

FOR SALE

4105 Lyman Dr, Hilliard, OH 43026



Versatile Commercial Facility

19,602

SF Available

3.39

Total Acreage

\$3.35M

Sale Price

48% / 52%

% Warehouse /
storefront

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Property Overview

4105 Lyman Dr, Hilliard, OH 43026

Positioned in one of Hilliard's most established commercial districts, 4105 Lyman Drive offers a rare combination of high-quality showroom, office, retail, and warehouse space on a 3.39-acre site. The 19K+ square-foot facility has been meticulously maintained and provides a flexible layout ideal for a variety of owner-users, distributors, light industrial operations, and service-oriented businesses.

The property features an attractive combination of showroom and office space complemented by an efficient warehouse with approximately 20-foot clear ceiling heights, fire suppression, and a convenient drive-in door. Built in 2001, the building has been exceptionally maintained, including a newer roof and several replaced HVAC units, providing a turnkey opportunity for its next owner.

The property benefits from its location within Hilliard's established commercial corridor, surrounded by a strong mix of retail, service, and light industrial users. The area continues to experience steady growth driven by residential expansion and proximity to major employers, while convenient access to I-270, I-70, and nearby arterial roads supports efficient connectivity throughout the Columbus region.

Property Highlights

- 19,602 SF building on 3.39 acres
- Prime Hilliard location with highway access
- 20' clear height, fire suppression
- 1 drive-in door
- Built 2001, newer roof, updated HVAC

Property Summary

Sale Price:	\$3,350,000
Site Size:	3.39 acres
Available SF:	19,602 SF
Warehouse SF:	9,365 SF
Retail / Storefront SF:	10,237 SF



Photos - Showroom

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Photos - Offices

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Photos - Warehouse

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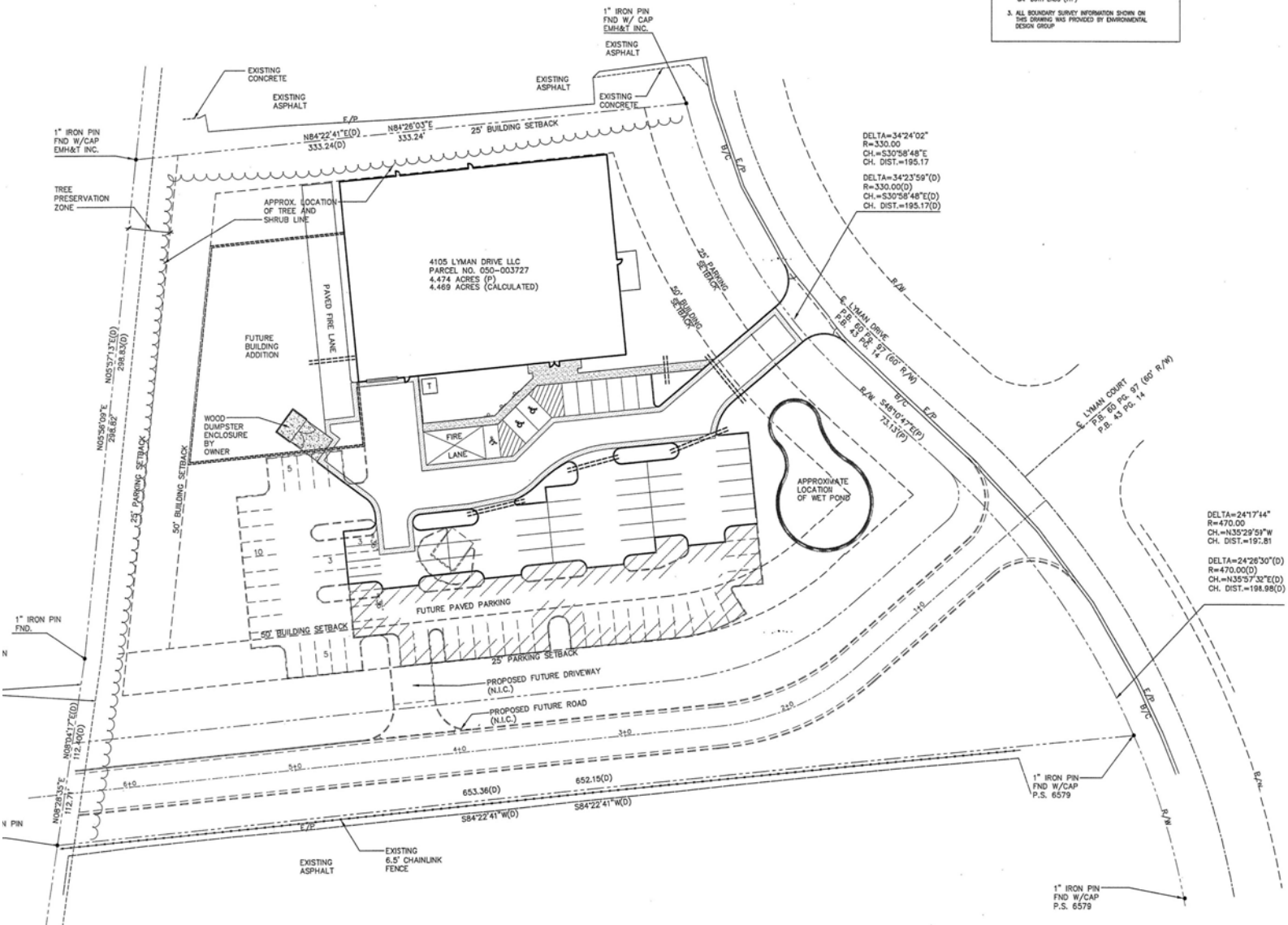


Site Plan

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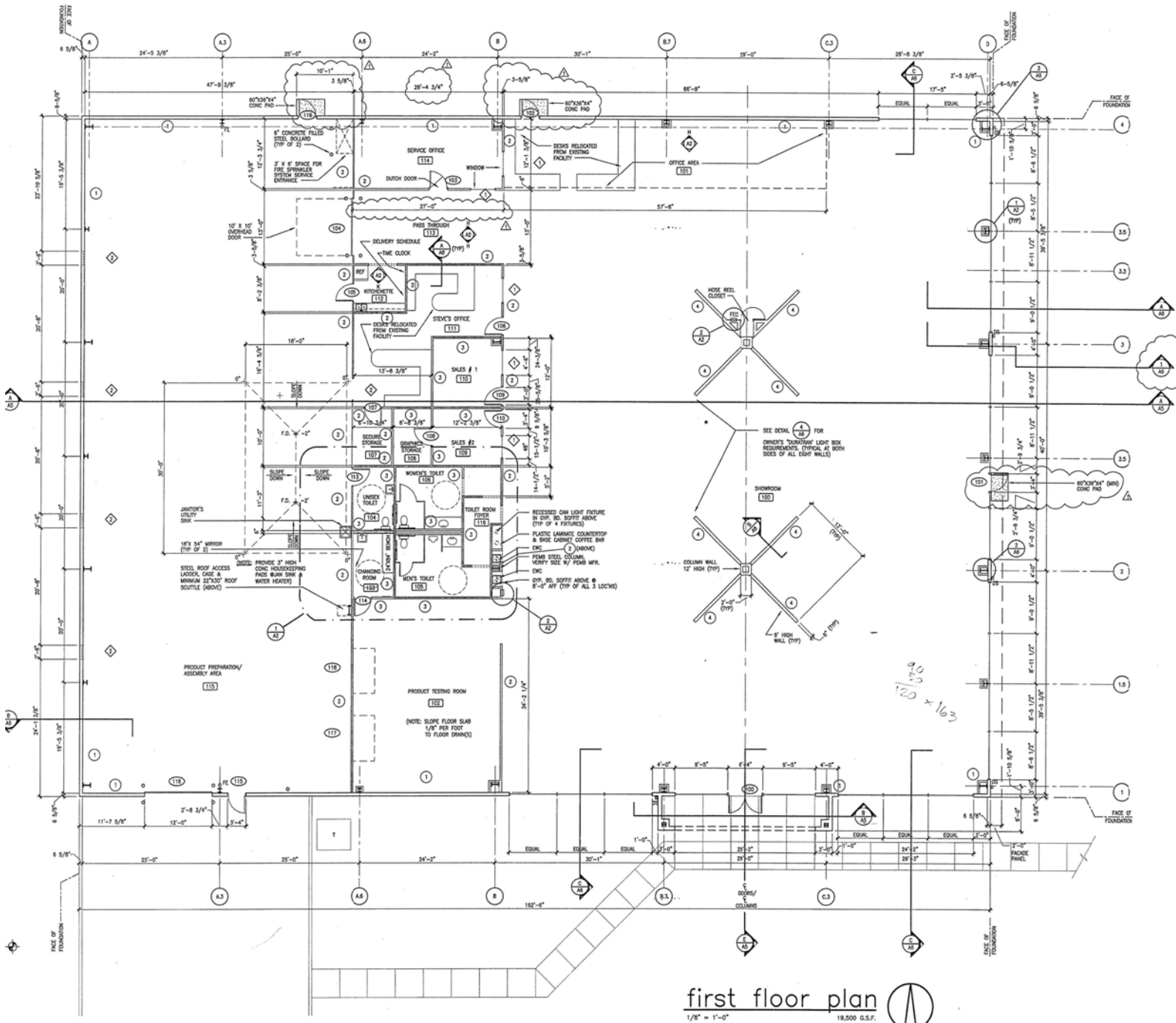
SITE PLAN NOTES:

- SEE SHEETS 1/2 THRU 6/6 AND "DE-1" SHEET FOR SITE DIMENSIONS AND DETAILS.
- ===== 4" PVC SLEEVE UNDER PAVEMENT FOR FUTURE WORK (ELECTRIC, IRRIGATION, ETC) CAP BOTH ENDS (P/P)
- ALL BOUNDARY SURVEY INFORMATION SHOWN ON THIS DRAWING WAS PROVIDED BY ENVIRONMENTAL DESIGN GROUP



Floor Plan

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Market Overview

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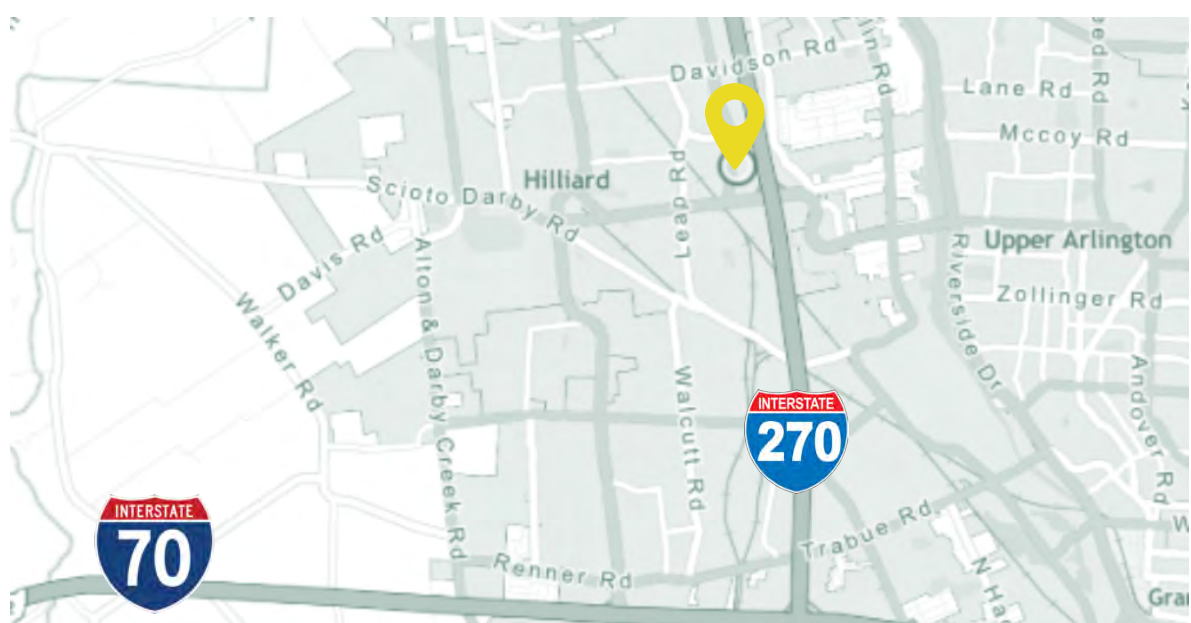
Nearby Companies / Headquarters



Demographic Snapshot

Within 5 miles

Population	211,440
Households	90,051
Avg HHI	\$124,691
Businesses	12,609
Employees	122,509



Schedule a Tour

**Ready to see the space in person?
Contact us today:**



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