

# 3440

WEST BROAD ST

**FOR SALE**

**PRIME  
INDUSTRIAL/  
DEVELOPMENT  
OPPORTUNITY**

**COLUMBUS, OHIO**

3440 W BROAD ST. COLUMBUS, OH 43204

**ROTH**

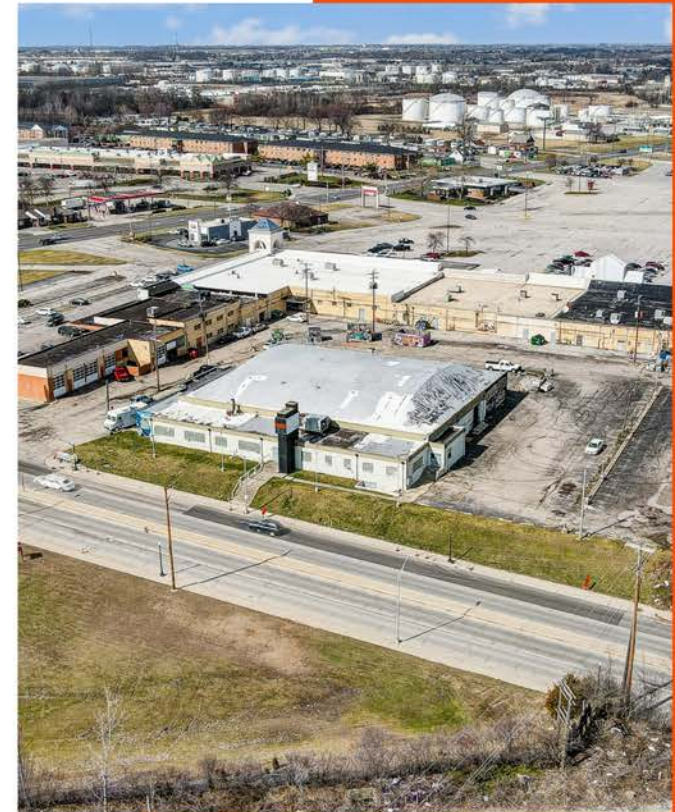
REAL  
ESTATE  
GROUP

# 3440

WEST BROAD ST

## OVERVIEW

Built in 1951 and extensively renovated in 2018, this unique freestanding commercial building offers a blank canvas for investors and businesses seeking a strategic location. It is situated on two parcels 2+/- acres, with 21,844 square feet of interior space and 2500 square feet of basement which includes a Double Walkout door and large exterior stairs for ease of access to outside. Situated on a prime corner in the City of Columbus at West Broad and Wilson Road this site grants high visibility and easy accessibility, making it an ideal choice for businesses looking to establish a strong presence in the area. Parcel size, location within an opportunity zone, and the modernized changes approved by the City of Columbus to zoning codes making mutli-family development requirements less restrictive, this site has multiple incentives for both an occupant owner or investor.



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WEST BROAD ST

ADDRESS: 3440 W BROAD ST  
COLUMBUS, OH 43204



## PROJECT DETAILS

### PARCEL IDS

Franklin County Auditor  
010-006891 / 010-  
006683

### BUILDING SIZE

21,844 SF

### BASEMENT SIZE

2,500 SF

### PARKING SPACES

120 (approx)

### PARKING RATIO

5.49/1,000 SF

### LOT SIZE

2.02 acres on two  
separate parcels

### YEAR BUILT

1951

### YEAR RENOVATED

2018

### STORIES

1

### MAX CEILING HEIGHT

12 FT (with 14' ceiling  
and 12' drop)

### DRIVE-IN DOORS

One 14' drive-in door

### ZONING

M - Manufacturing and  
Regional Commercial  
Scale District (subject to  
Regional Commercial  
Overlay standards)

### ASKING PRICE

Contact ROTH Real  
Estate Group for  
current pricing



## ADDITIONAL FEATURES



- **Open Floor Plan:** Wide open space with no columns in the main area, offering flexibility for various industrial setups.
- **Kitchen Facilities:** On-site food preparation capabilities.
- **Basement Space:** In addition to the upstairs sq footage there is 2500 sq ft basement area with walkout double doors, providing additional storage, workspace, etc.
- **New Steel Doors:** All entrances fitted with new steel doors and frames in 2018.
- **Pylon Signage:** Excellent visibility for your business.
- **COTA Bus Stop:** On-site public transportation access.
- **Opportunity Zone:** Located in a designated Opportunity Zone, offering potential tax benefits for investors.
- **Recently enacted modifications to multifamily zoning requirements approved by the City of Columbus** which are advantages to developers looking to invest in the city. This progressive overhaul of zoning laws creates a prime environment for ambitious developers to capitalize on Columbus's evolving urban landscape.
- **Growth Potential:** Positioned in a neighborhood and city experiencing revitalization and economic growth.



# MODERN INFRASTRUCTURE

- **Newly Poured Concrete Floor:** solid, durable surface for various industrial applications
- **Updated Electrical System:** New electric service from pole to two new panels:
  - 3 Phase 120/208v 400 amp
  - 3 Phase 480/277v 400 amp
- **Energy-Efficient Lighting:** New motion-activated LED 5,000K High Bay lighting installed throughout the warehouse in 2020
- **Upgraded Plumbing:** Water lines upgraded to 2-inch PVC with PVC and PEX supply lines (ease of access to bath and former kitchen plumbing through basement)
- **Compressed Air System:** Plumbed throughout half the building in 2021

# ZONING INFORMATION

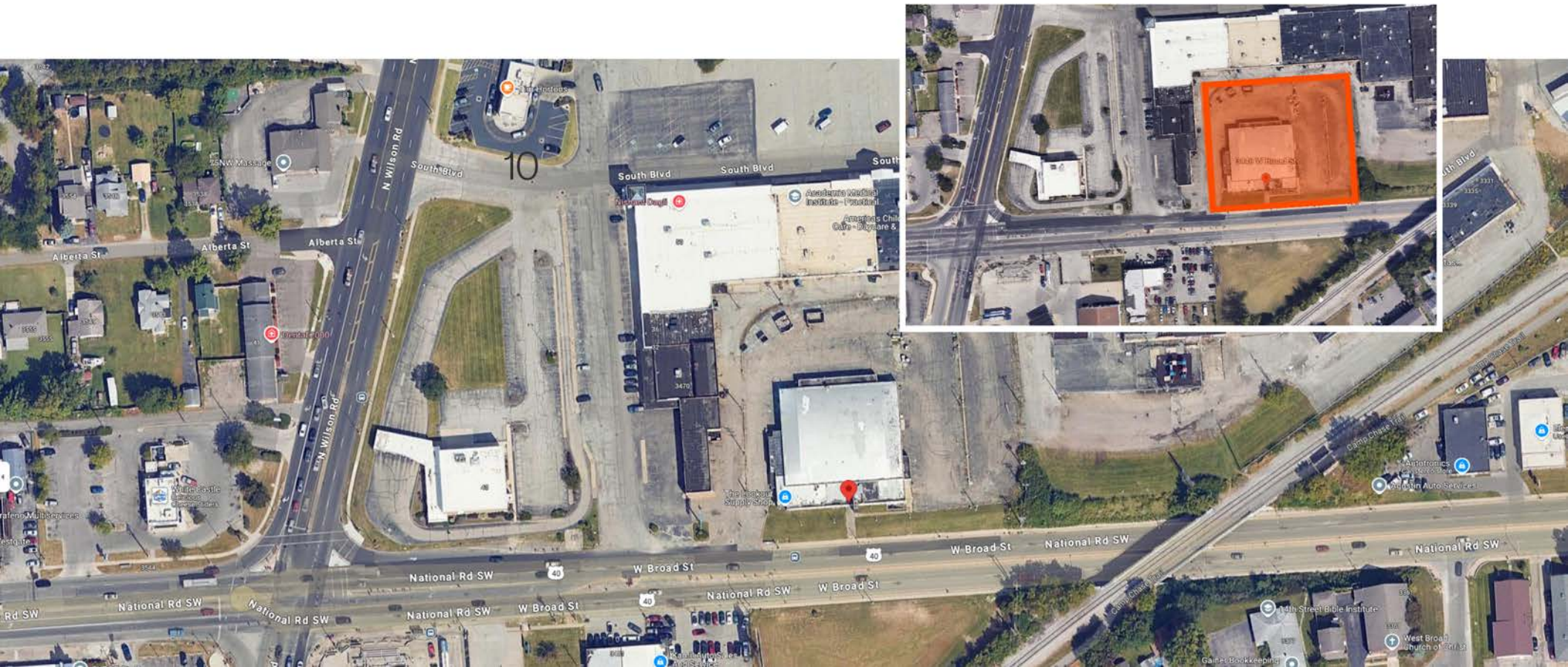
3440 W Broad St is zoned for Manufacturing (M) and falls within the Regional Commercial Scale District. This zoning designation offers flexibility for various industrial and commercial uses, subject to the standards of the Regional Commercial Overlay.

*Investors and businesses are encouraged to consult with the Columbus Department of Building and Zoning Services for specific use allowances and restrictions.*

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WEST BROAD ST

## POTENTIAL USES MAY INCLUDE:

- LIGHT MANUFACTURING
- WAREHOUSING AND DISTRIBUTION
- RESEARCH AND DEVELOPMENT FACILITIES
- WHOLESALE BUSINESSES
- AUTOMOTIVE SERVICES
- CERTAIN RETAIL OPERATIONS



# FRANKLIN COUNTY - THE HEART OF OHIO

- › A STRONG JOB MARKET WITH OPPORTUNITIES IN VARIOUS SECTORS
- › HOME TO MULTIPLE FORTUNE 500 COMPANIES
- › EXCELLENT HEALTHCARE FACILITIES AND RESEARCH CENTERS
- › A THRIVING ARTS AND CULTURE SCENE
- › NUMEROUS PARKS AND RECREATIONAL AREAS

Situated in Franklin County, 3440 West Broad Street benefits from being part of one of Ohio's most prosperous and forward-thinking regions. As the most populous county in the state, Franklin County is known for its diverse economy, world-class educational institutions, and thriving cultural scene.

The county's commitment to growth and development is evident in its ongoing initiatives to attract businesses, support innovation, and enhance quality of life for its residents.

**#8 BEST COST OF DOING BUSINESS**

AREADEVELOPMENT

**10% LOWER COST OF LIVING THAN  
THE NATIONAL AVERAGE**

THE  
**COLUMBUS**  
REGION

**1.32M**

TOTAL POPULATION

**\$71,070**

MEDIAN HOUSEHOLD  
INCOME

**\$243,100**

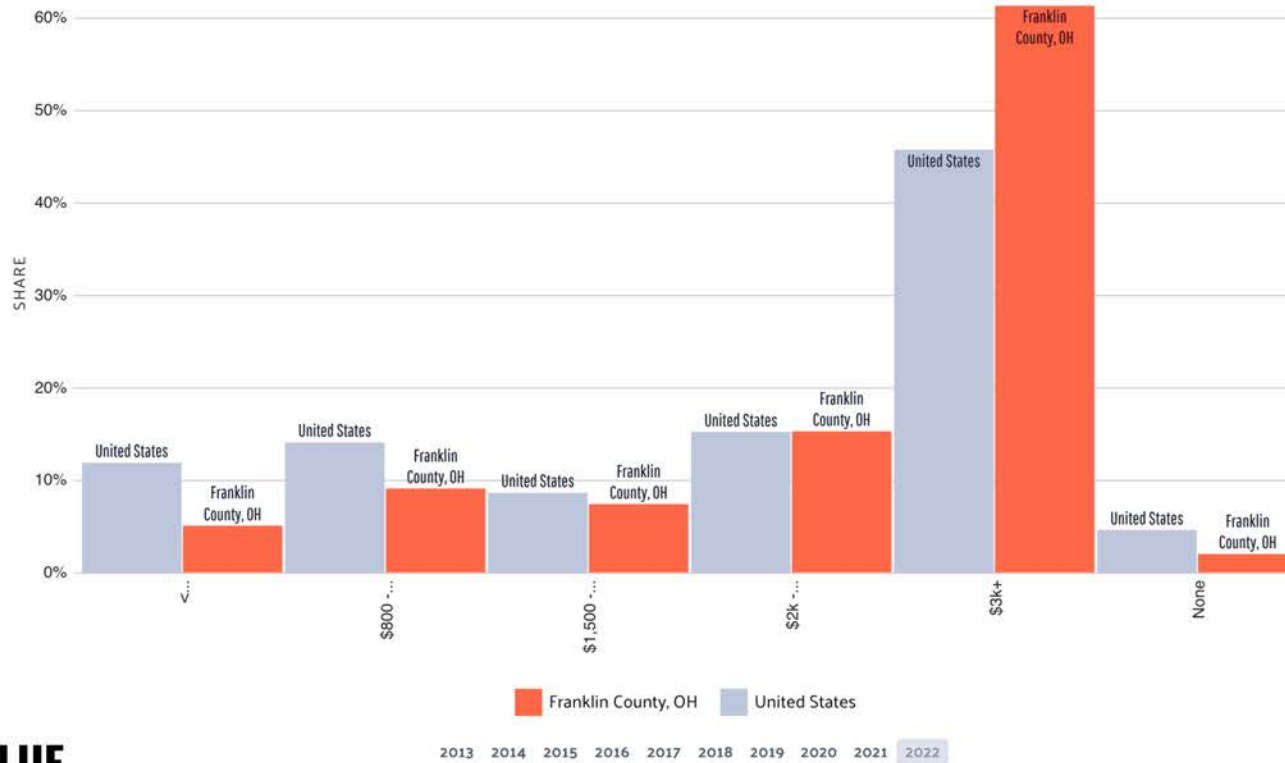
MEDIAN HOME VALUE

**42.3%**

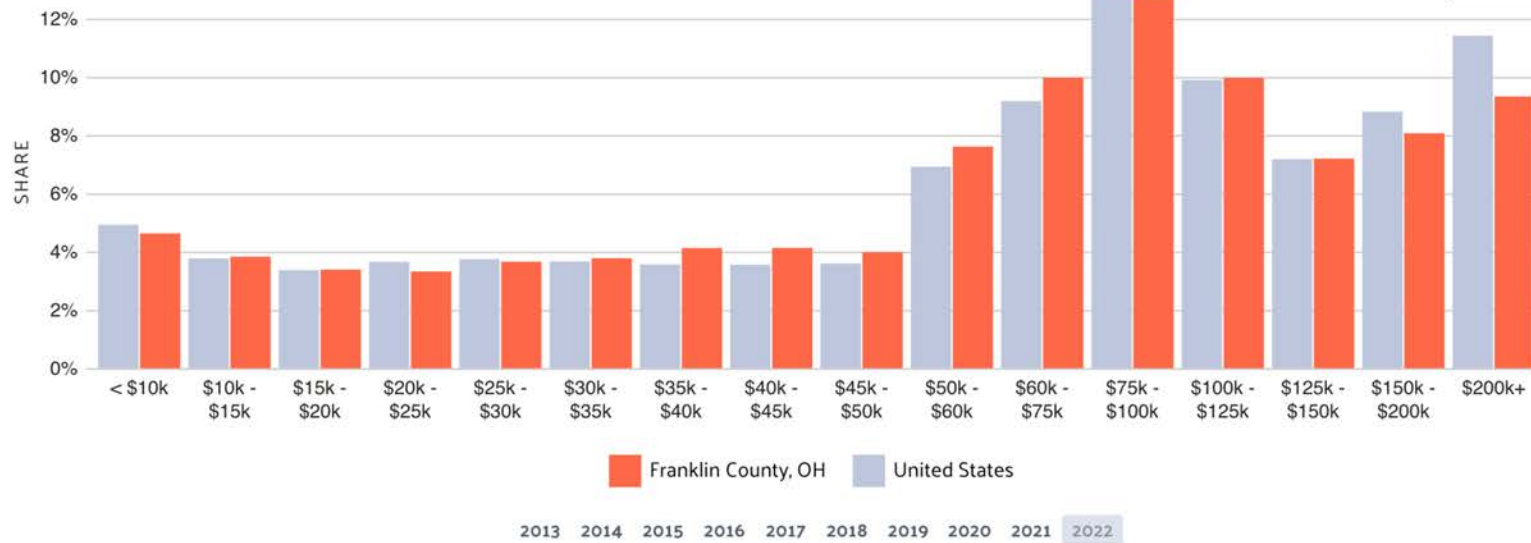
BACHELOR'S DEGREE  
OR HIGHER



# POPULATION



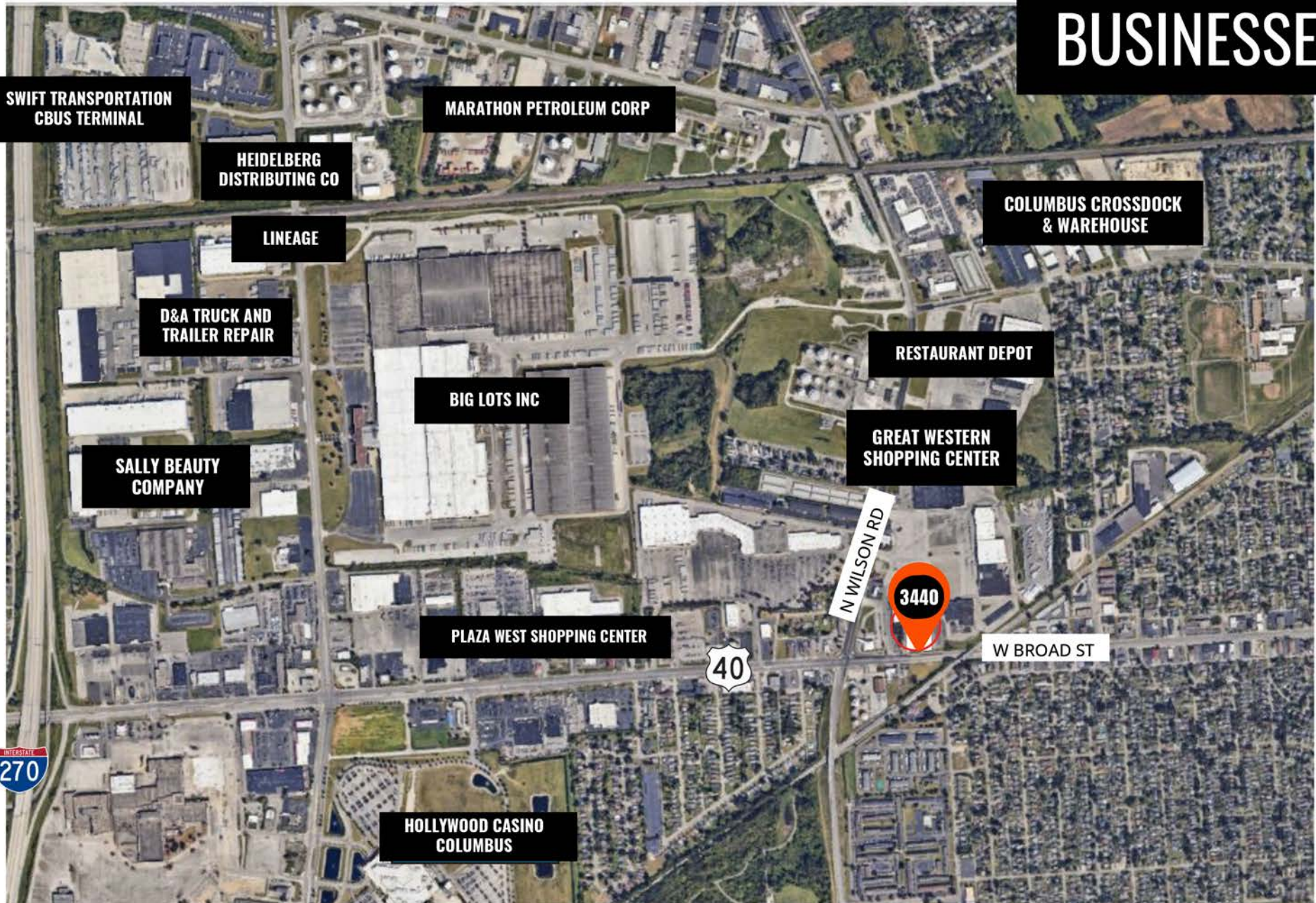
# PROPERTY VALUE



**FRANKLIN COUNTY**

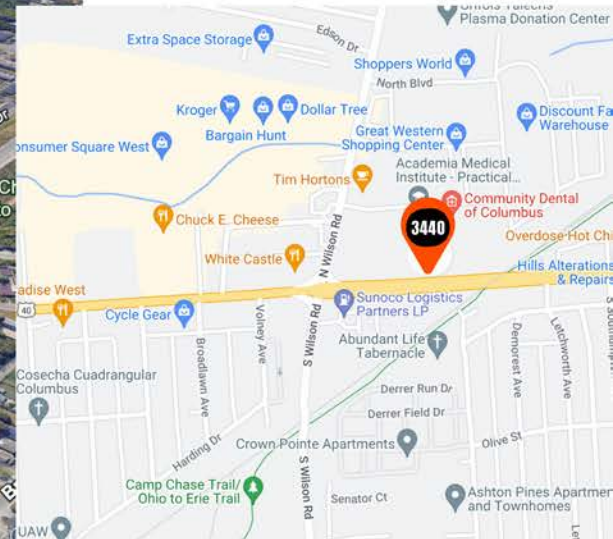


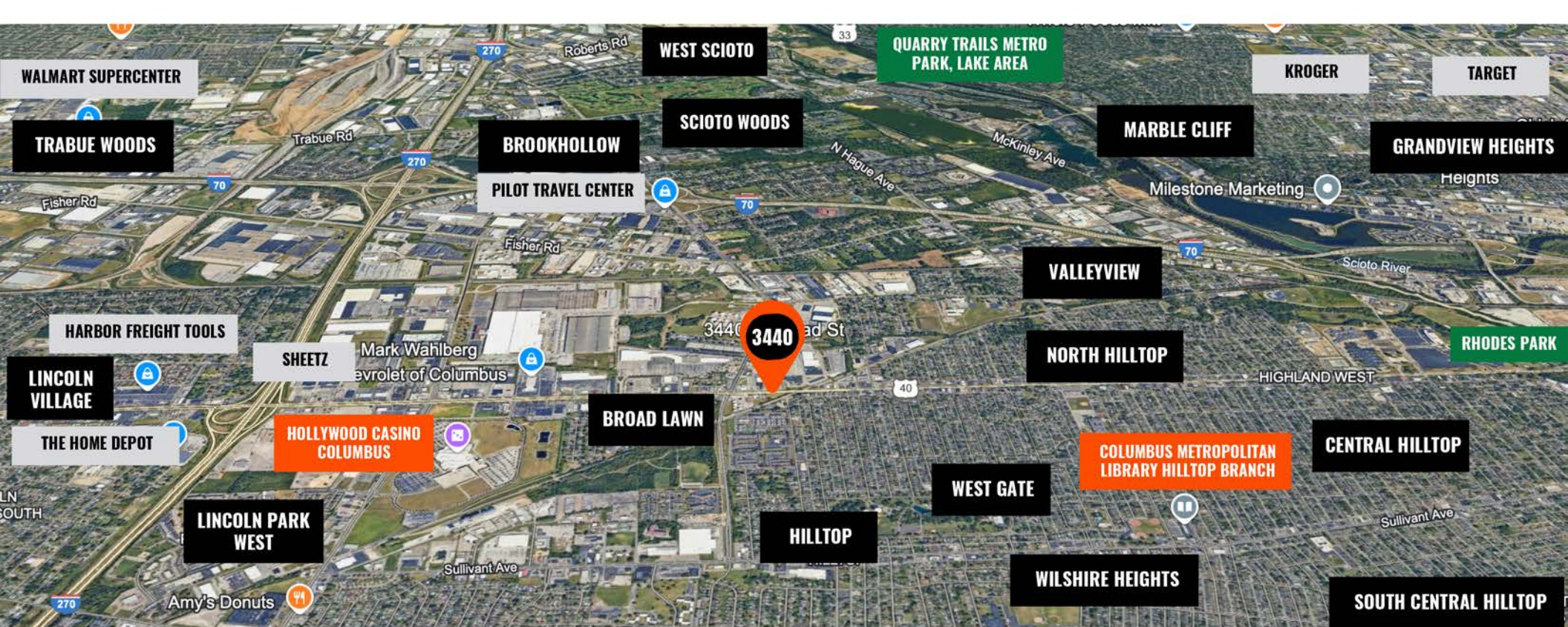
# NEARBY BUSINESSES





**CLICK ON MAPS  
FOR LIVE VIEW**





## HIGHWAY ACCESS

Highway Access: Easy access to I-270 and I-70, facilitating efficient logistics and commuting.

- I-70: 1.5 MILES
- I-270: 3.2 MILES
- US-40: ON-SITE (W BROAD ST)

## AIRPORT PROXIMITY

- 13.5 miles, 21-minute drive to John Glenn Columbus International Airport
- 18.5 miles, 26 minutes to Rickenbacker International Airport

## FREIGHT OPTIONS

**TRANSPLASTICS, INC.- COLUMBUS-OH**  
**Railroad:** 1.9 miles (4-minute Parks (within 3 miles))

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## WHY CHOOSE 3440 W. BROAD STREET?

### OPPORTUNITY ZONE

Located in a designated Opportunity Zone, offering potential tax benefits for investors

### MODERN INFRASTRUCTURE

Extensively renovated in 2018 with upgrades

### OPEN FLOOR PLAN

Wide open space with no columns in the main area, offering flexibility for various industrial setups

### BLANK CANVAS

Situated on two parcels totaling 2.02-acres, with 21,844 square feet of interior space and 2500 square feet of basement

### STRATEGIC LOCATION

Located on a prime corner in the City of Columbus at West Broad and Wilson Road this site grants high visibility and easy accessibility

### POTENTIAL GROWTH

Positioned in a neighborhood and city experiencing revitalization and economic growth

**3440**  
INVESTMENT OPPORTUNITY  
WEST BROAD ST



**DON'T MISS THIS EXCEPTIONAL OPPORTUNITY TO INVEST IN ONE OF COLUMBUS'S MOST PROMISING INDUSTRIAL PROPERTIES.**

**3440 W BROAD ST OFFERS THE PERFECT BLEND OF LOCATION, VERSATILITY, AND POTENTIAL FOR GROWTH.**

**FOR SALE**  
**3440**  
WEST BROAD ST

**ROTH** REAL ESTATE GROUP

**JENNIFER ROONEY**  
JENNIFER@ROTHREGROUP.COM  
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