
Industrial Warehouse for Lease with Great Highway Access

5057 FREEWAY DRIVE EAST
COLUMBUS, OHIO



NEWMARK

FOR LEASE

5057 Freeway
Drive East

COLUMBUS, OHIO

\$7.50/SF

ASKING LEASE RATE (NNN)

76,320 SF

SPACE AVAILABLE

June 2024

DATE AVAILABLE

253,702 SF

BUILDING SIZE



5057 FREEWAY DRIVE EAST

Incredible Opportunity with Below Market Rents

HIGH BARRIERS TO ENTRY

Record low submarket industrial vacancy rate, escalating rents, and nearby residential developments make this property an extremely rare opportunity.

PREFERRED COLUMBUS INDUSTRIAL MARKET

The Columbus, Ohio industrial market has seen a significant increase in demand for warehouse distribution facilities over the past two years being that it's within an eight-hour drive for 44% of the United States.

RECENT CAPITAL IMPROVEMENTS

Updates include a brand new roof in 2017, parking lot repairs in 2020, and overall minimal deferred maintenance to the structure.

STRATEGIC LOCATION

Approximately 8 miles away from downtown Columbus and conveniently located along Interstate Highway 71.



5057 FREEWAY DRIVE EAST



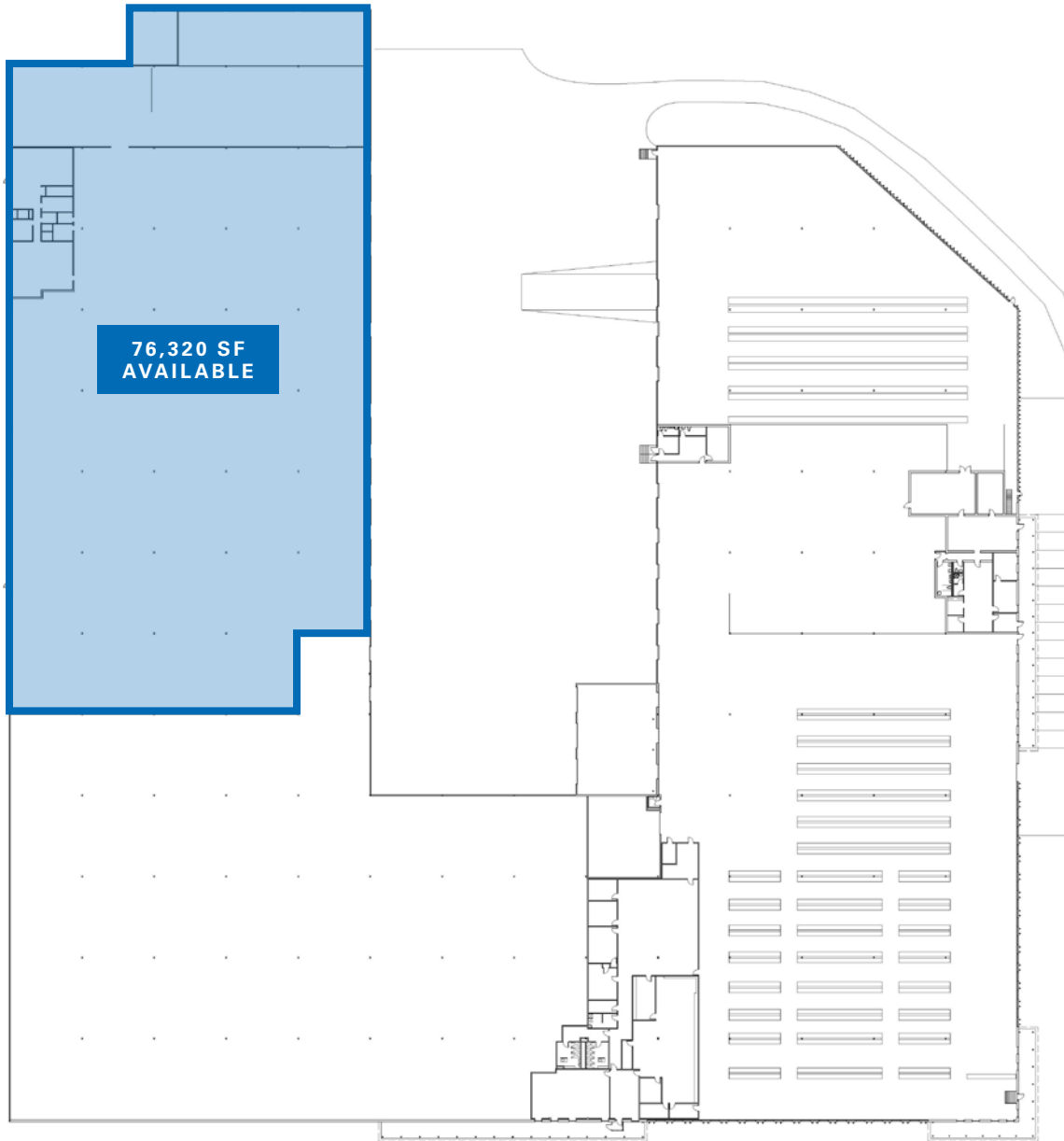
Property Details

Gross Leasable Area	±253,702 SF
Land Size	±650,512 SF
Coverage	39%
Lot Size	±14.93 AC
Year Built/Remodeled	1969/1999
Parking Spaces	164 Total
Clear Height	24"
Recent Improvements	Roof Replaced (2017), Parking Lot (2020)
Foundation/Substructure	Reinforced-Concrete Slab-on-Grade
Superstructure	Pre-Cast Concrete Tilt-Up Walls
Roof Type	Flat, Mechanically-Fastened, Single-Ply Thermostat Membrane (New 2017)
Fire Suppression	Wet-Pipe Sprinkler System
Electrical - Continental	800 Amp, 208Y/120V
Electrical - Iron Mountain	600 Amp, 208Y/120V
Drive-In Doors	8
Drive-In Ramp Doors	2
Dock High Doors	23

5057 FREEWAY DRIVE EAST



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RATHBURN & ASSOCIATES PROMOTIONS SUPPLIER

A-1 COPY & MAIL

MADEIRA USA

STEPPING STONES DAYCARE CENTER

ASSURED GLASS SERVICES

MATRESSFIRM WAREHOUSE

EXPRESS PACKAGING

FOUNDATION BUILDING MATERIALS

LASTING IMPRESSIONS EVENT RENTAL

AUTOPART INTERNATIONAL

GJL INTERNATIONAL TECHNOLOGY & TRADING

76,320 SF AVAILABLE

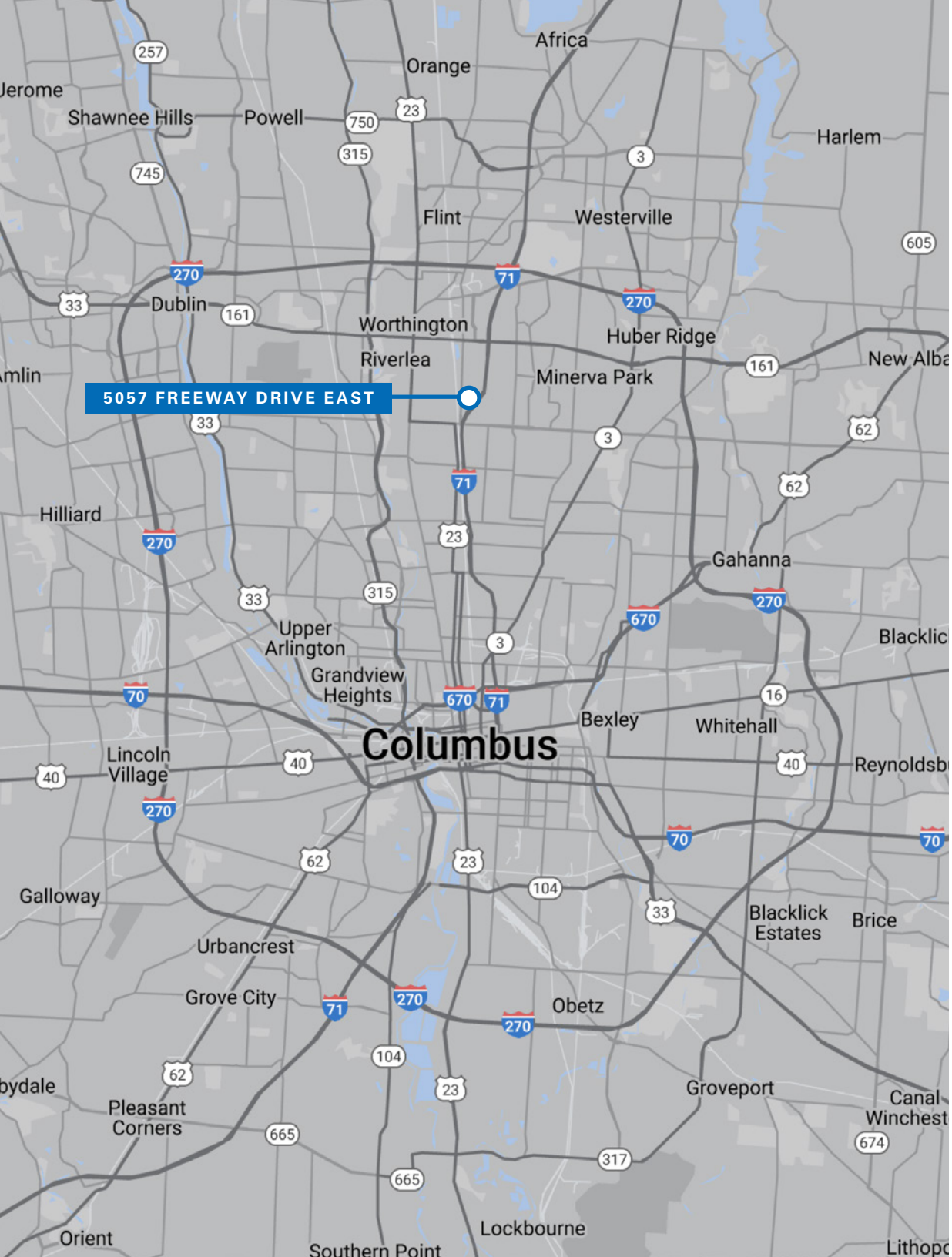
Continental Office

COLUMBUS DISTRIBUTING

FREEWAY DR E



NEWMARK



5057 FREEWAY DRIVE EAST

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	13,290	135,873	345,403
Projected Population	13,841	141,948	360,543
Population Growth	0.8%	1.0%	0.9%
Median Age	38.4	37.3	25.2
College Educated	33%	34%	40%
Daytime Employees	3,823	51,113	180,821
Households	5,971	59,031	145,166
Median Income	\$59,914	\$57,211	\$59,482
Median Home Value	\$165,395	\$189,238	\$207,229
Median Year Built	1963	1966	1971

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For more information, please contact:

Tom Sugar

Managing Director

t 614-883-1066

tom.sugar@nmrk.com

Derek Lichtfuss

Managing Director

t 614-883-1239

derek.lichtfuss@nmrk.com

Terry Coyne, SIOR, CCIM

Vice Chairman

t 216-218-0259

terry.coyne@nmrk.com

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