



1125 Cleveland Ave,
Columbus, OH 43201

INDUSTRIAL/FLEX PROPERTY FOR SALE



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AlterraRE.com



Property Description

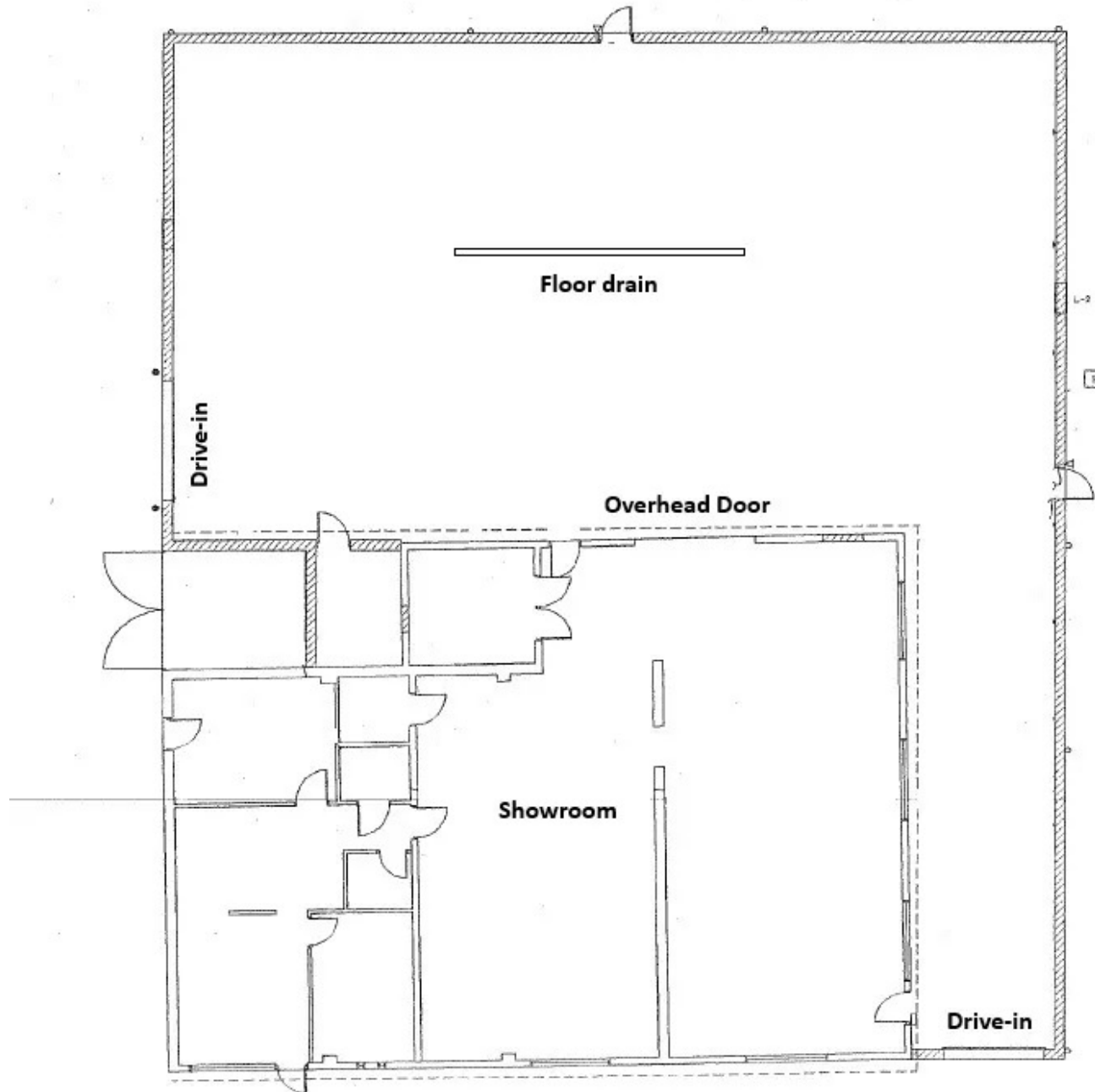
1125 Cleveland Avenue represents a compelling opportunity for an owner-user to acquire a well-equipped 9,216 SF industrial facility in a prime central Columbus location. The combination of functional warehouse space, office/showroom buildout, and two drive-in doors, creates a highly practical environment for a wide range of industrial and service-oriented businesses. The property's layout supports efficient day-to-day operations, while its location ensures strong connectivity to major highways, downtown Columbus, and surrounding neighborhoods. Whether used for manufacturing, contracting, logistics, or storage, the site provides the infrastructure needed to operate effectively today while also offering flexibility for future growth.

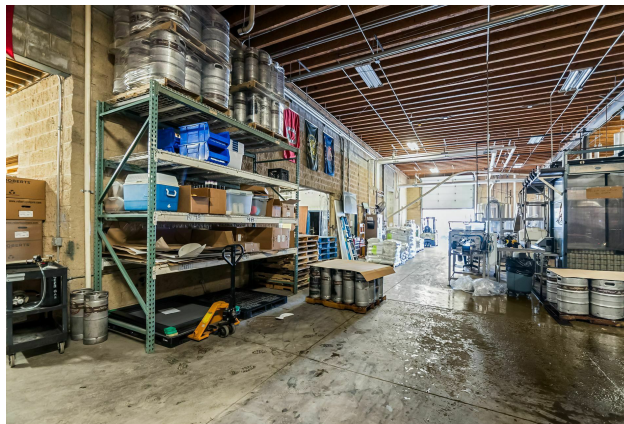
Building Highlights

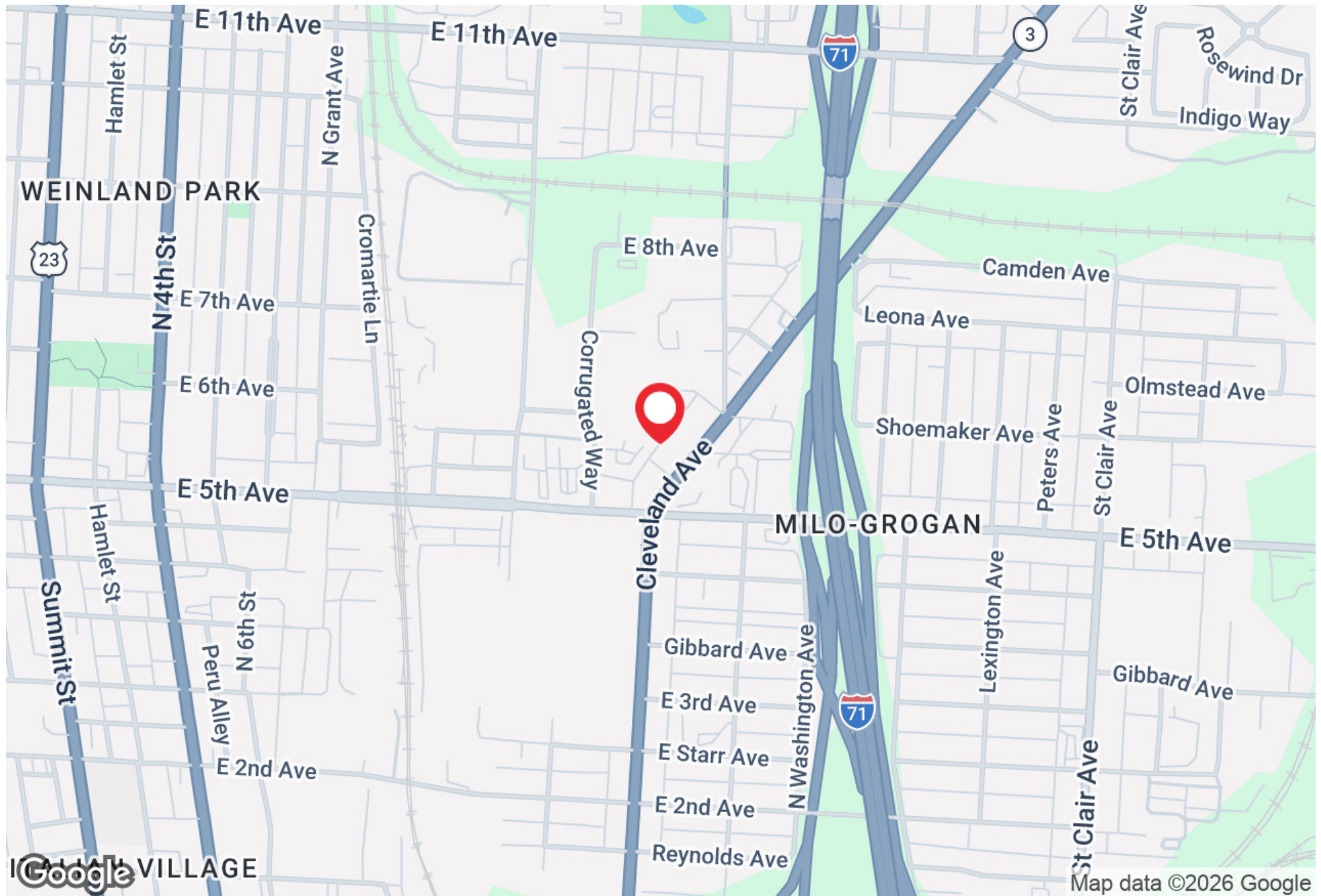
- **Owner Occupant** opportunity.
- **Former brewery** and food operations.
- **+/- 2,000 SF** of **showroom, retail, or office** space.
- **+/- 7,000 SF** of dedicated heated **warehouse space** which was added in 2005.
- **Floor drains** located throughout the warehouse.
- **Two (2) 12' x 9'** grade level drive-in doors.

Building Overview

For Sale Price	\$1,350,000
Building Size	9,216 SF
Year Built	1946/2005 (Warehouse)
Parcel Size	.34 AC
Drive-in Doors	2 - 12' w x 9' h
Clear Height	18'
Parking Ratio	1.96/1000 - 18 Surface
Warehouse SF	7,124 SF
Showroom/Office SF	2,092 SF

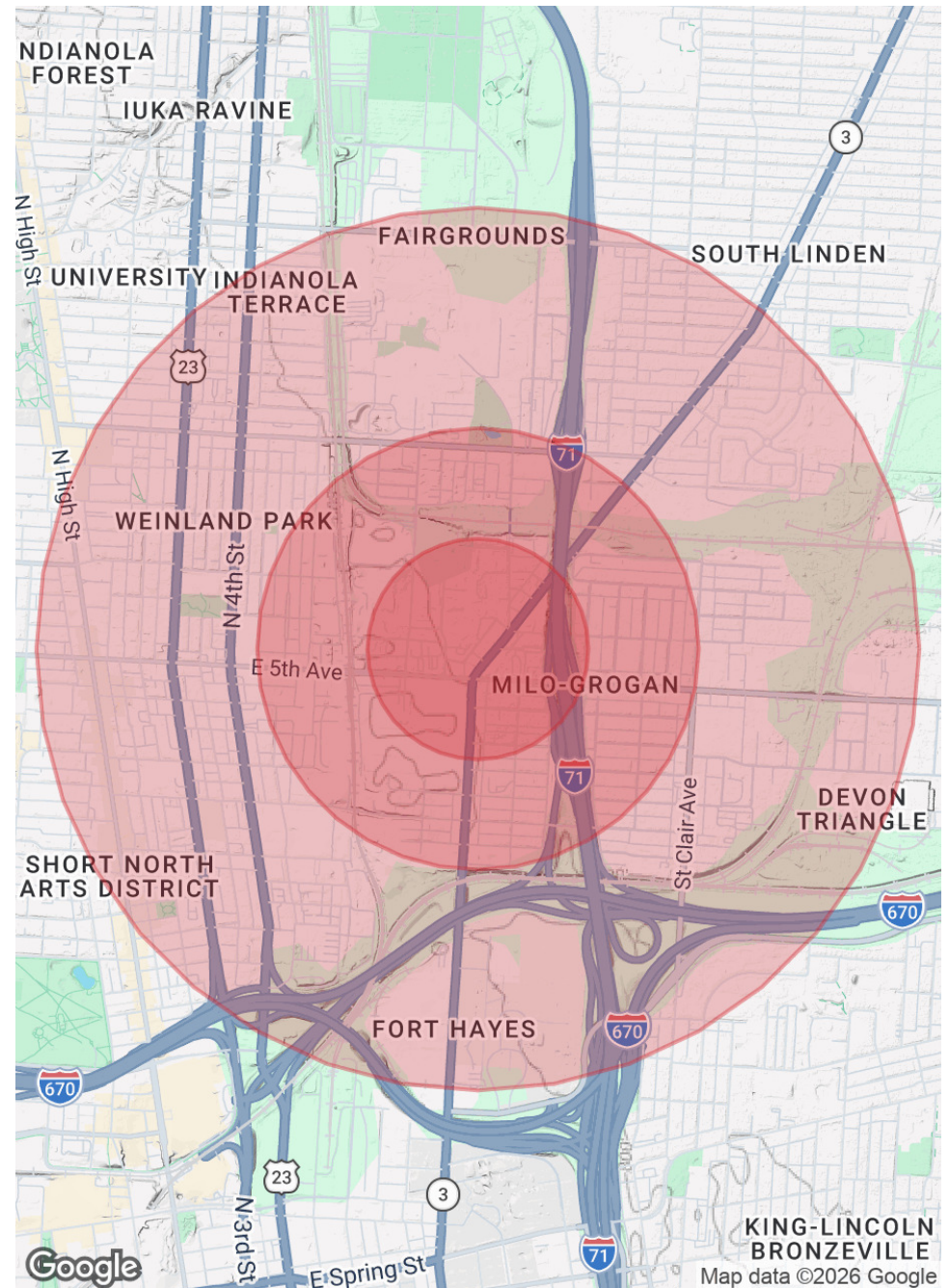






Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	455	2,739	17,777
Average Age	32.8	31.3	27.6
Average Age (Male)	33.8	31.4	27.8
Average Age (Female)	28.9	29.3	26.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	192	1,352	8,454
# of Persons per HH	2.4	2.0	2.1
Average HH Income	\$58,039	\$76,363	\$81,456
Average House Value	\$161,311	\$306,574	\$351,409

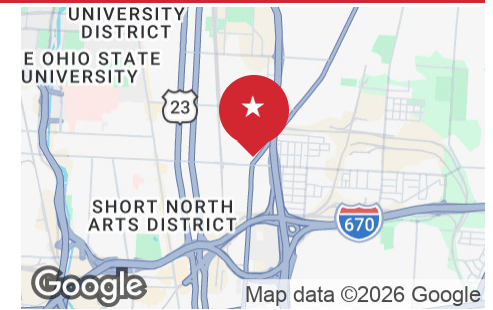


**1125 Cleveland Ave**

Columbus, OH 43201

Subject Property

Price:	\$1,350,000	Bldg Size:	9,216 SF
Lot Size:	0.37 Acres	Year Built:	1946
Price/SF:	\$146.48	Ceiling Height (ft):	18 ft

**580 W Town Street**

Columbus, OH 43215

Sold 3/29/2024

Price:	\$1,400,000	Bldg Size:	8,588 SF
Lot Size:	0.48 Acres	Price/SF:	\$163.02

**793 Harmon Ave**

Columbus, OH 43223

Sold 2/17/2025

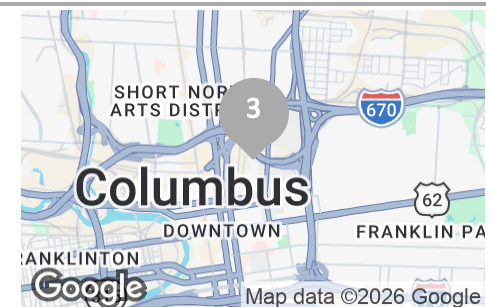
Price:	\$1,300,000	Bldg Size:	8,069 SF
Lot Size:	0.77 Acres	Price/SF:	\$161.11

**408 N Sixth Street**

Columbus, OH 43215

Sold 12/23/2025

Price:	\$1,950,000	Bldg Size:	9,950 SF
Lot Size:	0.30 Acres	Year Built:	1963
Price/SF:	\$195.98	Grade Level Doors:	3



**Richard Conie****Senior Associate**

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Professional Background

Richard is an ambitious and dedicated professional specializing in commercial real estate. With a background in urban planning and development, Richard brings a unique perspective to the table, ensuring that his clients receive the most comprehensive and strategic advice for their real estate needs.

A proud graduate of Miami University of Ohio, where he majored in Urban Planning and Development, Richard has always possessed a deep fascination with the intricate dynamics of urban landscapes. His education provided him with a solid foundation in understanding the complexities of zoning regulations, land use, and the economic factors that shape real estate markets.

But Richard's expertise extends far beyond the classroom. Over the years, he has honed his skills through hands-on experience, successfully running and starting multiple companies centered around negotiation. These ventures have not only allowed him to fine-tune his business acumen but have also provided him with invaluable insights into the art of deal-making. Richard understands the power of effective negotiation and utilizes this skill to secure optimal outcomes for his clients.

While Richard may be relatively new to the commercial real estate scene, his ambition and passion for helping clients set him apart. He possesses a tireless work ethic and an unwavering commitment to excellence, always going above and beyond to ensure his clients' satisfaction. Richard approaches each transaction with a fresh perspective, seeking innovative solutions that maximize his clients' investments and align with their long-term goals.

Clients who work with Richard can expect a highly personalized and collaborative experience. He listens attentively to their unique needs and aspirations, tailoring his approach accordingly. Richard believes that successful real estate transactions are built on trust, open communication, and transparent guidance. With his exceptional interpersonal skills, he fosters strong relationships with clients, ensuring that they feel supported and informed throughout the entire process.

Whether you're a seasoned investor seeking to expand your commercial portfolio or a newcomer to the real estate market, Richard is dedicated to providing you with unparalleled service. By leveraging his expertise in urban planning, his astute negotiation abilities, and his unwavering ambition, Richard is ready to guide you towards your real estate goals, turning your vision into reality.

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