

Downtown

Subject Property

WATERSHED DISTILLERY

Chambers Rd

Chesapeake Ave

INDUSTRIAL/FLEX WAREHOUSE FOR LEASE

1150 CHESAPEAKE AVENUE

1150 CHESAPEAKE AVENUE COLUMBUS, OH 43212



A MEMBER OF CORFAC INTERNATIONAL

EXCLUSIVELY PRESENTED BY

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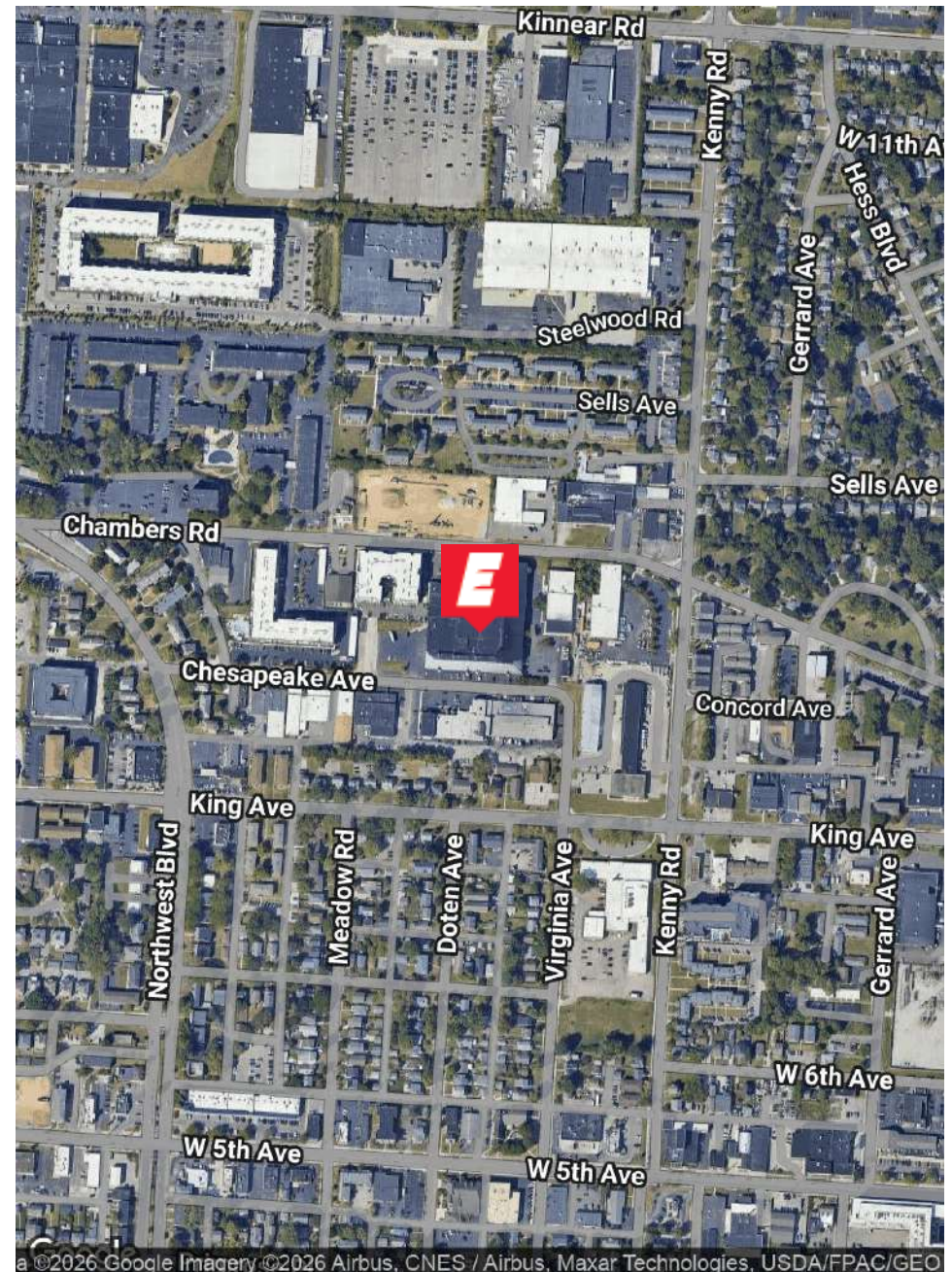
EXECUTIVE SUMMARY

Elford Realty is proud to present an exceptional opportunity to lease a prime industrial/flex building totaling 15,520 SF, including 11,772 SF of heated warehouse space and 3,748 SF of newly refreshed office/retail space. The office/retail area has been updated with new paint, flooring, and lighting, creating a modern, professional environment for tenants.

The warehouse is heated, with the option to add air conditioning for full climate control. Situated on a 3.32-acre lot, the property is strategically located within the I-270 loop, just minutes from SR 315 and The Ohio State University, offering excellent accessibility and visibility. The building features one (1) loading dock, a wet sprinkler system, and ample on-site parking for employees and visitors, including recently repaved front and side parking areas. A prominent pylon sign provides strong tenant exposure. Ideal for manufacturing, distribution, fitness, or storage, this centrally located property offers a flexible solution for a wide range of users.

The space can be demised to accommodate a variety of tenant requirements, with the following leasing options available:

- Option 1 - Space 4: 3,478 SF (including 259 SF common lobby) – Office/retail open floor plan with private entrance
- Option 2 - Space 5: 11,772 SF (including 260 SF common lobby) – Heated warehouse with 1 dock
- Option 3 - Spaces 4 & 5: 15,520 SF





\$9.95 SF/YR (MG)
LEASE RATE

INDUSTRIAL/FLEX WAREHOUSE
PROPERTY TYPE

3,478 - 15,520 SF
TOTAL SF AVAILABLE

11-16'
CEILING HEIGHTS

COLUMBUS/GRANDVIEW
MARKET/SUBMARKET

2/1000
PARKING RATIO

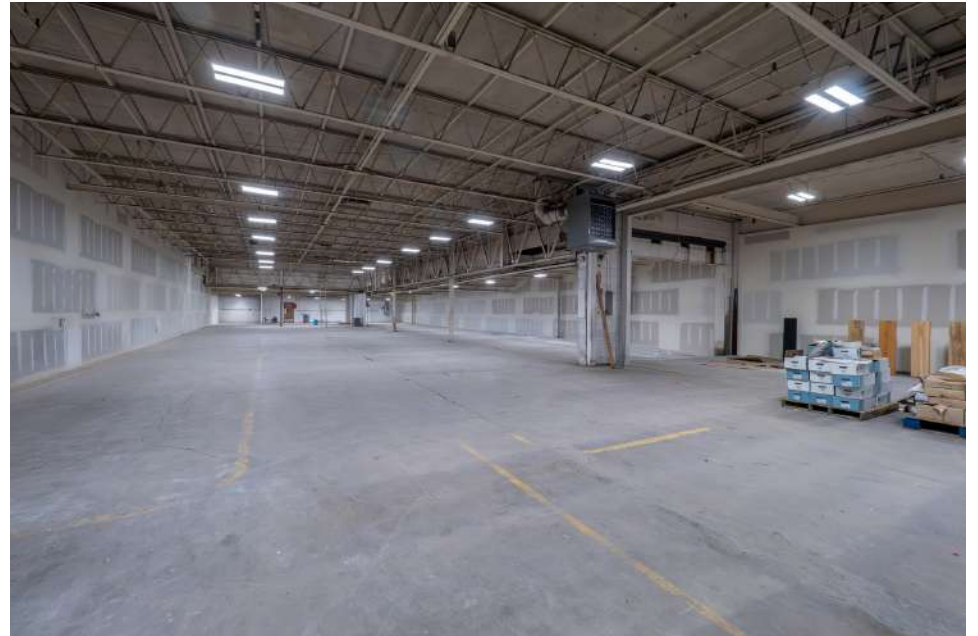
PROPERTY PHOTOS



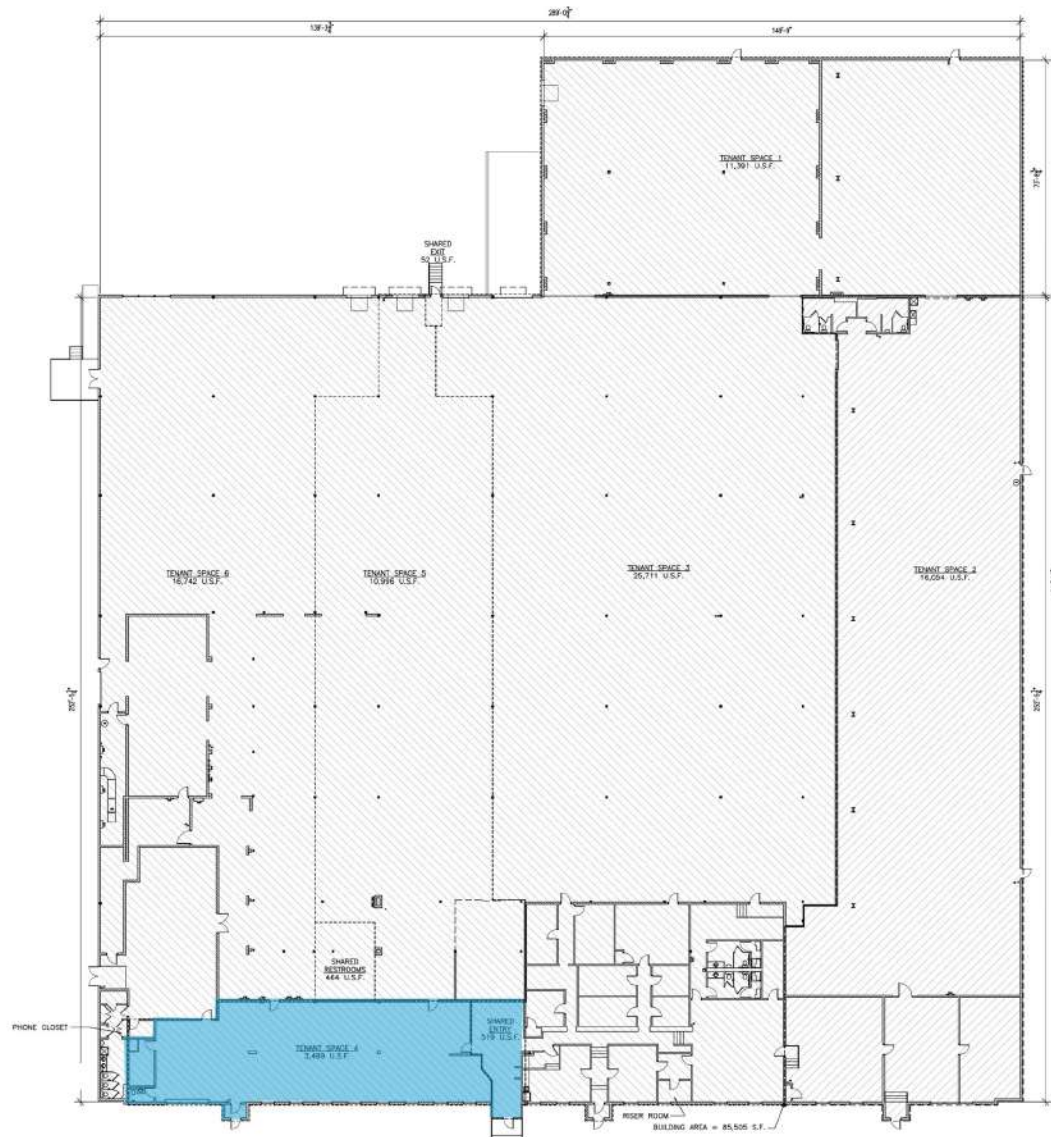
PROPERTY PHOTOS



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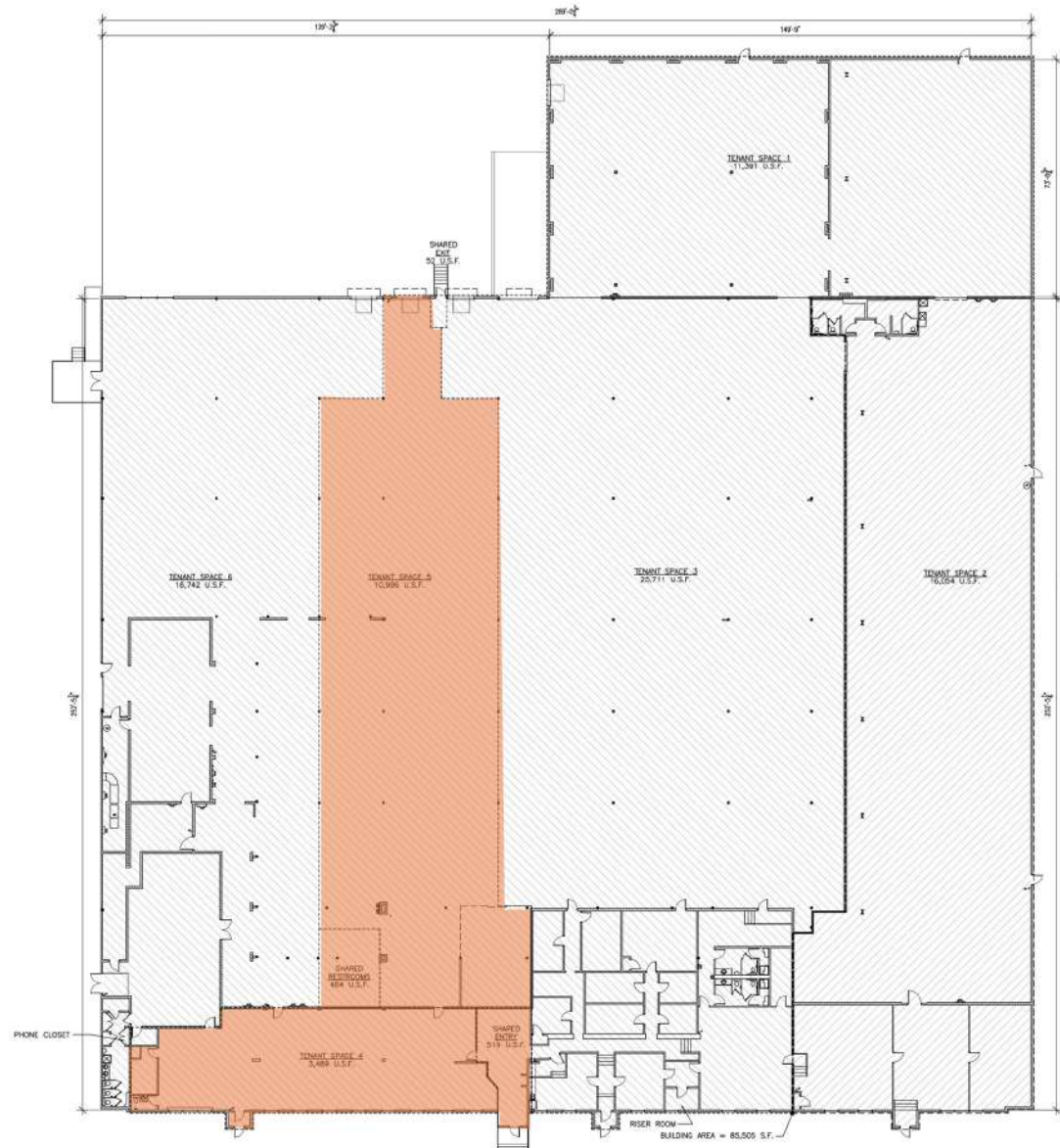
OPTION 1: SPACE 4



Option 1: Space 4

3,478 SF (includes 259 SF of common lobby)
Office/Retail open floorplan with private entrance

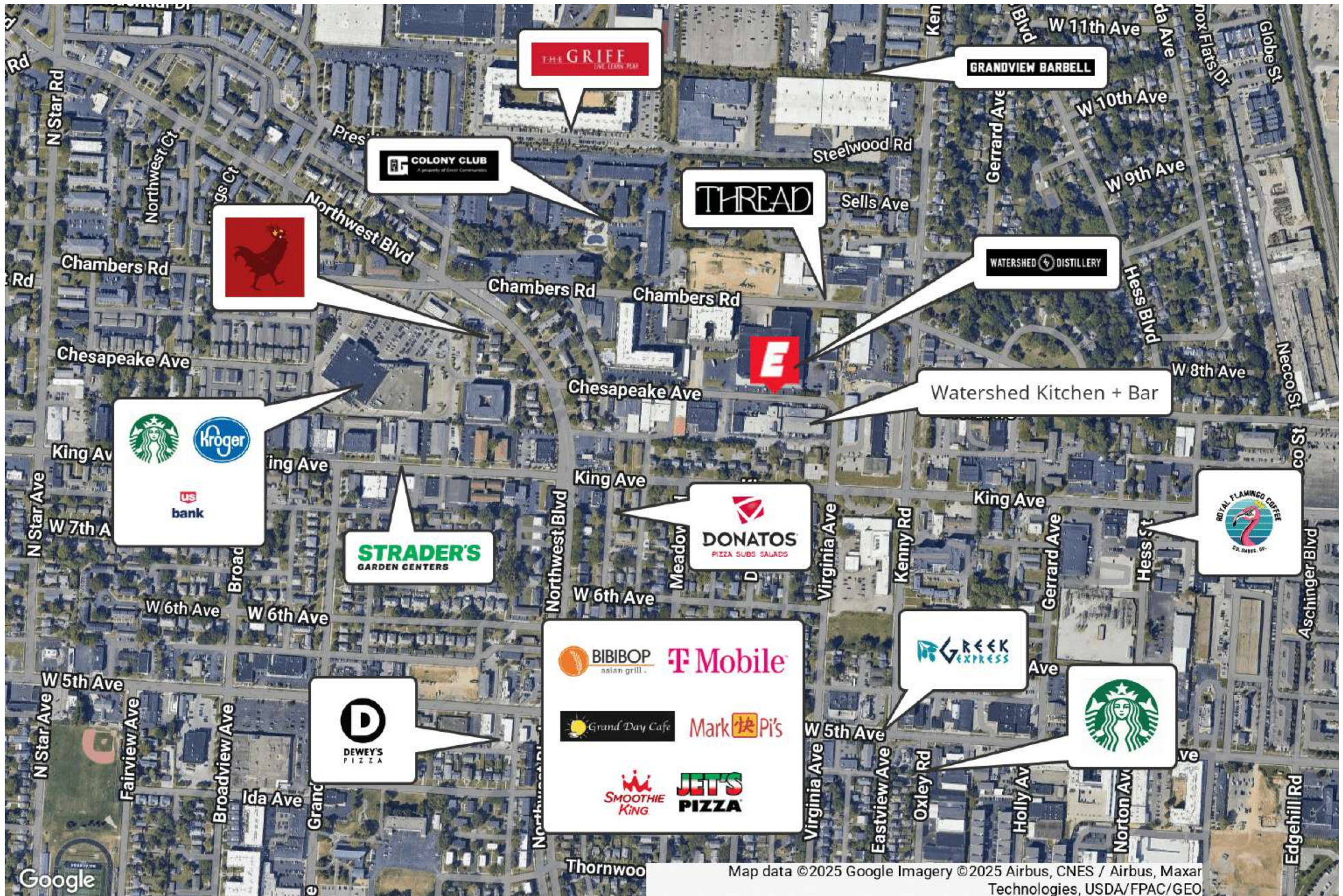
OPTION 3: SPACES 4 AND 5



Option 3: Spaces 4 and 5

15,520 SF

MARKET OVERVIEW MAP



ECONOMY OVERVIEW

Columbus region's economy boasts a highly-diversified base of companies, with no industry representing more than 18% of employment. Home of the world's most recognizable brands—Scotts, Express, JPMorgan Chase, Nationwide, Abercrombie & Fitch— innovative small businesses and top-ranked educational and research institutions, the Columbus Region offers a stable environment for companies looking to grow in a variety of sectors.

The Columbus Region is home to a population of 2.1 million, and a potential workforce of 1.2 million. With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ hold a bachelor's degree or higher. The Region offers a steady pipeline of young talent with one of the highest populations of millennials in the nation. The Columbus metro ranks first among large Midwest metro areas for population and job growth since 2010 and is among the fastest-growing metros in the country.

*Source: <https://columbusregion.com/>

#7

LARGEST ECONOMY IN
THE US (2023)
- COLUMBUS ONE

#8

BEST STATE CAPITAL TO
LIVE IN (2023)
- WALLETHUB

#12

BEST TECH CITY FOR IT
JOBS (2023)
- COMPATIA.ORG

POPULATION OVERVIEW

The Columbus Region is a dynamic 11-county metropolitan area in the midst of unprecedented population growth. Centrally located between Chicago and New York, the Columbus Region boasts the greatest market access of any major metro— with 46% of the United States population within a 10-hour drive.

With one of the youngest and most-educated populations in the country – the median age is 35.9 and 36% of residents 25+ holds a bachelor’s degree or higher. The Region offers a steady pipeline of young talent with one of the highest concentrations of college students in the nation.

Columbus is among the top 10 metros in the United States for concentration of young professionals (age 25-34) and is the only metro with this distinction located in the eastern half of the country.

Regional experts are projecting that the population of Central Ohio is expected to grow from two million in 2016 to three million by the year 2050, and is taking steps toward planning to accommodate that continued growth.

	POPULATION			
	2021	2022	2023	2024
Columbus	1,666,000	1,687,000	1,708,000	2,200,000

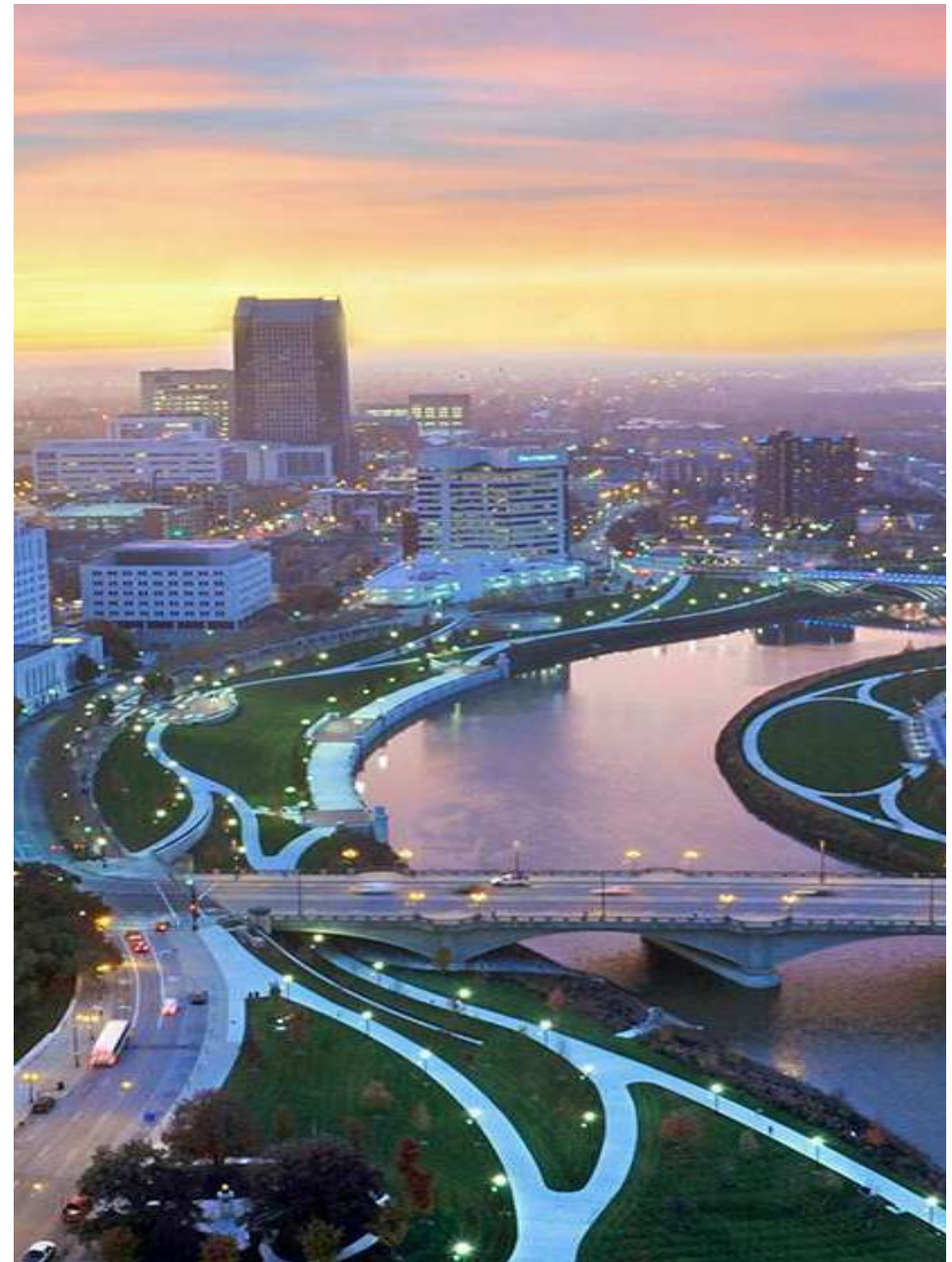
*Source: <https://www.macrotrends.net/cities/22963/columbus/population>



TOP EMPLOYERS

The Ohio State University	41,791 Employees
State of Ohio	48,000 Employees
OSU Health System	26,307 Employees
Ohio Health	35,000 Employees
JPMorgan Chase	17,480 Employees
Nationwide Insurance	16,000 Employees
Nationwide Children's Hospital	15,868 Employees
Amazon	9,250 Employees
Mount Carmel Health System	9,000 Employees
Honda	8,850 Employees
City of Columbus	8,870 Employees

FORTUNE 1000 HEADQUARTERS





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