



3877 East Livingston Avenue
Columbus, OH 43227

WAREHOUSE FOR SUBLEASE



MATT NORBUTA
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AlterraRE.com



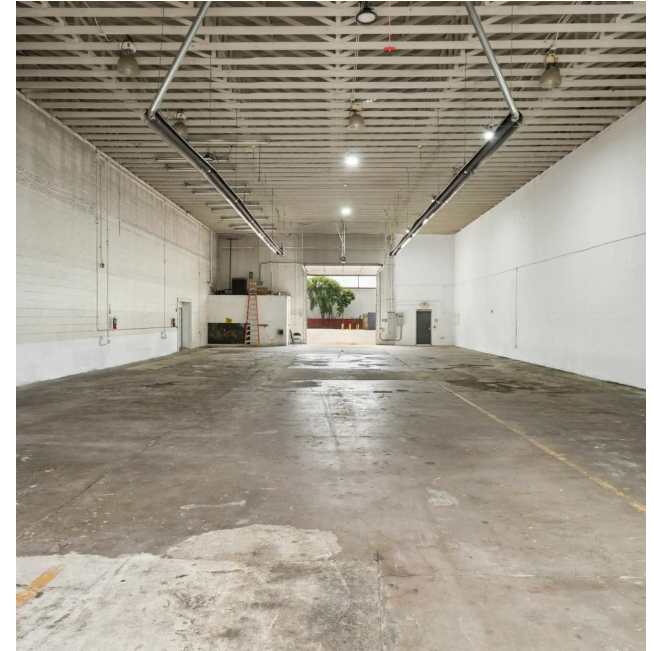
Property Highlights

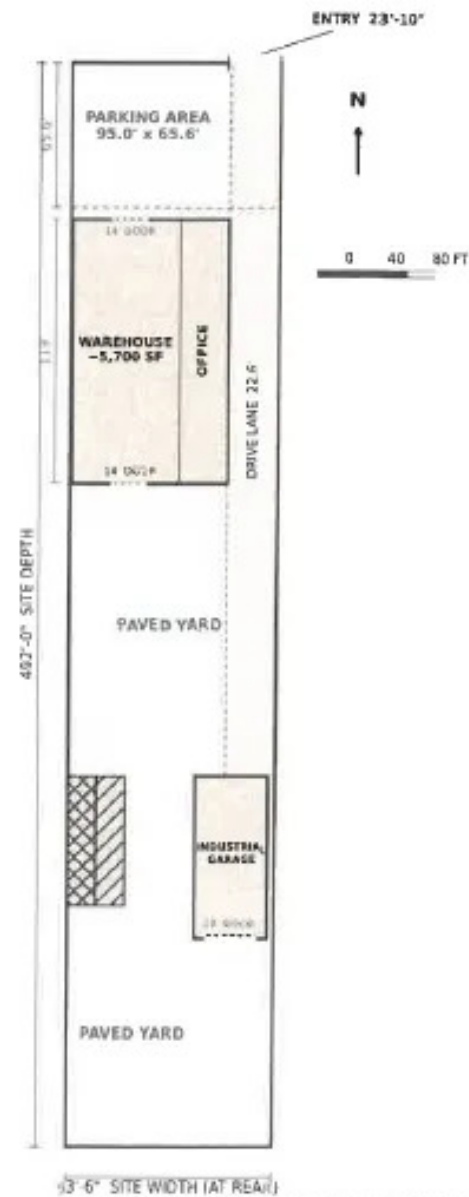
- Prime four-lane commercial corridor providing direct access from East Columbus to the I-70/I-270 interchange. The location gets crews to the freeway within minutes while keeping parts suppliers, fuel, and daily essentials close at hand.
- Efficient pull-through layout allows vehicles to enter through the front and exit through the rear, minimizing congestion and improving site circulation.
- Expansive warehouse bay offers ample space for equipment, materials, and operations.
- Extended fenced yard provides secure staging, storage, and vehicle parking.
- Bollard-protected pad is in place and ready for fuel tank installation.

Offering Summary

Lease Rate	Negotiable
Available SF	7,525 SF
Lot Size	1.25 Acres
Building Size	10,950 SF

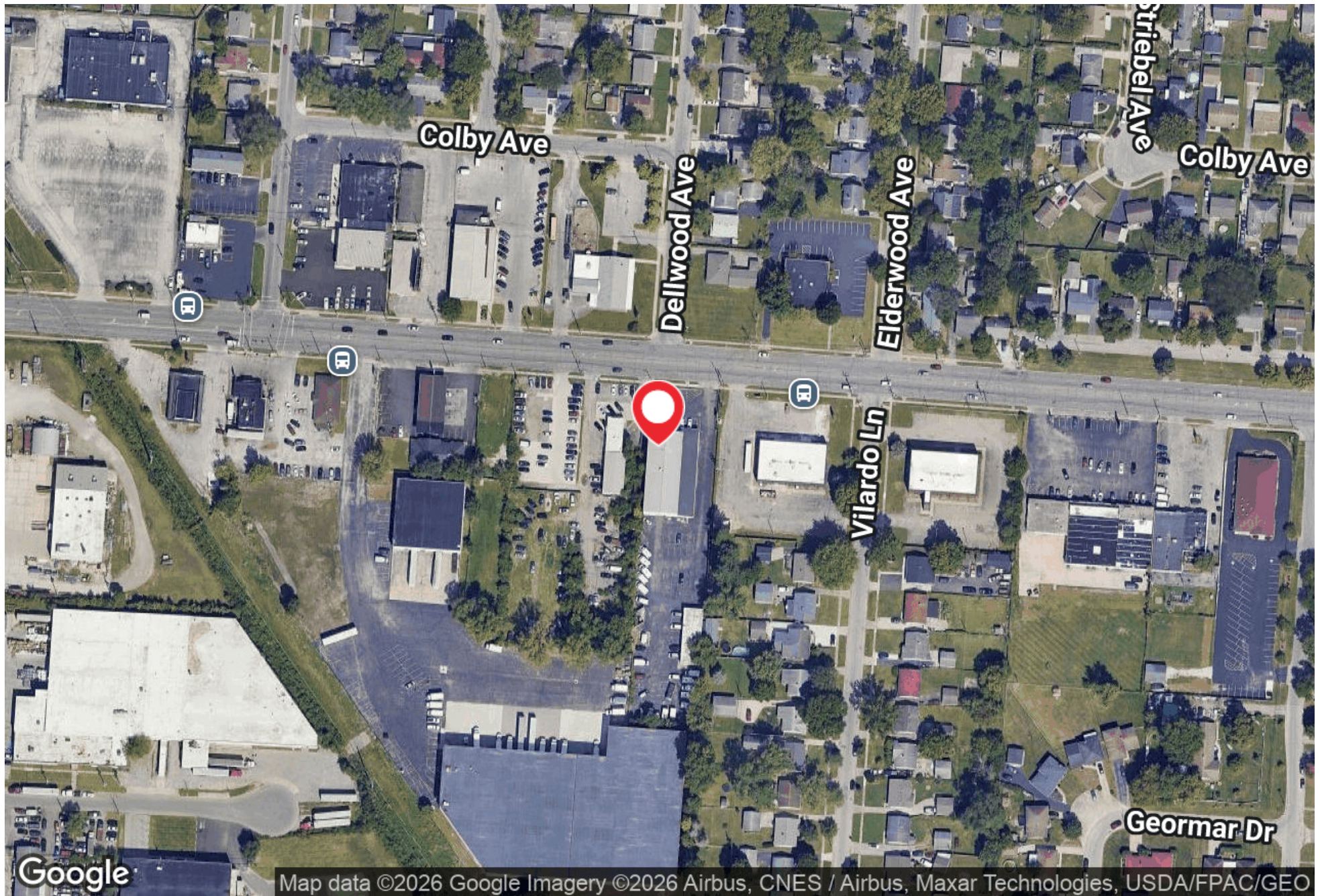
Demographics	3 Miles	5 Miles	10 Miles
Total Households	47,518	108,788	340,402
Total Population	114,949	256,488	831,614
Average HH Income	\$77,635	\$78,636	\$94,106





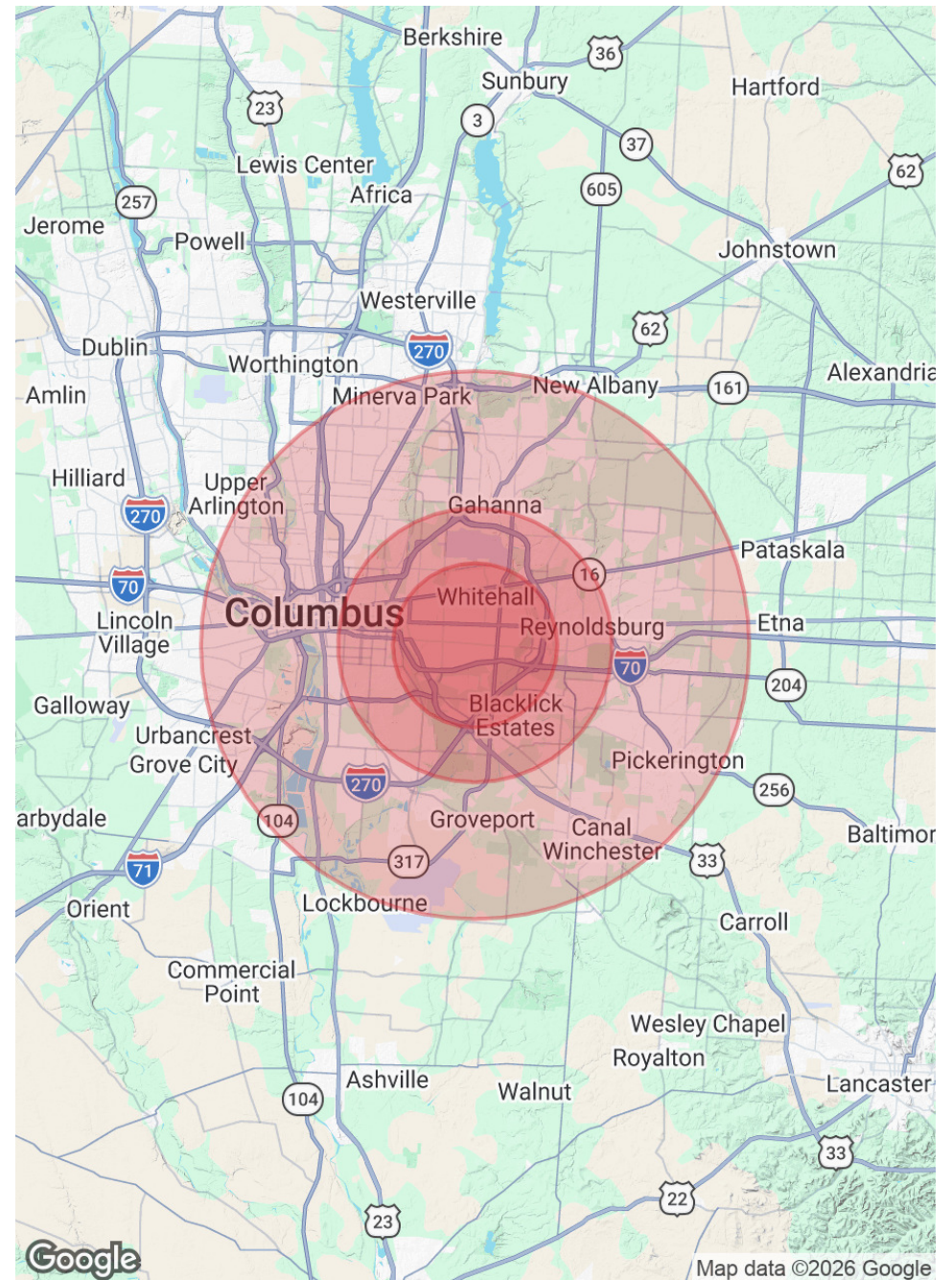
3877 E. LIVINGSTON AVE, COLUMBUS, OH 43227

SITE PLAN | All dimensions approximate. Not for construction



Population	3 Miles	5 Miles	10 Miles
Total Population	114,949	256,488	831,614
Average Age	37.2	36.9	35.6
Average Age (Male)	35.2	35.6	34.6
Average Age (Female)	38.7	37.9	36.6

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	47,518	108,788	340,402
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,635	\$78,636	\$94,106
Average House Value	\$250,838	\$237,127	\$279,783



**Matt Norbuta****Commercial Sales & Leasing**

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Professional Background

Matt has held his real estate license since 2017 and is focused on all areas of commercial real estate with a passion for negotiation.

Prior to real estate, Matt spent 14 years in the golf business selling operational software to golf courses and resorts in more than 20 states. During that time he was recognized as Salesperson of the Year and was a mentor to his team members. After he left his position as the National Sales Director, the impact he had on the company's growth helped lead the company to an acquisition by Comcast/Universal under their Golfnow brand.

After leaving the golf industry, Matt sold security technology for an Ohio-based firm in another National Accounts role. Transportation and healthcare verticals were the main focus of his position, as well as driving new business. It was during this time that he negotiated the largest single sale in company history.

In his spare time, Matt enjoys travel, live music and as much golf as three children will allow.

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