

For Sale



\$1,125,000

2350 Scioto Harper Drive, Columbus, OH 43204

Free Standing Warehouse

- ± 4,576 SF building that offers ± 1,480 SF of office with reception area, 5 private offices with windows, a kitchenette , and four bathrooms
- Warehouse features two 14' drive-in doors
- Lot is one acre, fenced in, with 2 curb cuts for easy maneuverability of large trucks and equipment
- Property is improved with a truck maintenance pit in the warehouse and three active underground fuel tanks that could remain with the building or be removed by the seller
- Central location backing up to the I-670/I-70 split providing easy highway access

[Click Here to View Video](#)

James Mangas, CCIM

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4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Property Information

Price	\$1,125,000
Parcel Numbers	010-158448 and 010-158449
Land Acreage	± 1.0
Lot Size	188.56' x 243.3'
Building Sq Ft	± 4,576
Warehouse Sq Ft	± 3,096
Clear Height	16'
Year Built	1986
Drive-In Doors	2
Lot Specifics	Easy Access to I-70, I-670, and Dntn. Columbus
Electric	Single Phase
Possession	30 Days
Real Estate Taxes (2025)	\$6,167.96



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Exterior Photos



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Interior Office Photos



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Interior Warehouse Photos



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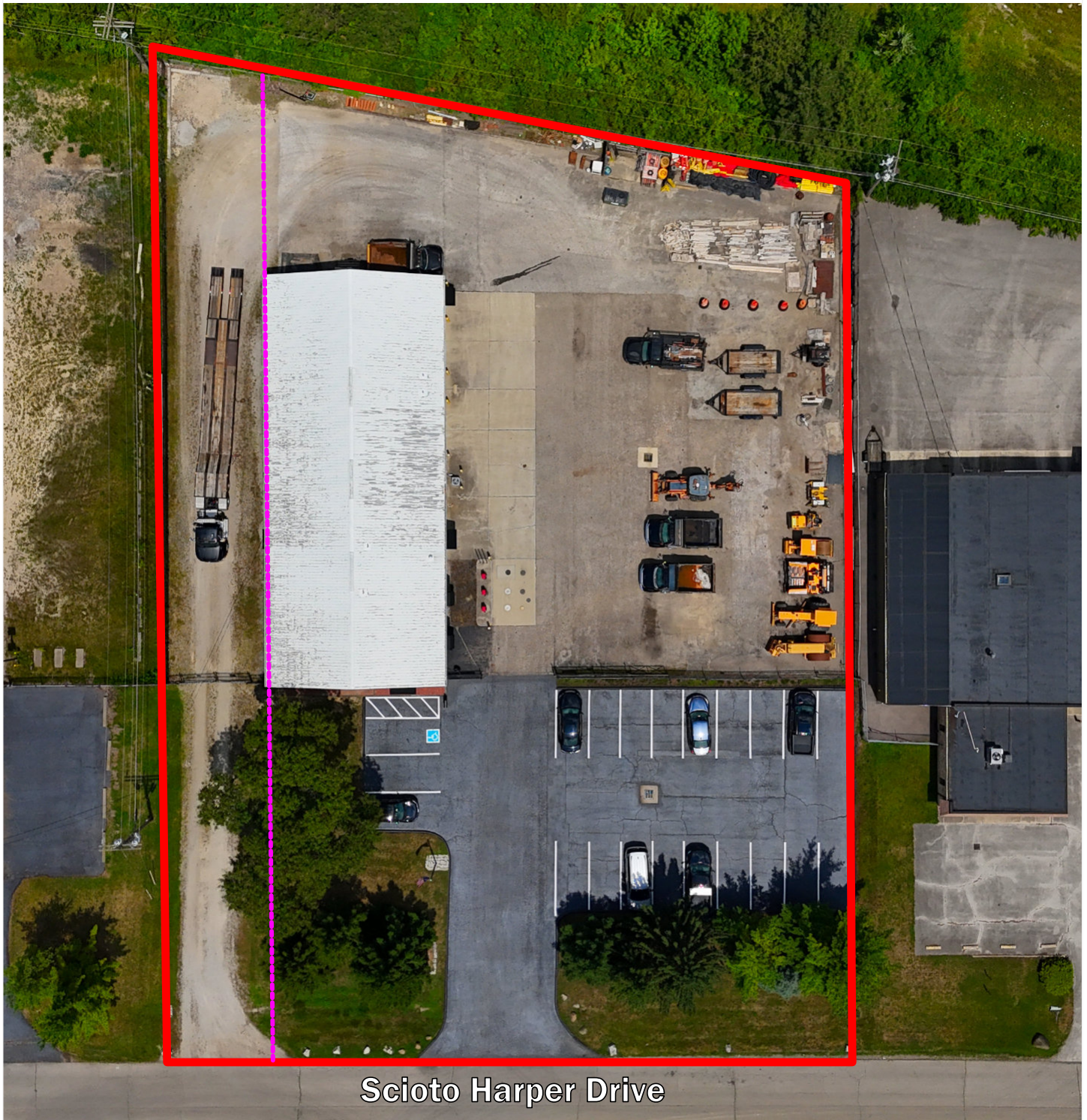
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Aerial View



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Parcel View



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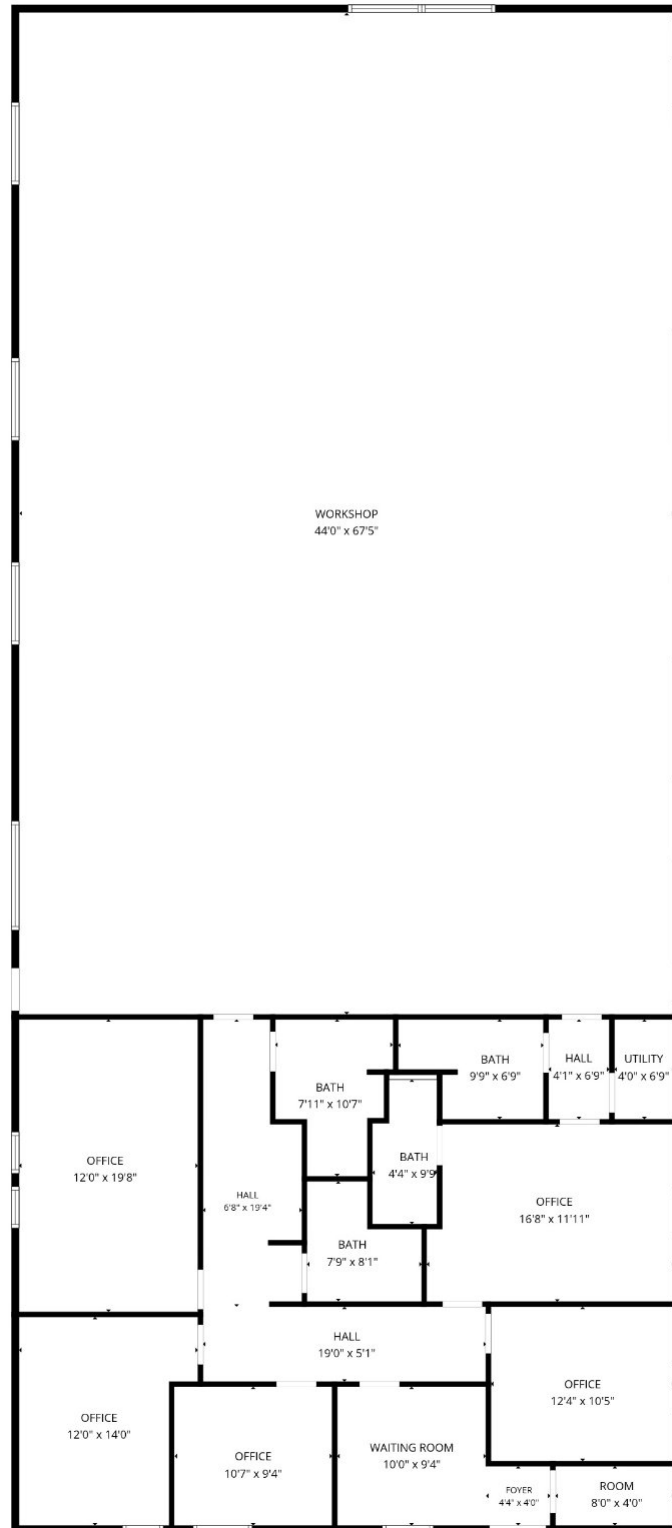
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Floor Plan



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Trade Aerial



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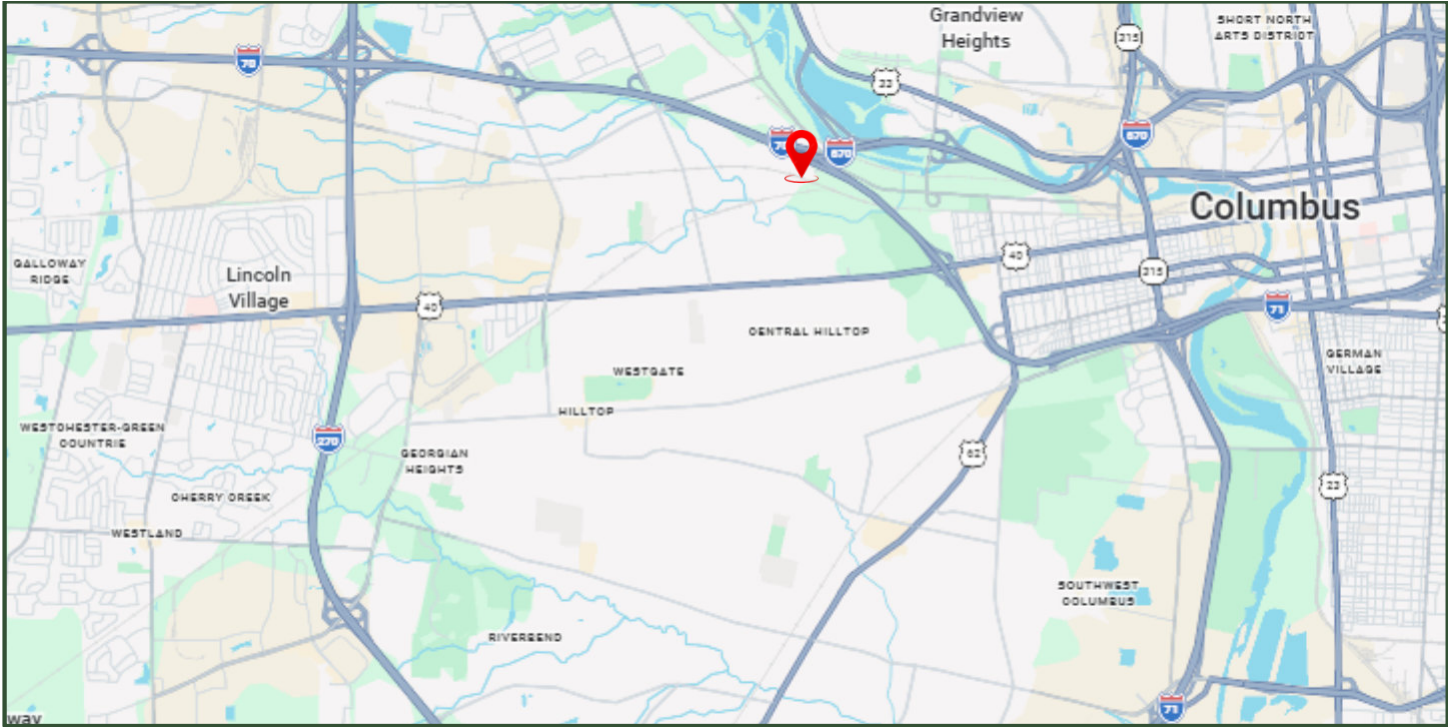
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Local Traffic (2025)

Harper Road - Scioto Harper Dr	±3,233 VPD
Harrison Road - I-70	±3,032 VPD
I-70 - I-670	±44,615 VPD

Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	5,375	76,598	198,449
Households	6,716	43,535	100,477
Avg Household Income (2025)	\$39,367	\$50,210	\$51,297

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