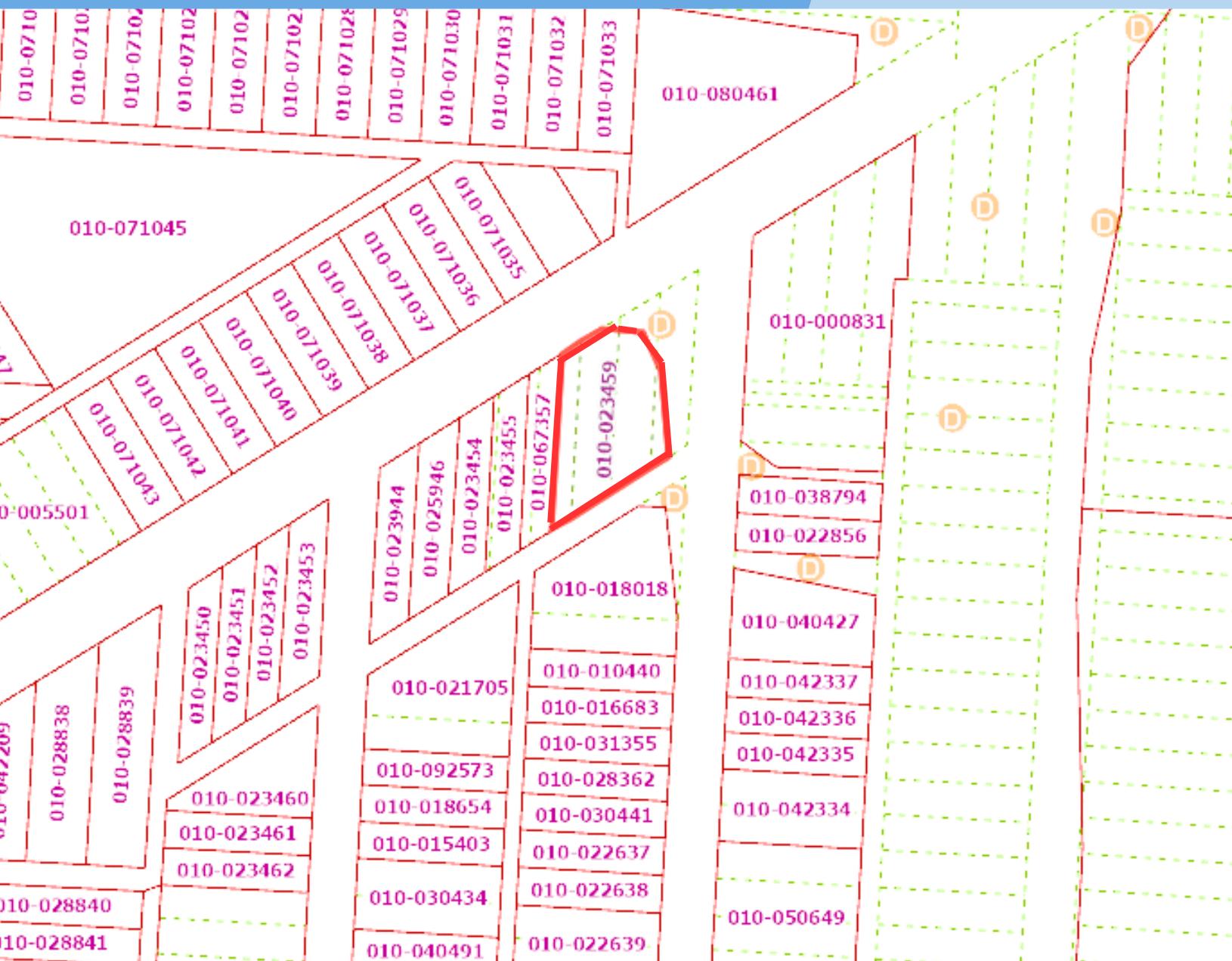
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PARCEL

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PICTURES  
1759 LEONARD

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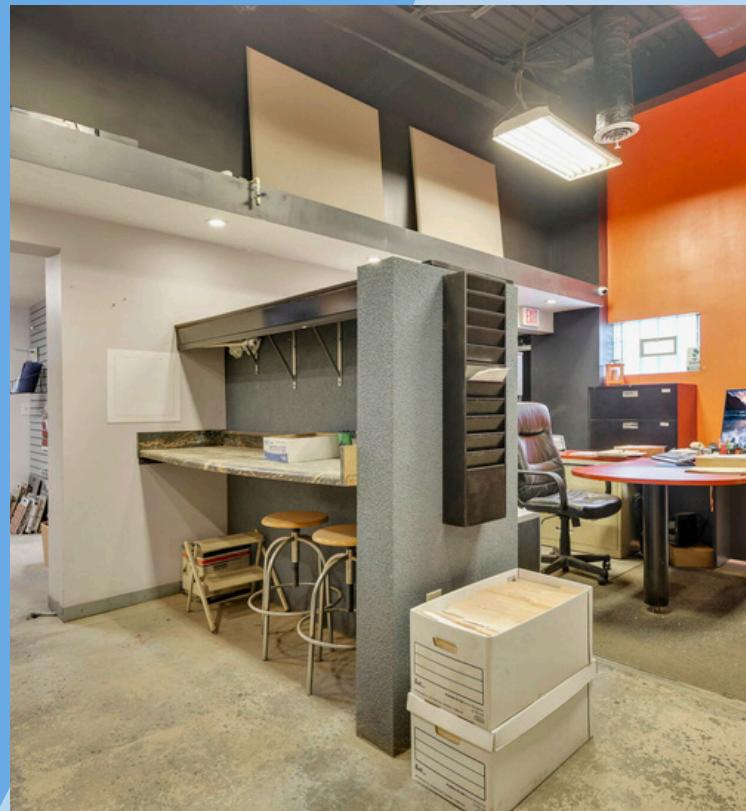


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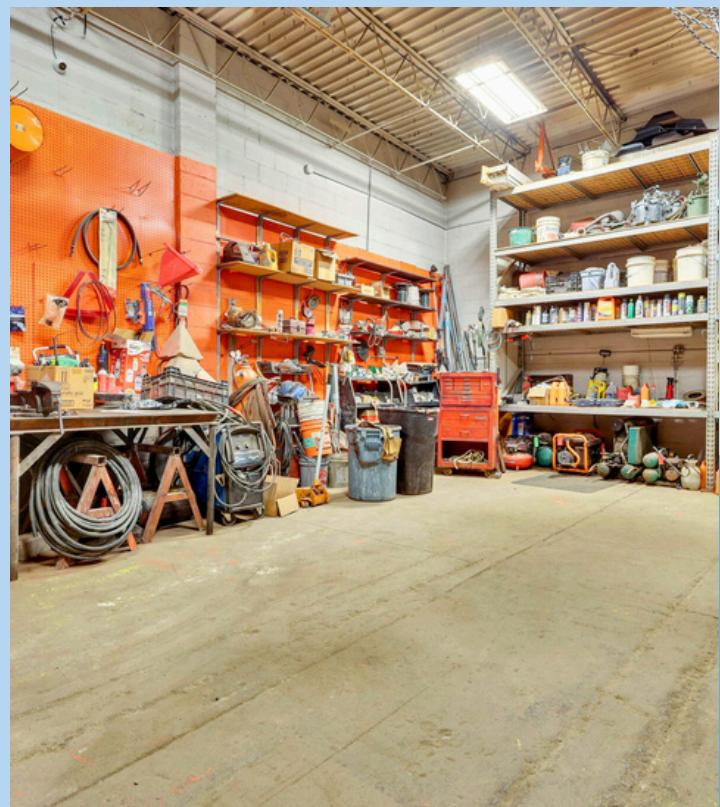
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