

RARE, PAVED EXCESS YARD SPACE



**Buckeye
Industrial
Group**



FOR LEASE OR SALE

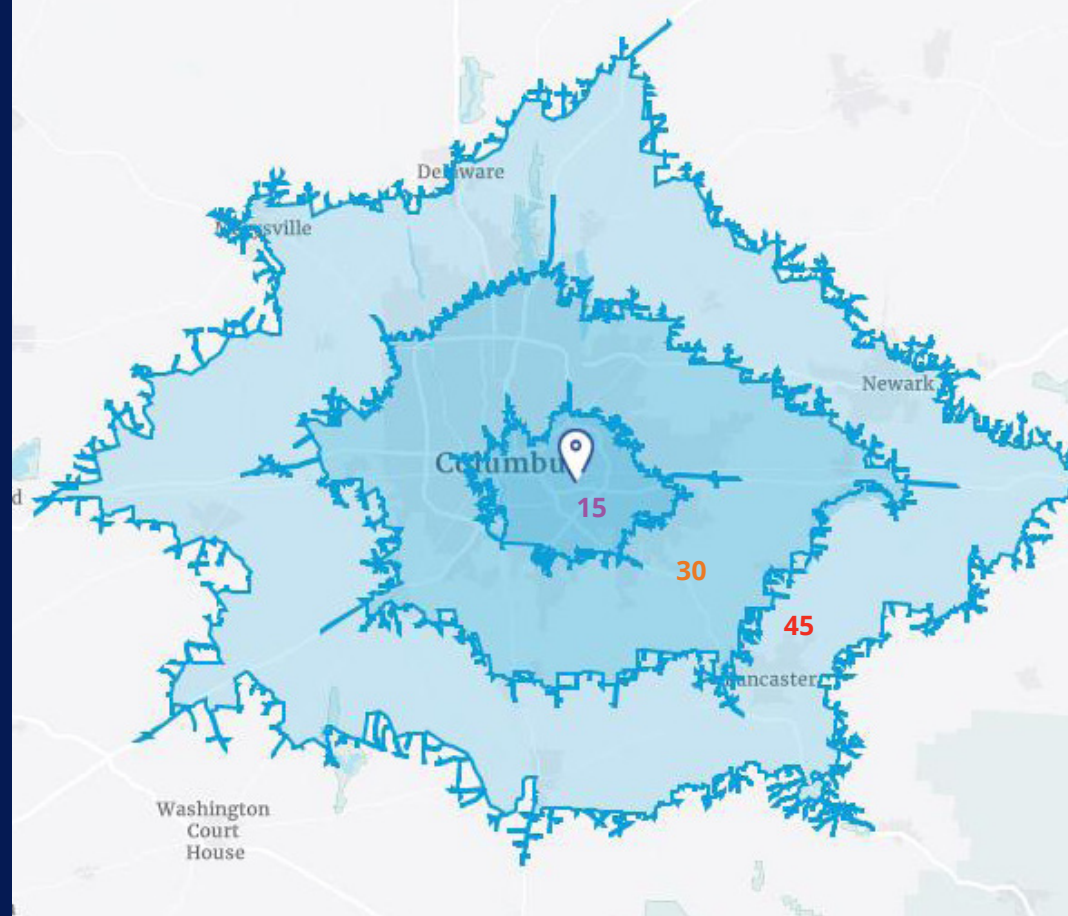
**3875-3883 E Livingston Ave
Columbus, OH 43227**

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Property Highlights

AVAILABLE	Two Buildings totaling: ± 10,950 SF ± 8,630 SF - Warehouse ± 2,320 SF - Office Space
FOR LEASE OR SALE	Contact broker for pricing
PARCEL ID#	010-109354-00 - Approx. ± 1.22 AC
CLEAR HEIGHT & LOADING	22' Clear Height and two 12'x14' grade level drive-in doors *Drive-thru capability for vehicle service
UTILITIES	City of Columbus Water, Sewer, Natural Gas
PERKS	Generac generator system, floor drains, signage on Livingston Ave, available paved, fenced, yard space
ZONING	CAC - City of Columbus
ACCESS	Easy access to major highways I-70, I-71, I-270, I-670



Labor Shed | Franklin County



1,354,595
Population



732,025
Workers

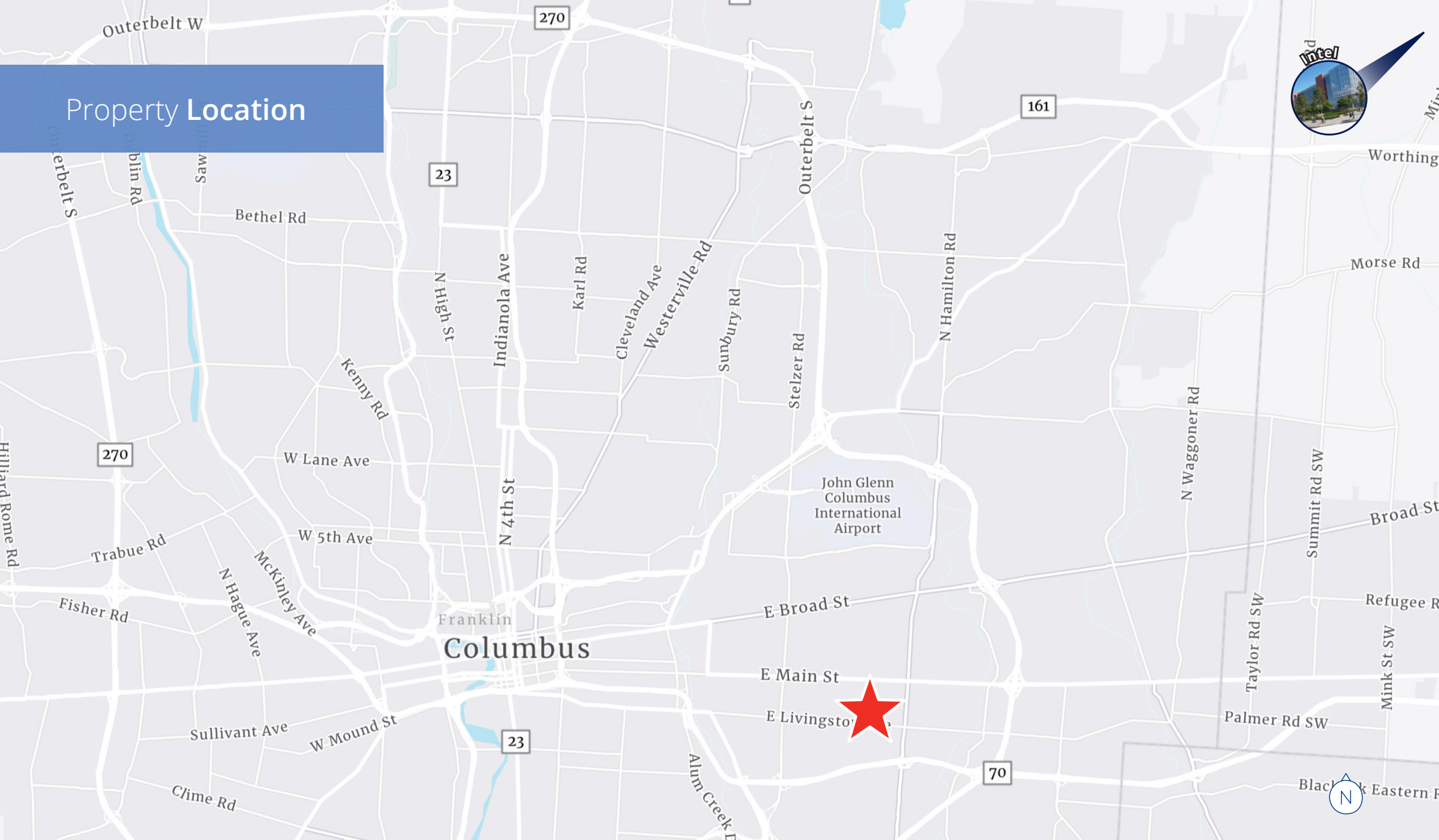


215,947
Blue Collar Workers

Labor Shed | Subject Area

	Population	Labor Force (16+)	Employees
15 MINUTES	404,546	211,062	297,047
30 MINUTES	1,548,064	830,296	881,886
45 MINUTES	2,030,621	1,062,378	1,045,235

Property Location



Distance To:



I-70

3.6 miles



I-71

5.5 miles



I-670

7 miles



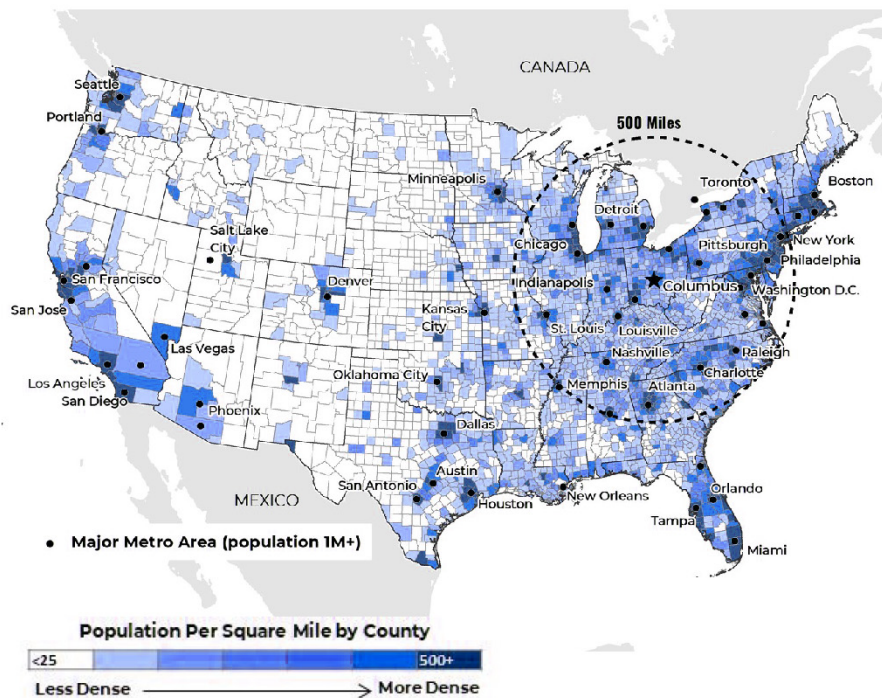
I-270

7.8 miles

Unmatched market access

EPICENTER OF U.S. POPULATION AND INDUSTRY

The Columbus Region's geographic location gives companies access to more of the U.S. population and employment base than any other major metro. Within a day's drive, you can reach 46 percent of the country's population and manufacturing base.



METRO	10-HOUR DRIVE POPULATION	% OF U.S. POPULATION
Columbus	151,402,639	46%
Indianapolis	128,701,847	39%
Detroit	113,275,140	34%
Atlanta	94,930,501	29%
New York	93,730,583	28%
Minneapolis	48,293,098	15%

Additional Photos





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