



CAPITOL
EQUITIES

FOR SALE OR LEASE

Providing creative commercial real estate solutions since 1997



STAND-ALONE WAREHOUSE

NEAR AIRPORT

2004 LEONARD AVENUE, COLUMBUS, OH 43219

ED FELLOWS

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J.R. KERN

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Property Description

Stand-alone shop and warehouse building available to purchase or lease for your business needs. This two-story, sprinklered building provides a great mix of first and second floor finished offices; large training rooms and locker room with showers on the second floor; clean storage and ample shop space.

Property Highlights

- Building includes three drive-in doors
- Existing freight elevator to access second floor storage and training areas
- Shop clearance 10.5' and extra-high ceilings in long-term storage area
- Site includes fenced and secured parking/storage area

Location Description

Warehouse/shop space with an excellent central Columbus location. Easy access to I-670 via Leonard Avenue, just moments from John Glenn International Airport and downtown Columbus.

OFFERING SUMMARY

Building SF	18,810 SF
Acreage	0.85 acres
Sale Price	\$1,274,000
Lease Rate	\$8.00 /SF
Location	5th & Leonard

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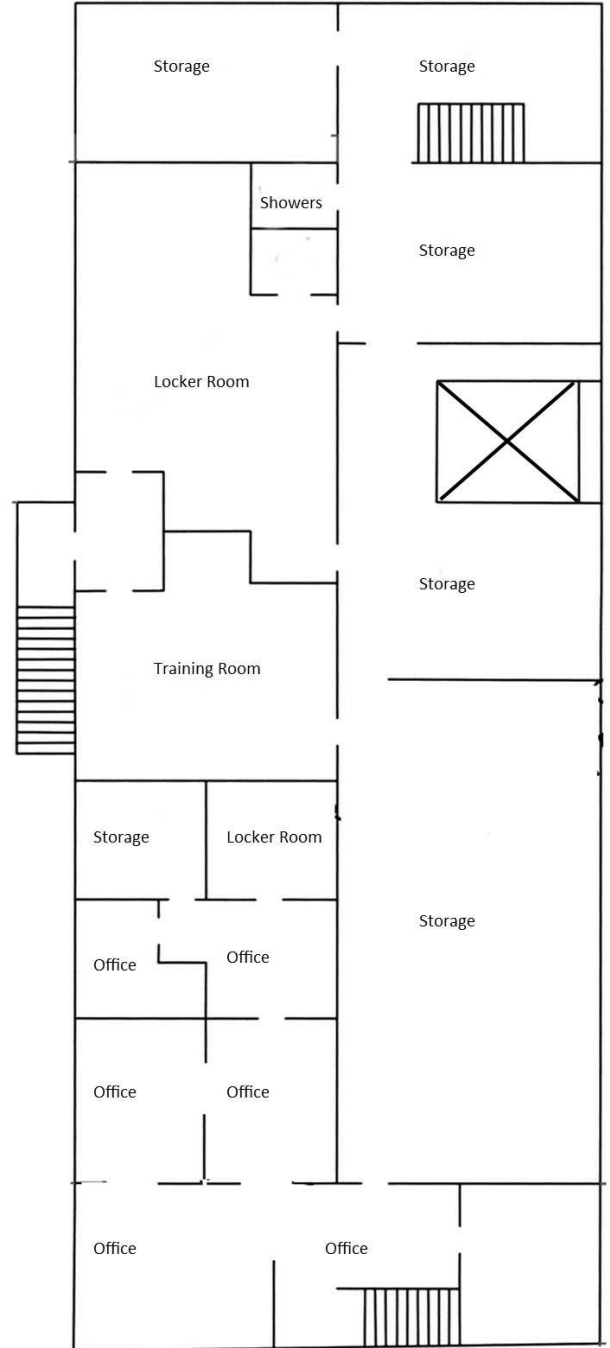
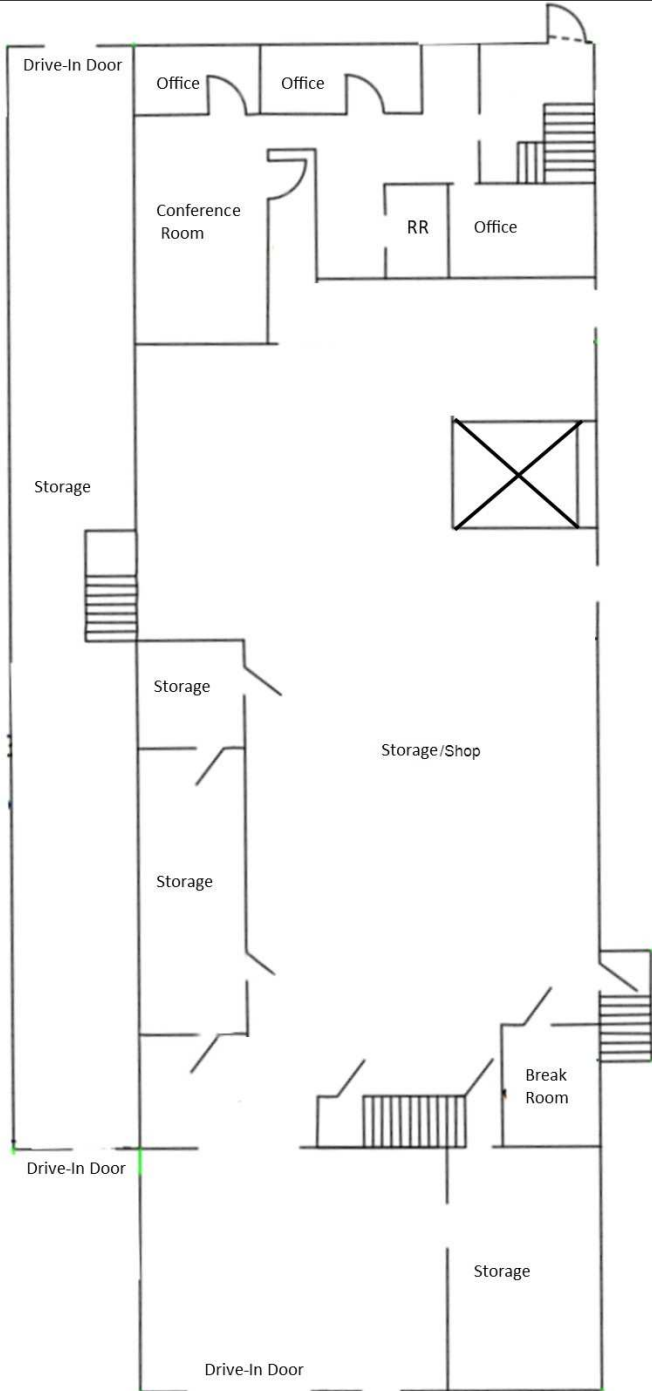
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1st Floor includes offices, storage and open shop area

Second Floor includes training/offices and storage

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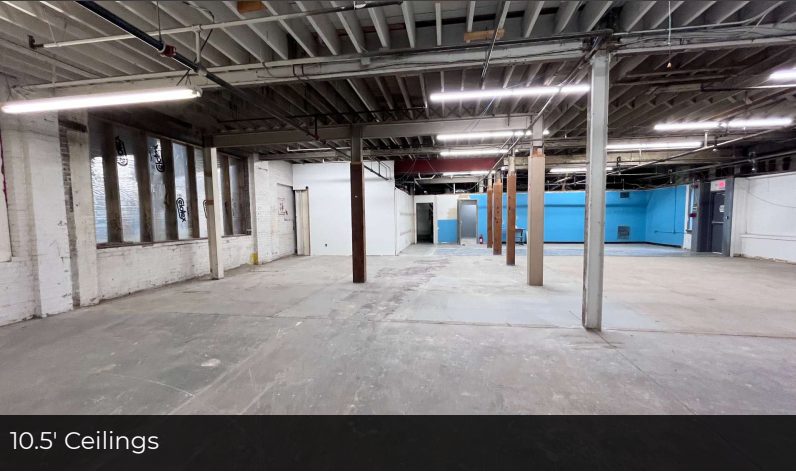
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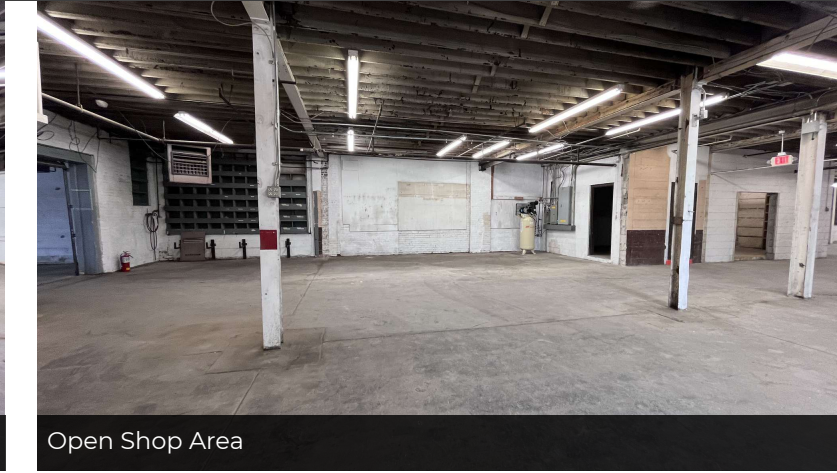
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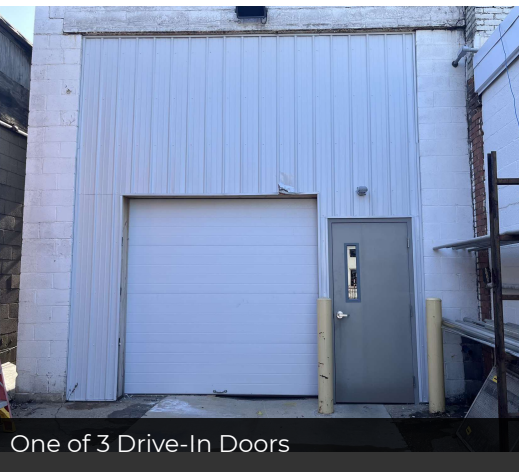
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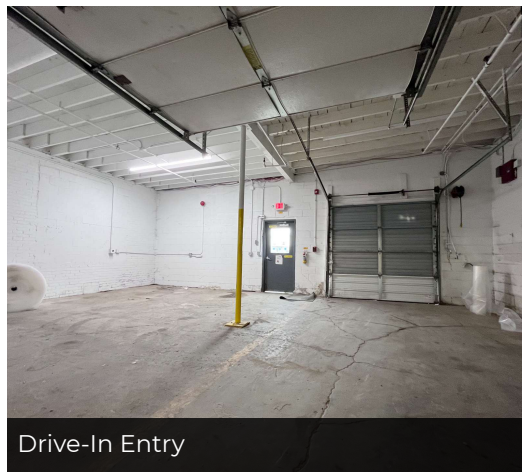
10.5' Ceilings



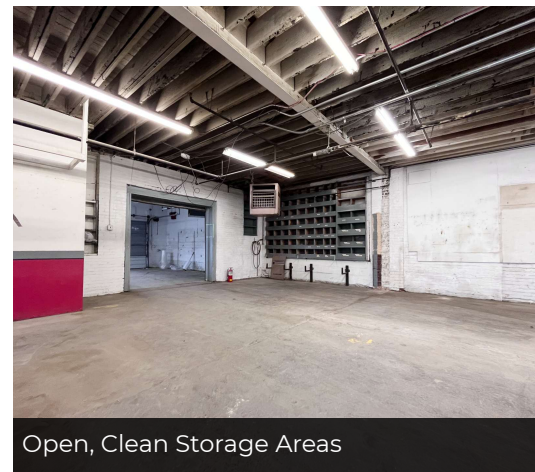
Open Shop Area



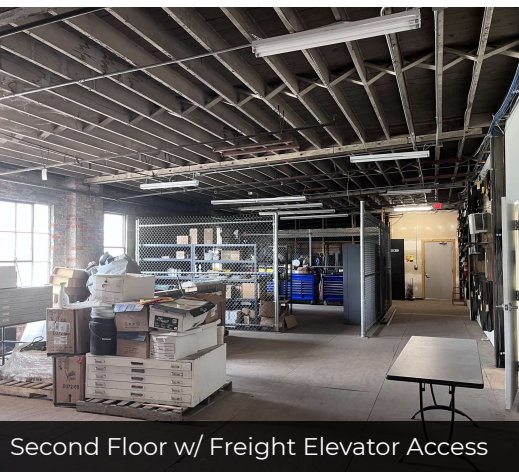
One of 3 Drive-In Doors



Drive-In Entry



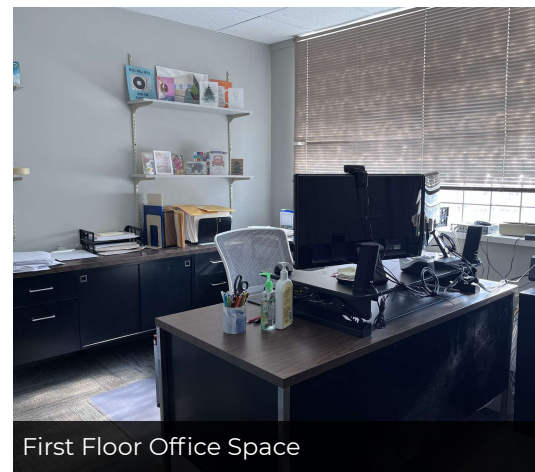
Open, Clean Storage Areas



Second Floor w/ Freight Elevator Access



Second Floor Training Room



First Floor Office Space

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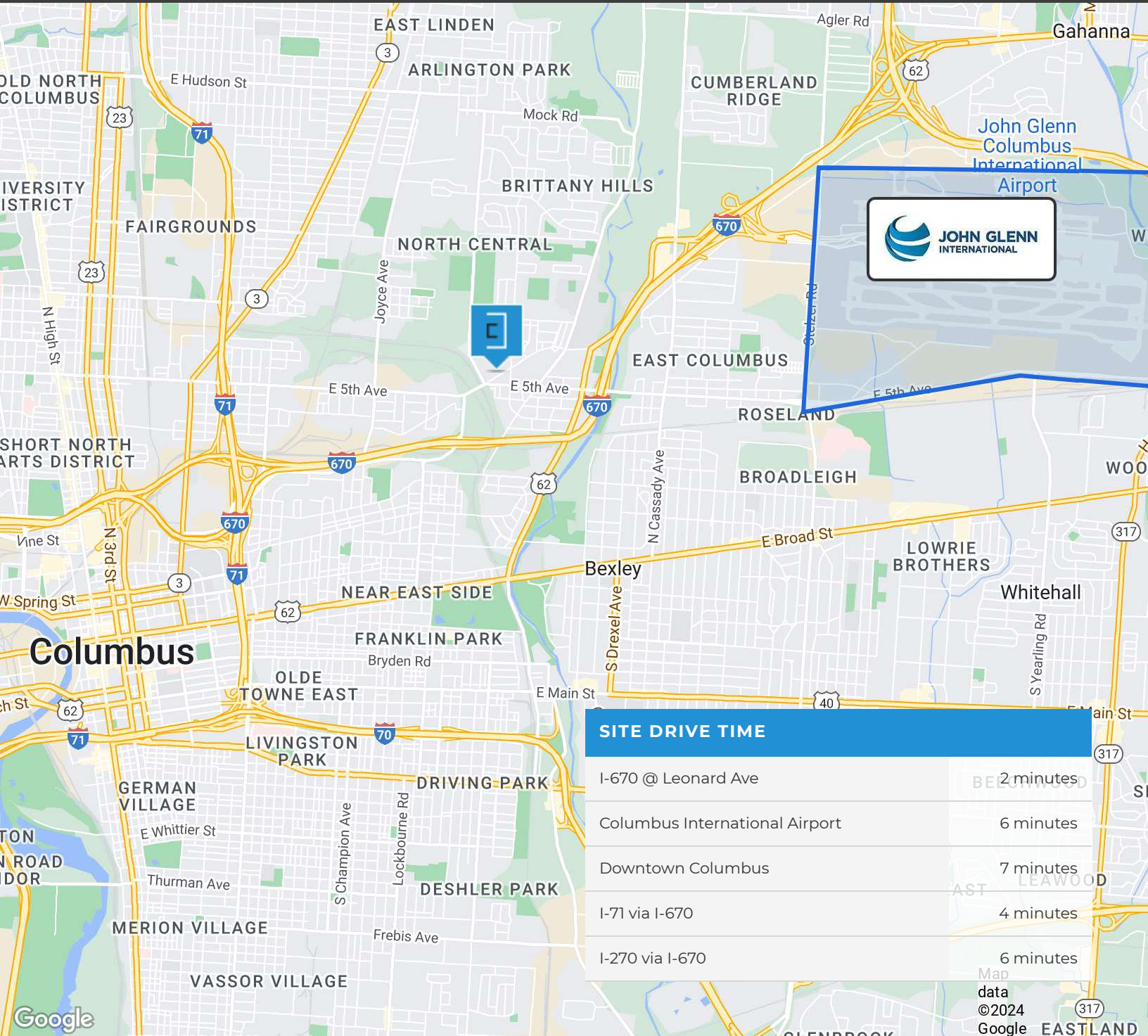
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SITE DRIVE TIME

I-670 @ Leonard Ave	2 minutes
Columbus International Airport	6 minutes
Downtown Columbus	7 minutes
I-71 via I-670	4 minutes
I-270 via I-670	6 minutes

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