

FOR SALE

1759 OLD LEONARD AVE

COLUMBUS, OHIO 43219



FOR SALE: \$800,000



5,344 SQUARE FEET



**±2,000 SQUARE FEET
OF OFFICE SPACE**



±0.26 ACRES IN TOTAL



14' CLEAR HEIGHT



**THREE, 12' DRIVE-IN
GARAGE DOORS**



DIRECT ACCESS TO I-670



AVAILABLE: NOW

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



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OVERVIEW

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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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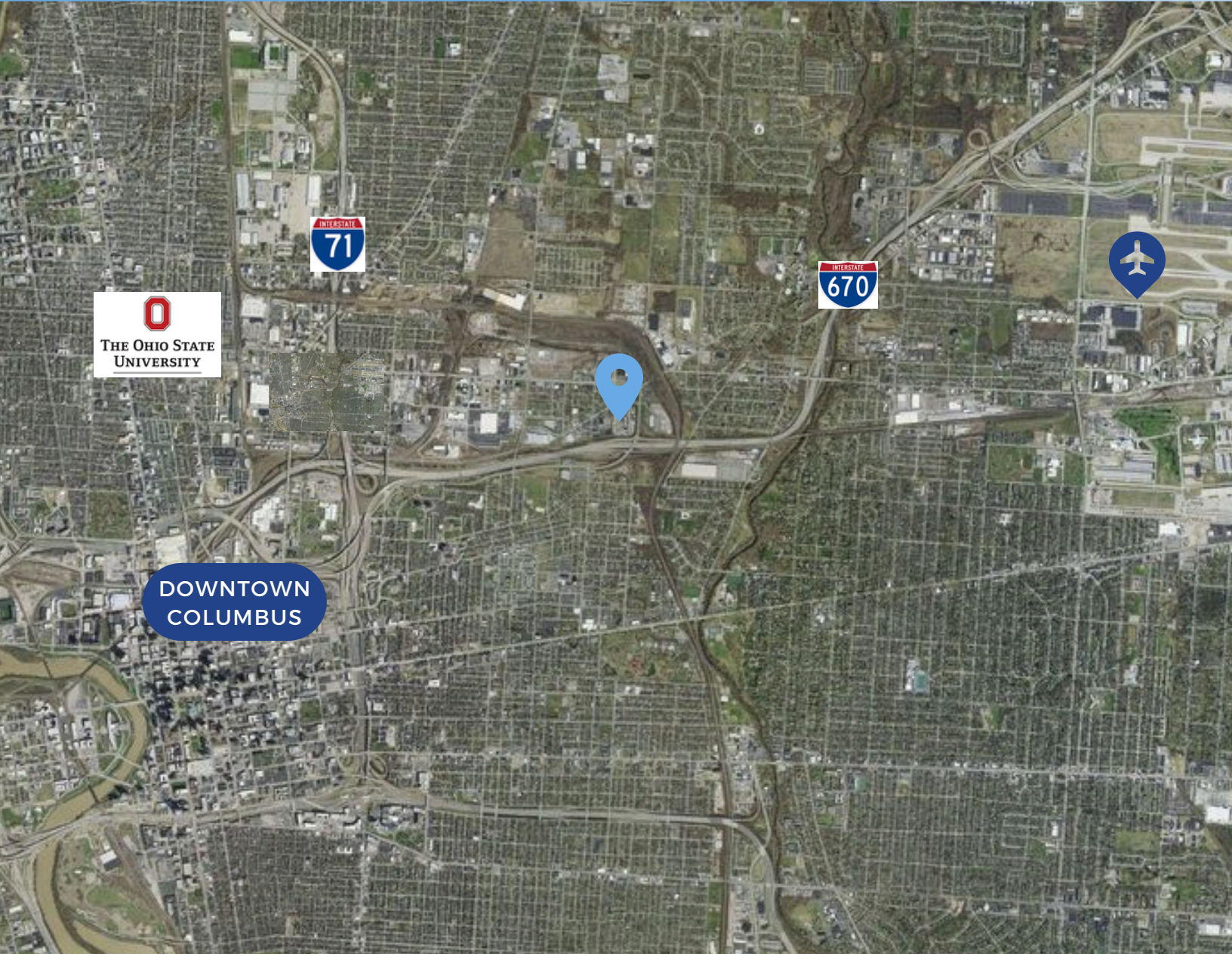


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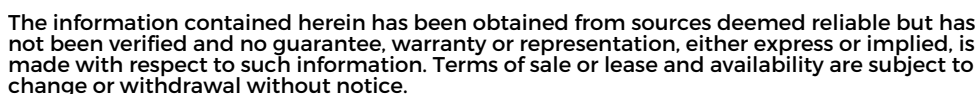
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PICTURES
1759 LEONARD

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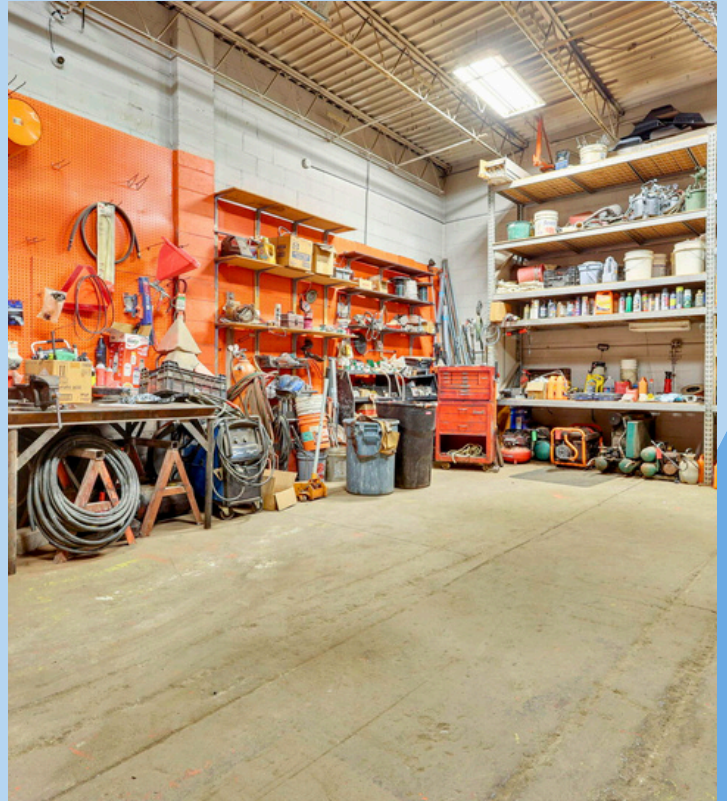
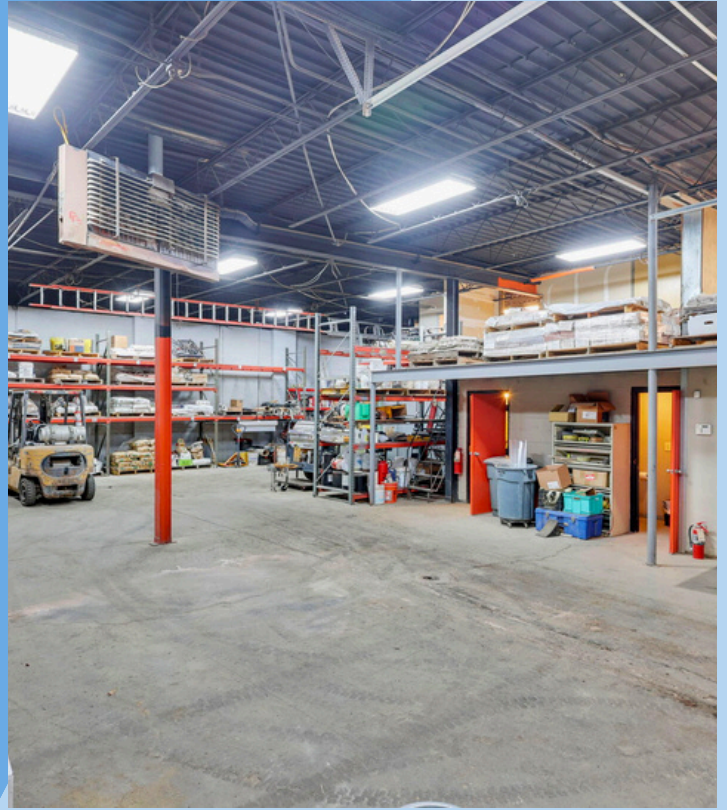
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