

**FOR SALE/LEASE**



**INDUSTRIAL/FLEX BUILDING FOR SALE/LEASE**

700 Taylor Ave., Columbus, OH 43219

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# Industrial/Flex Building For Sale/Lease

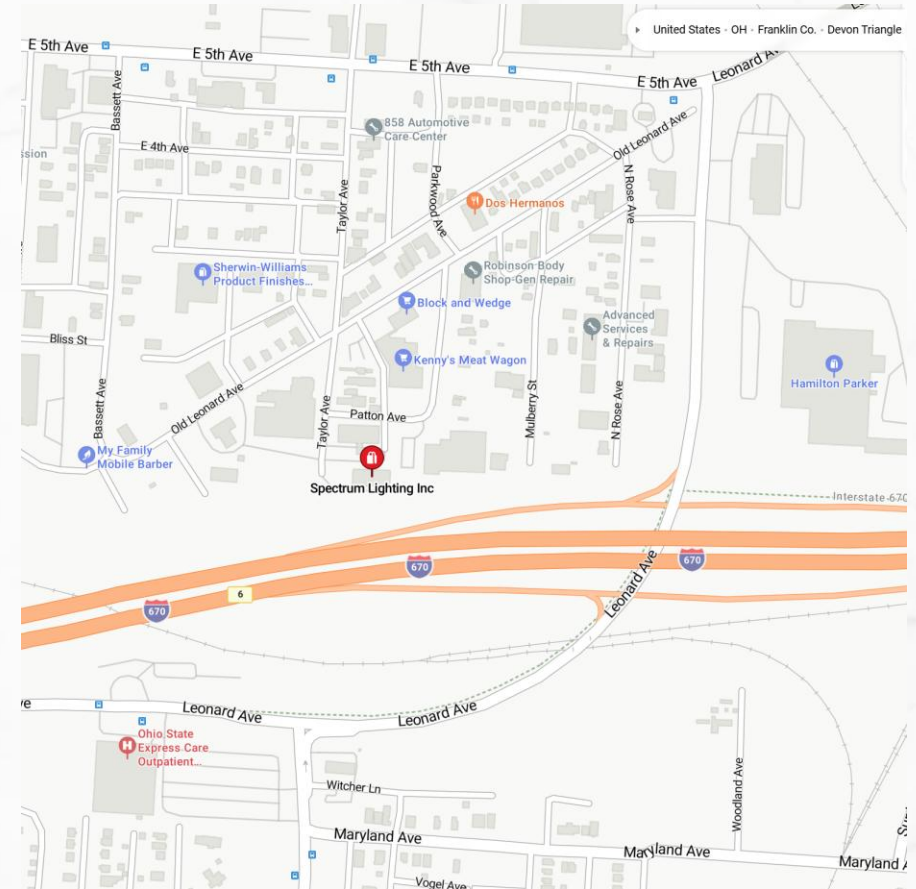
700 Taylor Ave., Columbus, OH 43219

## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- Stand alone Industrial building just east of downtown Columbus
- 7,020 square feet (Appx 3,930 office / 3,090 warehouse)
- 0.61 Acres of land
- Entry/waiting area
- 7 Total offices: 1 Executive, 1 Oversized, 5 Standard
- Large conference room
- Large open area workspace
- Kitchenette with seating area
- 4 Total restrooms (Office Men's/Women's & Warehouse Men's/Women's)
- Multiple storage/closet spaces
- 10' x 10' drive-in door
- Clear Height of 13'+
- Ample parking
- Less than 1 mile (0.8) from I-670 & Leonard Ave on/off ramps
- Furniture is negotiable (Included if leased)
- Asking Price is \$950,000
- Asking Rate is \$10.50 NNN (psf) annually (Nets \$3.75 psf estimated)

CLICK HERE FOR  
GOOGLE MAPS VIEW



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(Furniture NOT Included) PICTURES



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## FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA

OFFICES 3851 sq.ft.

MULTI USE STORAGE 3159 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



[3-D Tour | 700 Taylor Ave., Columbus, OH](#)

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Zoning

**Feature Information**

Zoning Jurisdiction	<b>COLUMBUS CITY</b>
Ordinance Document	<a href="#">Click here to view document</a>
Zoning Category	<b>INDUSTRIAL</b>
Zoning Code	<b>M</b>
Zoning District	<b>MANUFACTURING</b>
Zoning Description	<b>Manufacturing Districts</b>
Zoning Density/FAR	
Zoning Density/FAR Desc	
Zoning Summary	
Permitted Uses	<b>PERMITTED USES INCLUDE BUT ARE NOT LIMITED TO: GAS STATION, GENERAL RETAIL, RESTAURANT, URGENT CARE CENTER, HOUSING - OTHER, INDUSTRIAL, WAREHOUSE, OFFICE, PUBLIC SERVICE, SPECIAL PURPOSE</b>
Max Site Coverage	
Min Lot Area	
Max Building Height	<b>See ordinance: Chapter 3363.27</b>
Front Setback Distance	<b>See ordinance: Chapter 3363.22-3363.24</b>
Side Setback Distance	<b>See ordinance: Chapter 3363.24-3363.25</b>
Rear Setback Distance	<b>See ordinance: Chapter 3363.24</b>
Zoning Ordinance	<b>8/7/23</b>
Zoning Boundary	<b>4/30/24</b>
Zoning Boundary Type	<b>BASE</b>
PZR Zoning Report	<a href="#">Click here for PZR Zoning Report</a>

Lat: 39.97899 Lon: -82.95751

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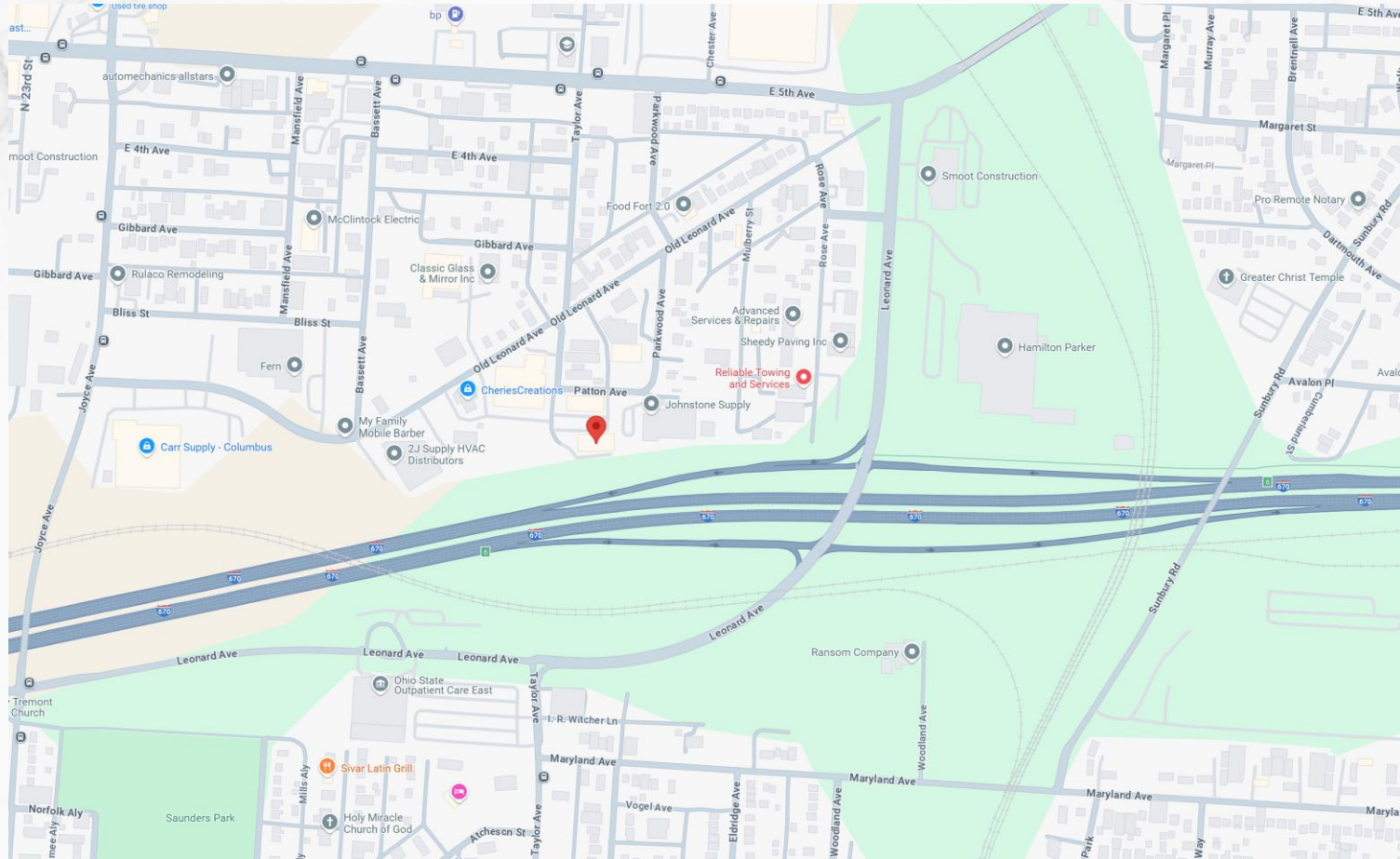
AERIAL



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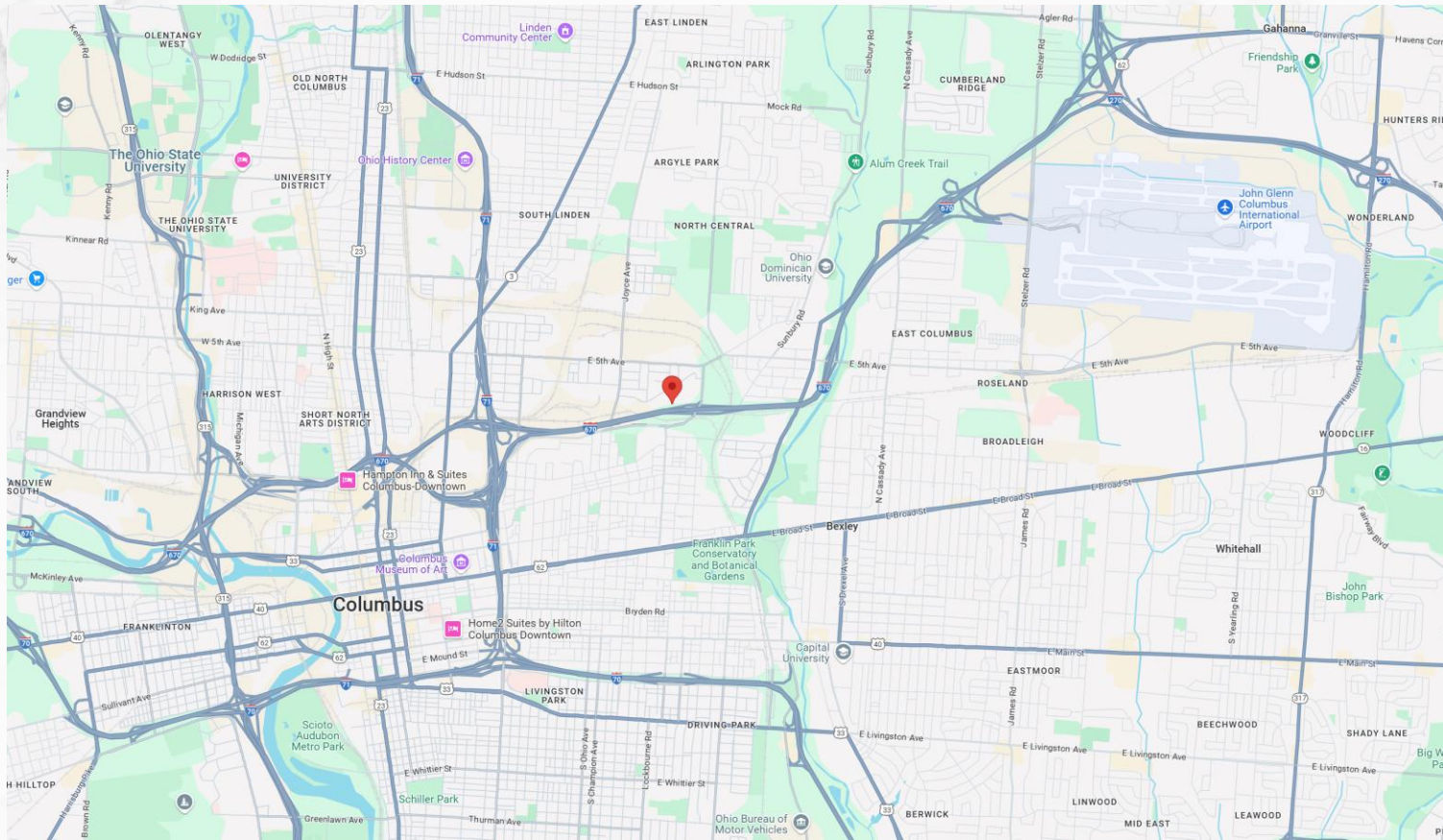
Road Map



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Road Map



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