

COLUMBUS, OH 43204

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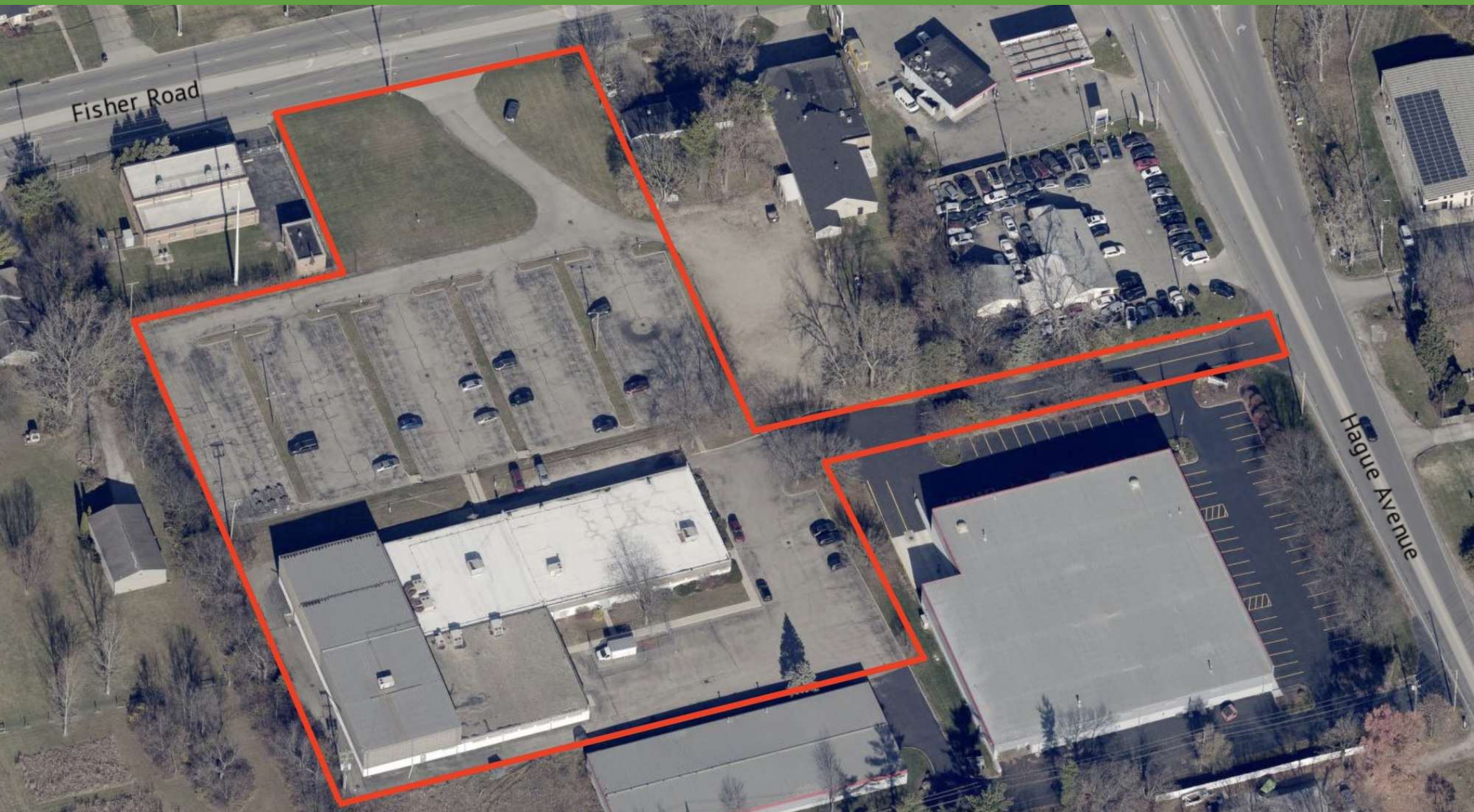
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PROPERTY INFORMATION



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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	\$6.50 SF/yr (NNN)
Building Size:	40,040 SF
Available SF:	4,600 - 40,040 SF
Lot Size:	4.14 Acres
Operating Expenses:	2.50/SF
Year Built:	1988
Zoning:	Light Manufacturing

PROPERTY HIGHLIGHTS

- 1 - 5 truck docks build-to-suit
- Ample Office/Production/Assembly Area
- Abundant Parking
- 1200 amp power
- Located in Franklin Township - No Income Tax
- Ingress and Egress on both Fisher Road and N Hague Ave
- Easy access to I-70 Eastbound
- Minimum SF 4,600; Maximum SF 40,040
- Sale commission is subject to negotiation

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EXECUTIVE SUMMARY // 5



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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing a prime opportunity for industrial, warehouse, or distribution needs in Columbus, Ohio. This versatile property offers a spacious 40,040 SF building, boasting ample office, production, and assembly space. Built in 1988 and zoned for light manufacturing, it is ideally suited for call centers, assembly, and light manufacturing operations. The property features plentiful parking, excess power capacity, and the option to add dock doors and drive-in doors, providing optimal flexibility. Located in Franklin Township with no income tax, and offering easy access to I-70 Eastbound, this property is primed for success. With dual ingress and egress on Fisher Road and N Hague Ave, this is an unparalleled opportunity for your industrial business needs.

LOCATION DESCRIPTION

Discover the perfect location for your industrial, warehouse, or distribution needs in Columbus, Ohio. This thriving city offers a robust transportation infrastructure, including easy access to major interstates and the Rickenbacker International Airport. With a strong and diverse economy, Columbus boasts proximity to major corporations, while also fostering a vibrant small business community. Take advantage of the city's skilled labor force and renowned educational institutions. Experience all that Columbus has to offer, from its dynamic cultural scene to its beautiful parks and recreational areas. The property's location provides easy access to a variety of amenities, including dining, shopping, and entertainment options. Columbus is the ideal place to grow your business.

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PROPERTY DESCRIPTION // 6



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PROPERTY INFORMATION

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,600 - 40,040

Lease Term:	Negotiable
Lease Rate:	\$6.50 SF/yr

AVAILABLE SPACES

DESCRIPTION

The ceiling clear in the warehouse area is 15'. Also, there is one 10' overhead door, a vault, large open work assembly area, ample power, parking for up to 150, conveyor belt, server room, large conference room, lab, space, and supply rooms.

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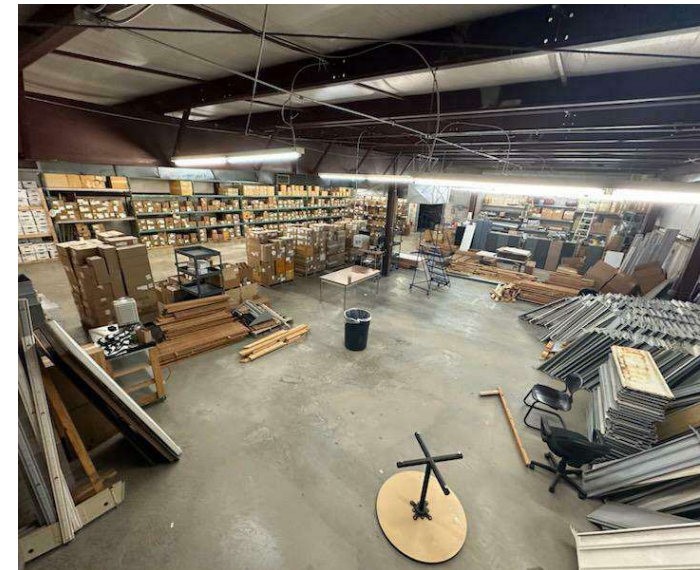
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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 8



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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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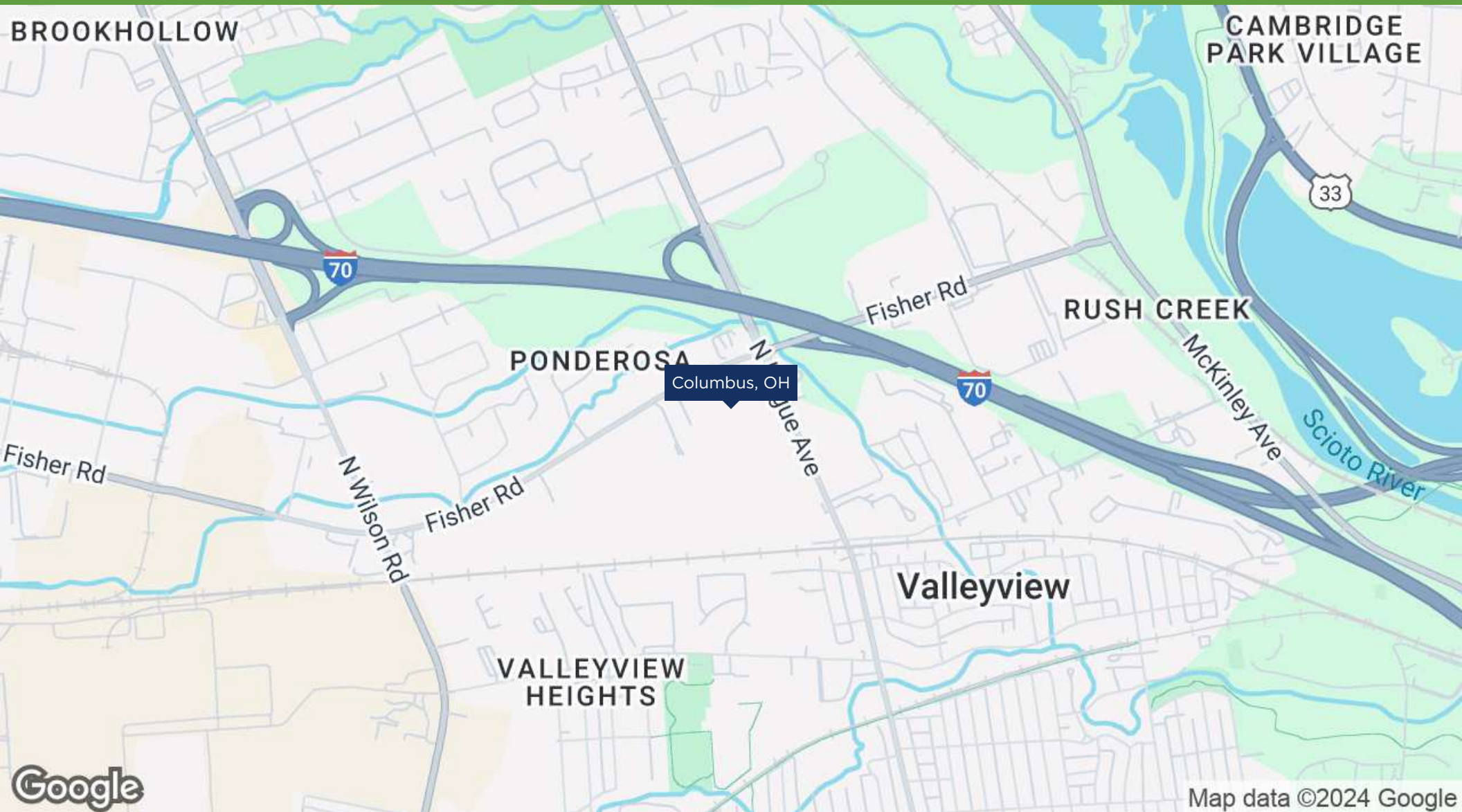
LOCATION INFORMATION // 10



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LOCATION INFORMATION

REGIONAL MAP



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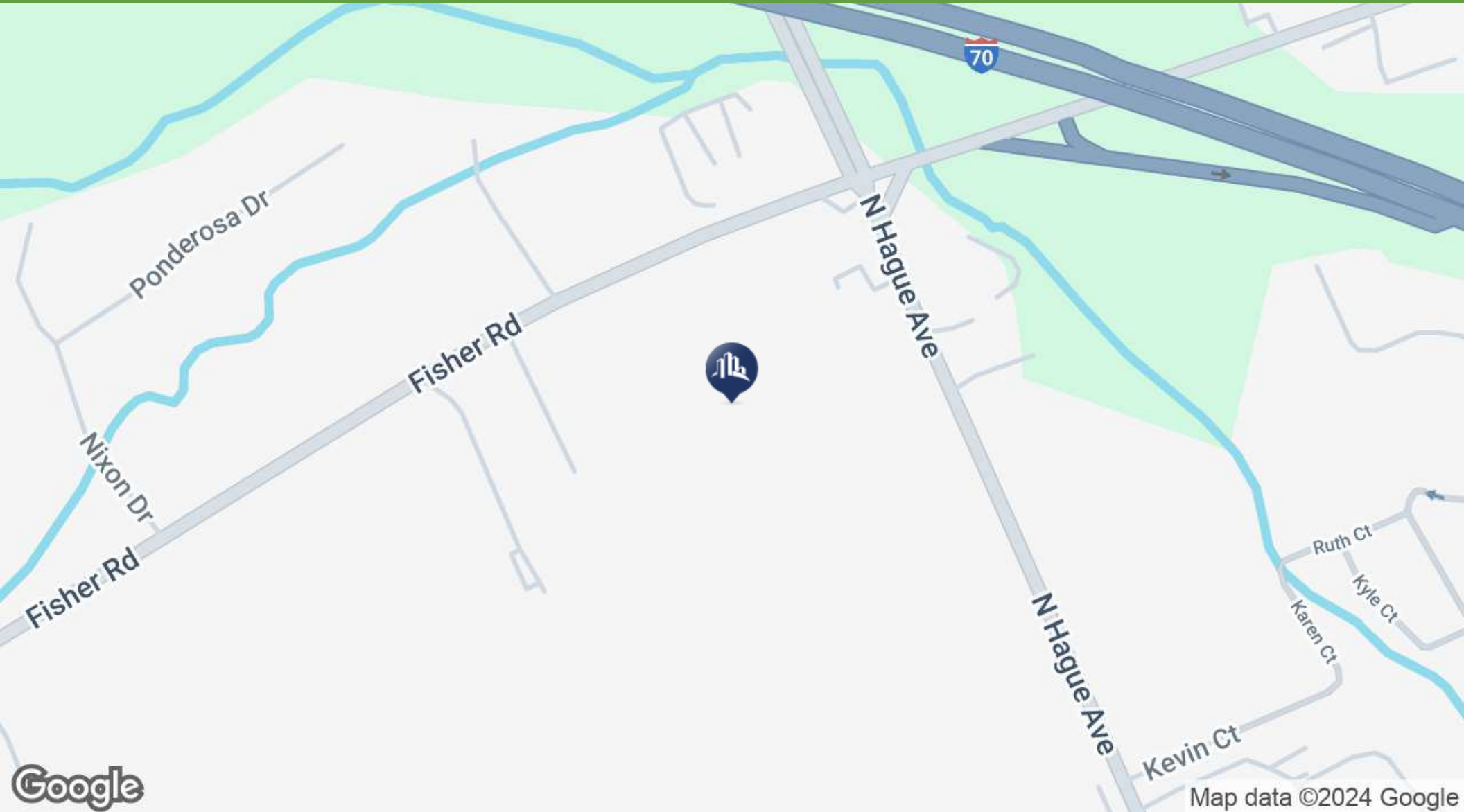
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LOCATION INFORMATION

LOCATION MAP



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LOCATION MAP // 12



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LOCATION INFORMATION

AERIAL MAP



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AERIAL MAP // 13



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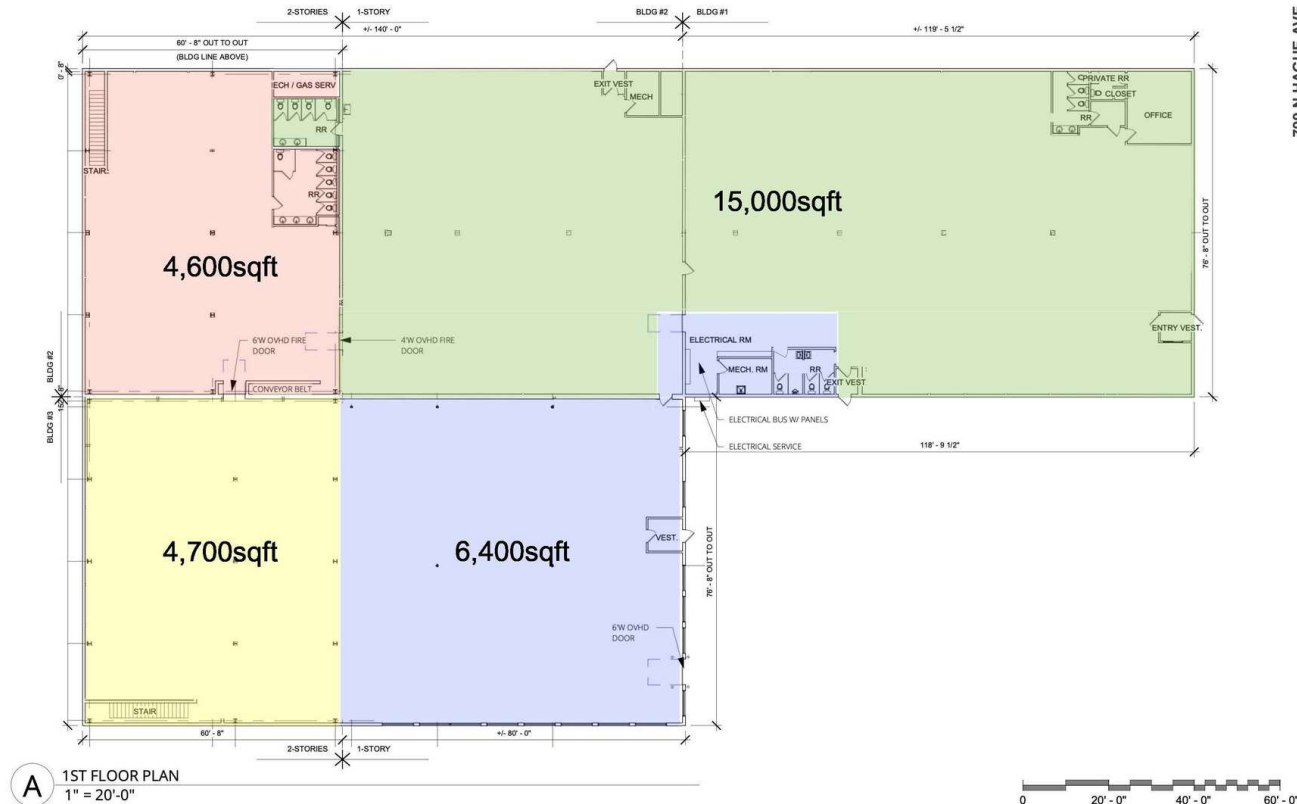
LOCATION INFORMATION

FLOOR PLANS

Various layout options available

Office buildout available

Drive in doors or dock doors can be installed on any wall other than the West Side.



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FIRST FLOOR PLAN

07/17/24



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FLOOR PLANS // 14



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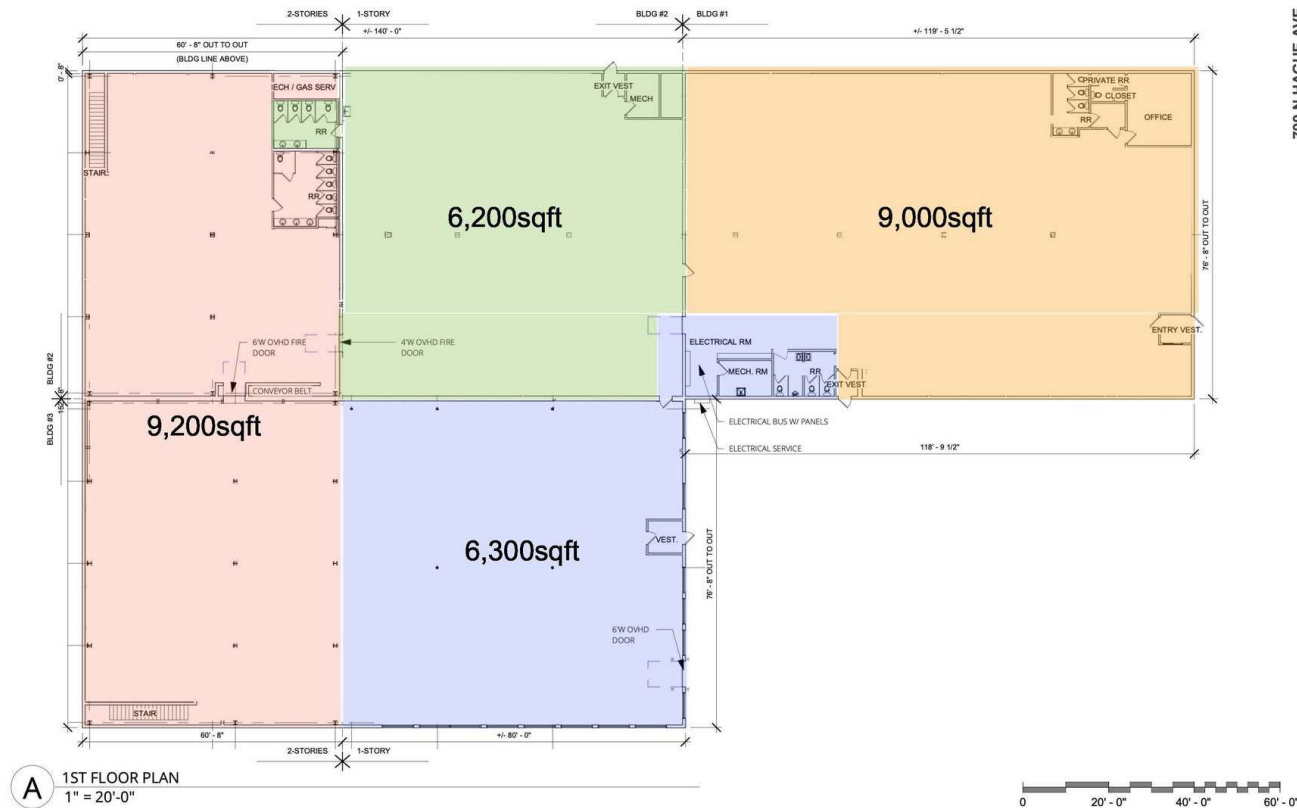
LOCATION INFORMATION

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A 1ST FLOOR PLAN
1" = 20'-0"

FIRST FLOOR PLAN

07/17/24



EXHB A-1



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FLOOR PLANS // 15



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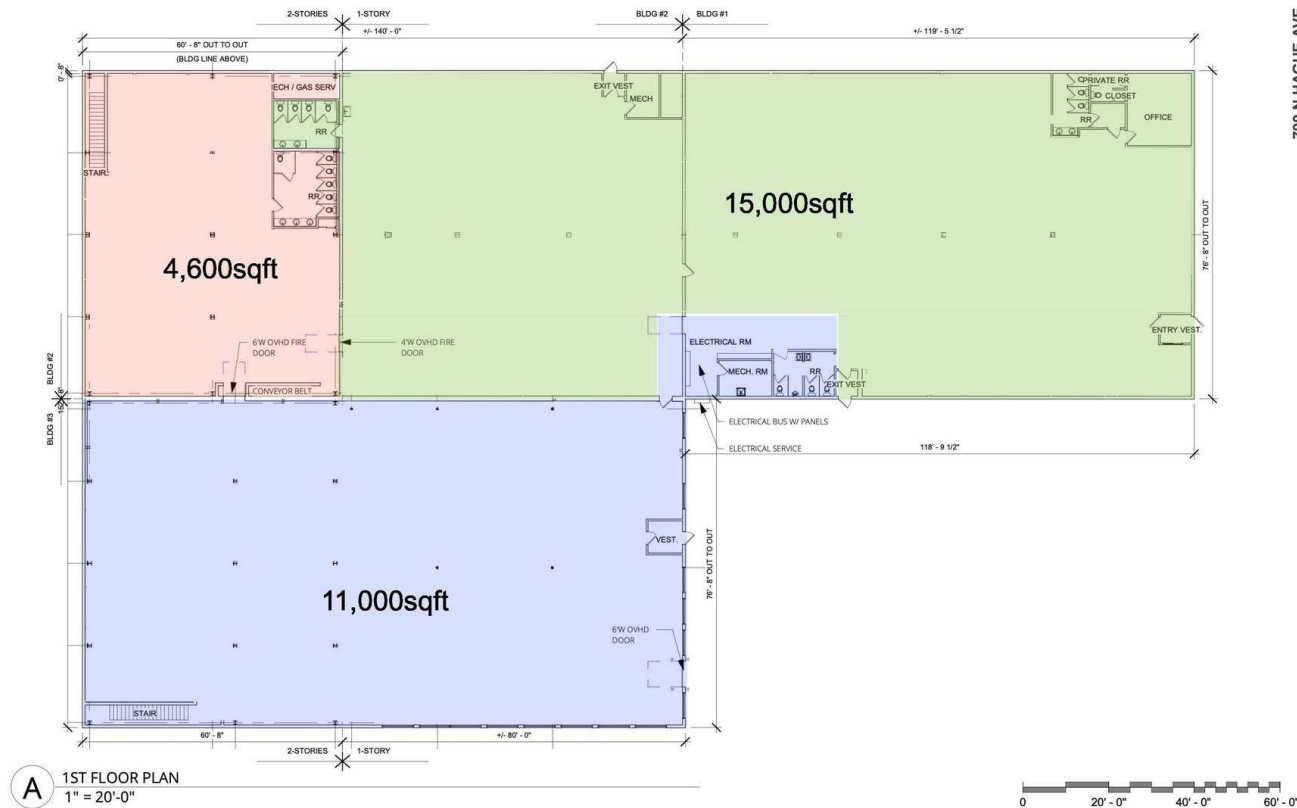
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FIRST FLOOR PLAN

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FLOOR PLANS // 16



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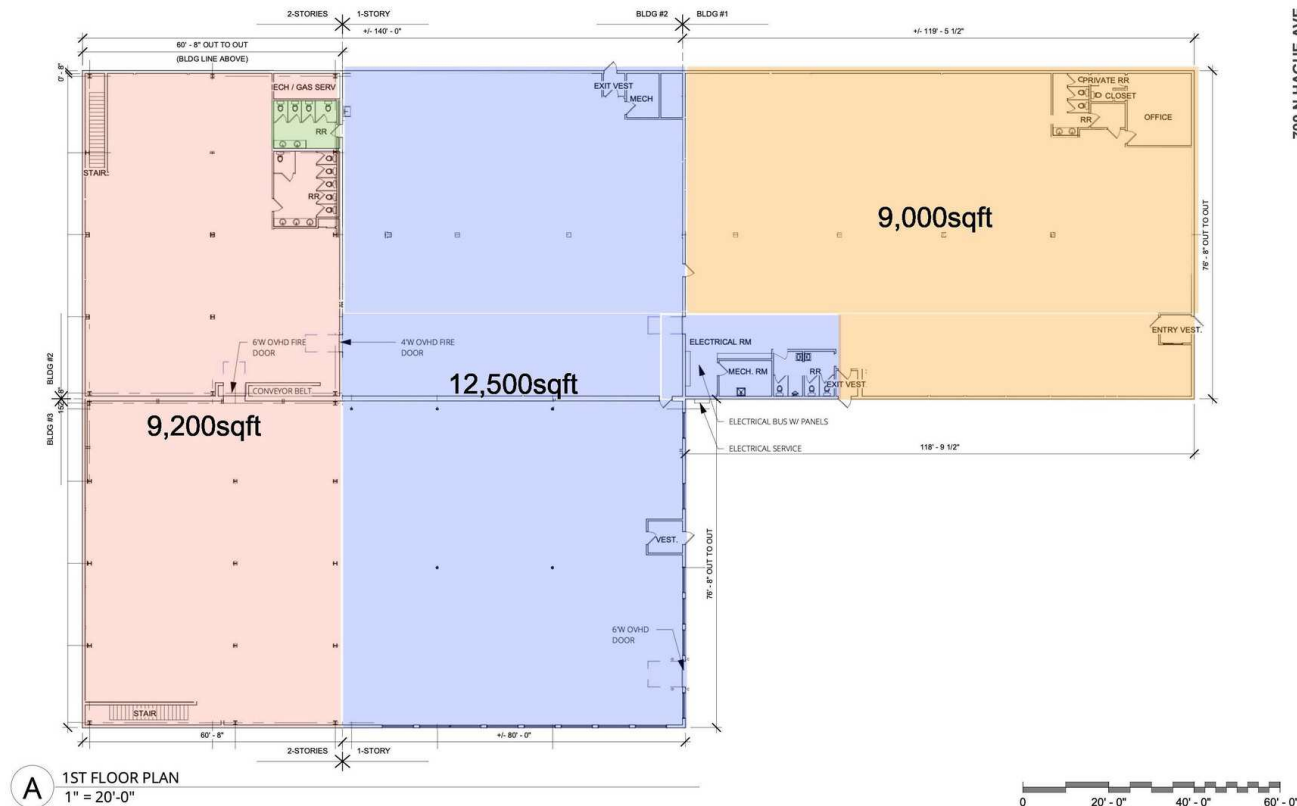
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FIRST FLOOR PLAN

07/17/24



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FLOOR PLANS // 17



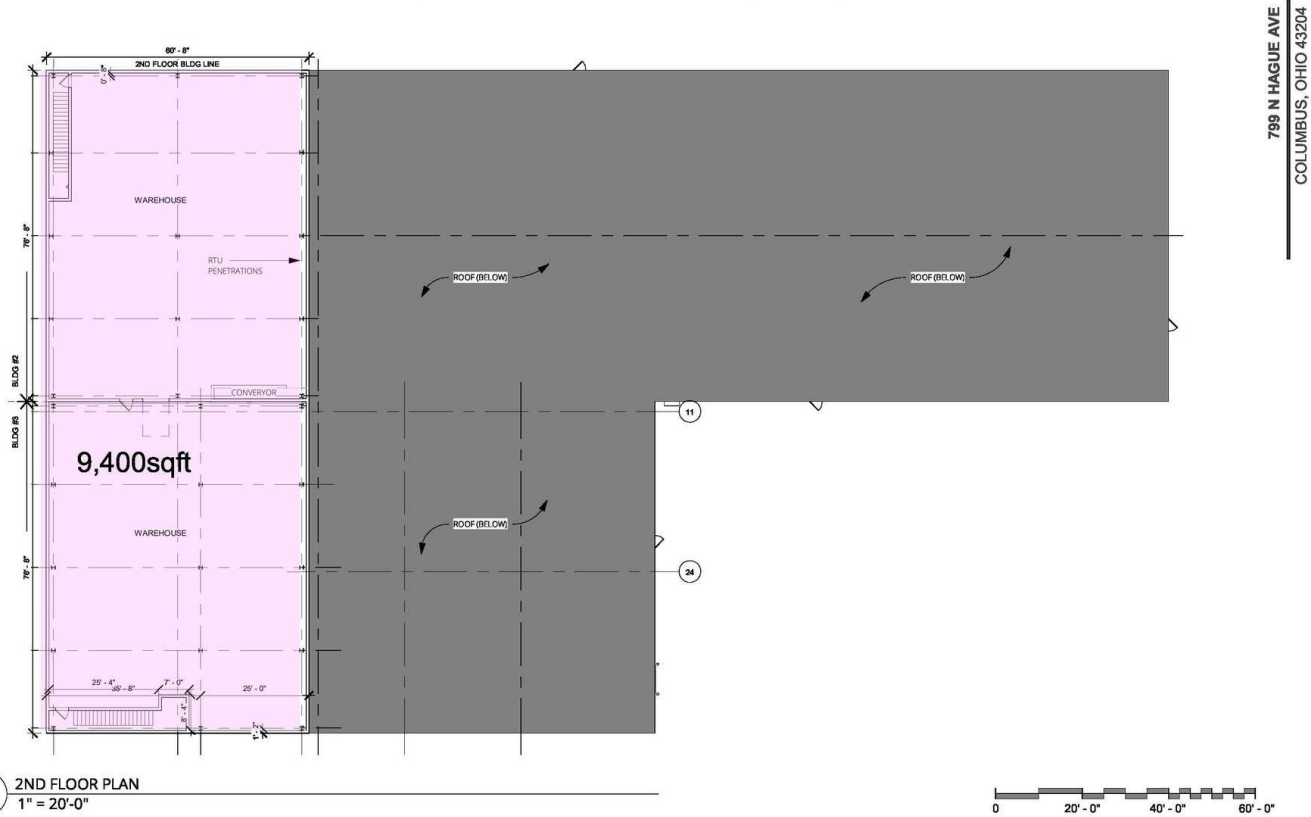
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LOCATION INFORMATION

FLOOR PLANS

2nd Floor Can connect to any lower floor area via stairs, conveyor belt or lift



A 2ND FLOOR PLAN
1" = 20'-0"



SECOND FLOOR PLAN



EXHB A-2

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FLOOR PLANS // 18



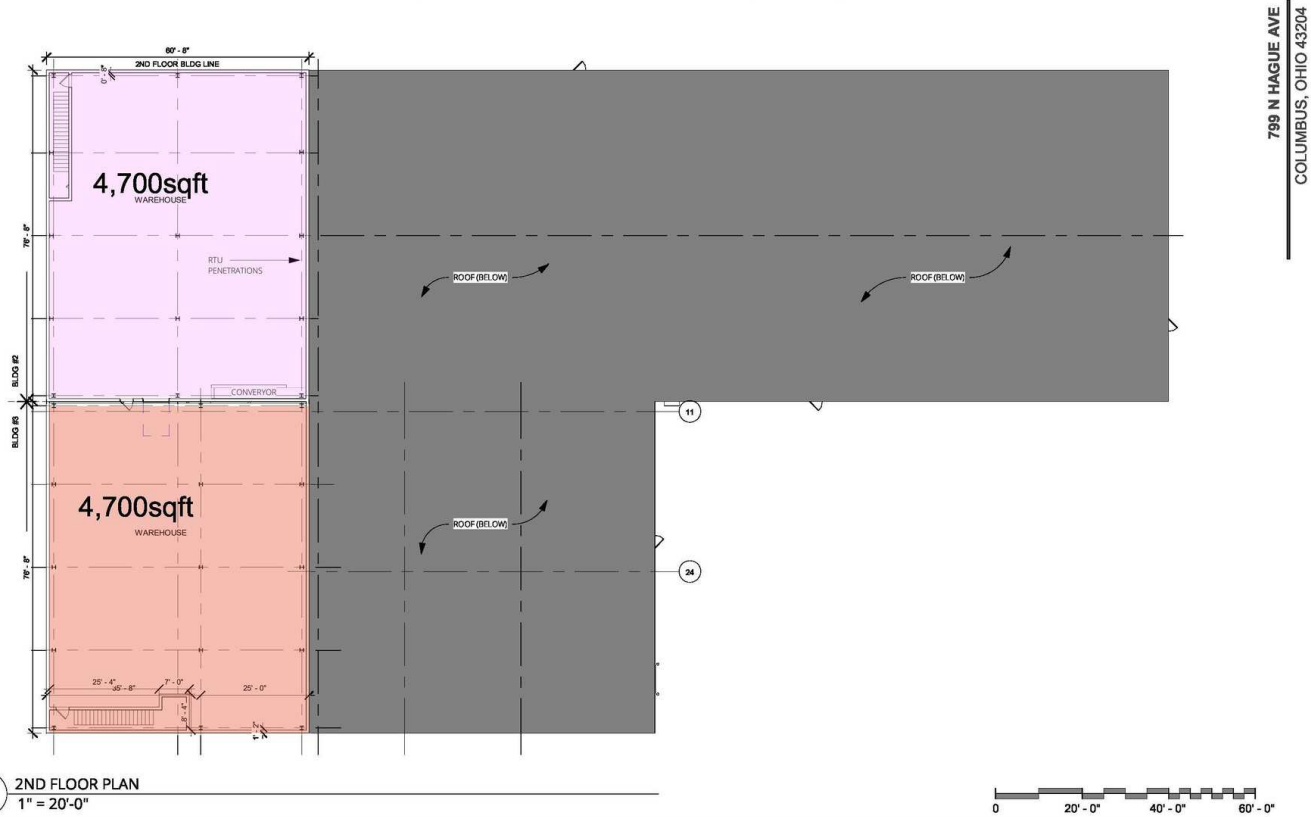
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A 2ND FLOOR PLAN
1" = 20'-0"



SECOND FLOOR PLAN

07/17/24



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DEMOGRAPHICS



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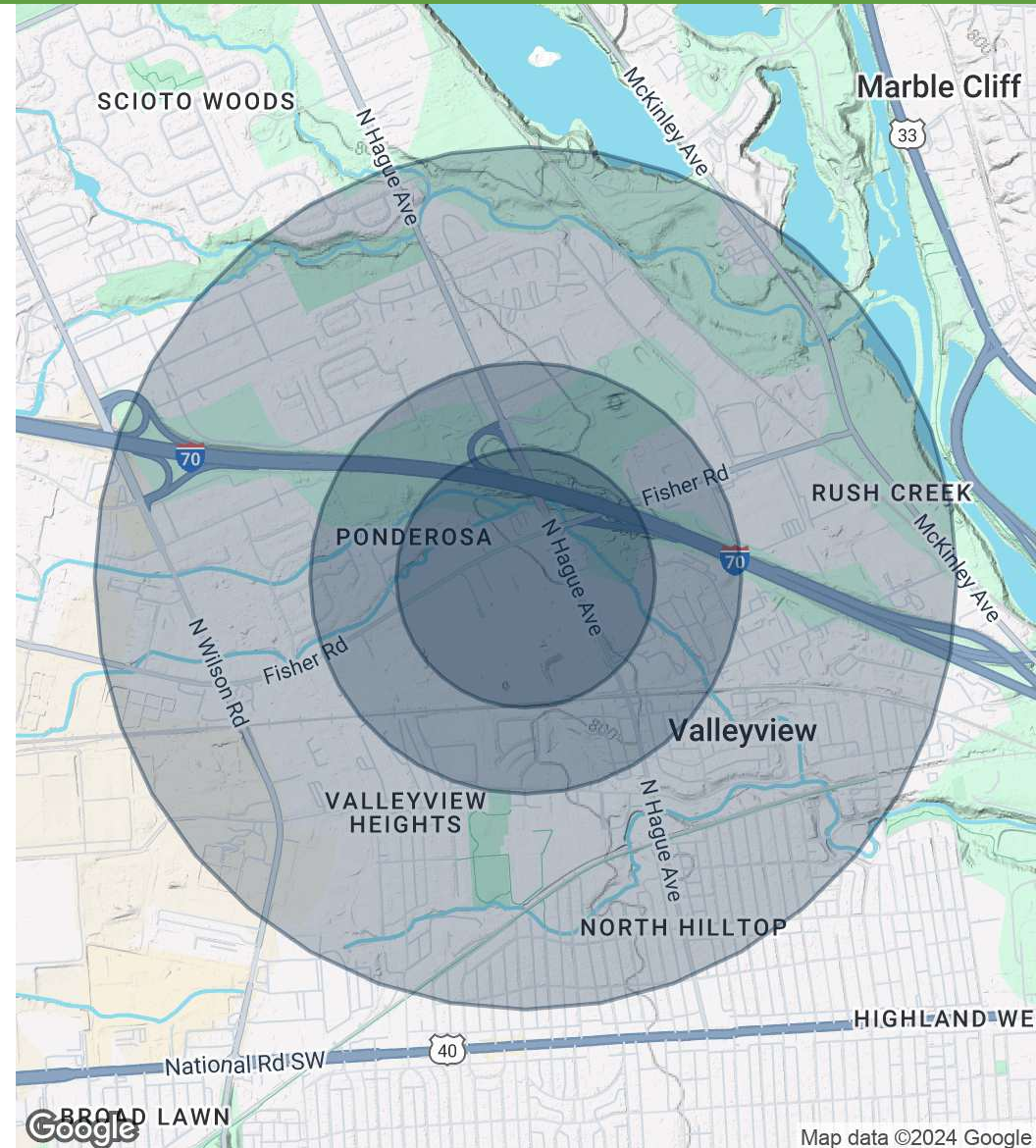
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	1,600	6,930
Average Age	38	37	37
Average Age (Male)	38	37	37
Average Age (Female)	38	38	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	96	668	2,829
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,135	\$64,518	\$64,901
Average House Value	\$235,375	\$221,560	\$228,591

Demographics data derived from AlphaMap



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