

Office & Warehouse Space
6611 Broughton Ave
Columbus, OH 43213

For Lease



Lease Rates:

\$8.95 PSF to \$10.95 PSF Net
2024 Operating Exp: \$.95 PSF

Available Space:

Warehouse:

20,000 SF to 171,115 SF

Office:

15,405 SF

(7,085 SF in the original building and 8,320 SF
in the new building)

Available Now: 46,550 SF of the
171,115 SF

- Outside storage and Truck/Trailer parking on 14 acre site.
- Fenced lot.
- 32'-34' Clear Height.
- Nearly clear span with only 1 row of columns: 458'X80' bays
- 12 + truck high docks, plus 20 van high docks.
- 1 drive-in door.
- Power at trucking spaces.



Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

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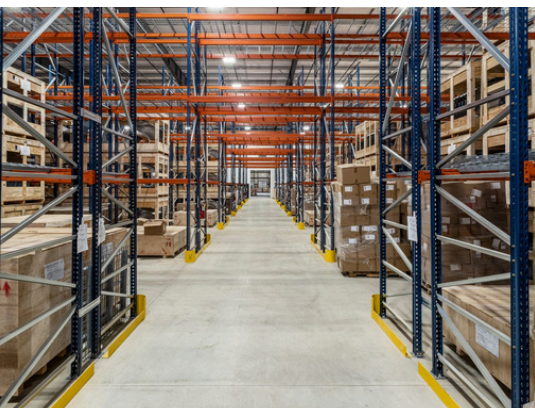
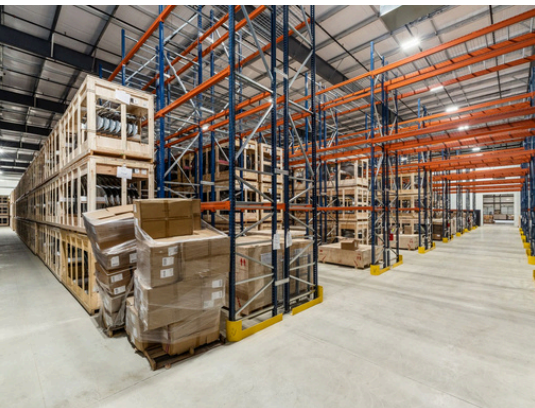


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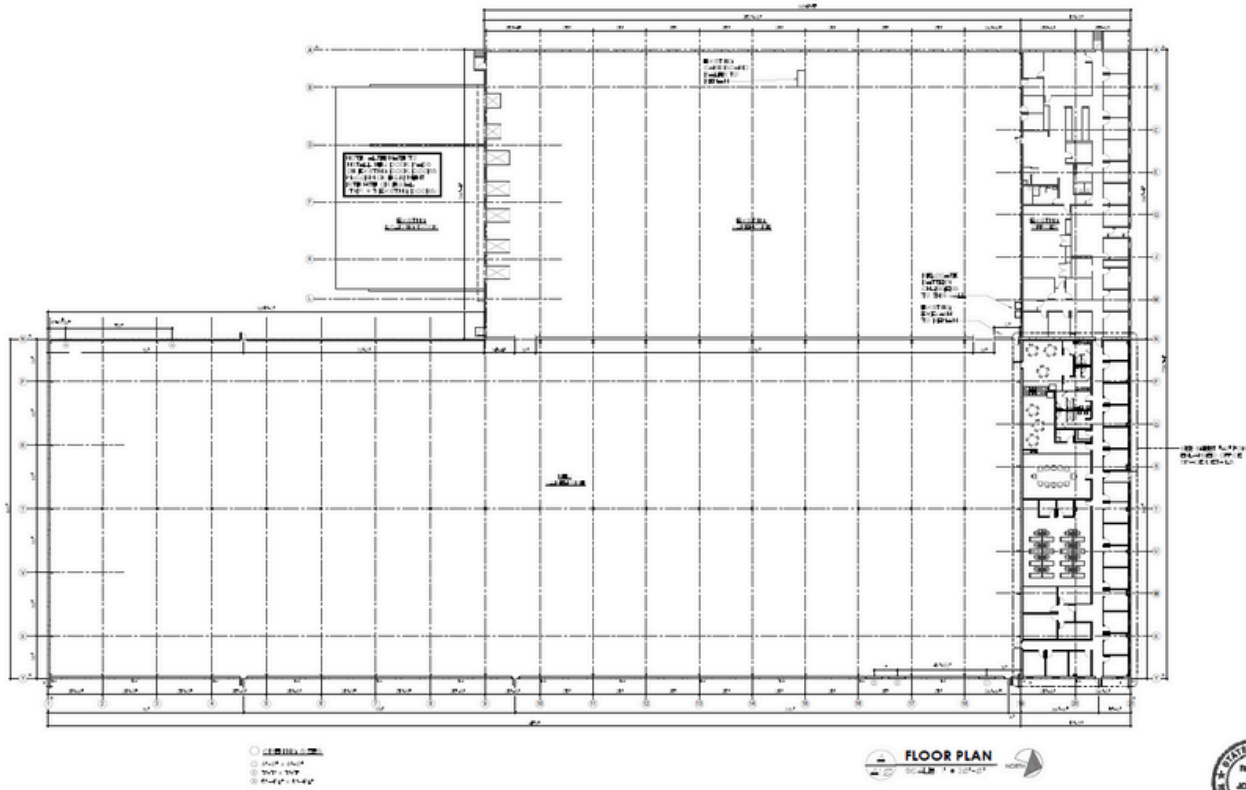


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XTREME EXPRESS ADDITION
6611 BROUGHTON AVE.
COLUMBUS, OH 43213

JH Architects, Inc.
2100 S. High Drive
Columbus, OH 43221
614-527-7590 Fax 614-527-7592



22008
06-29-22

A1.0



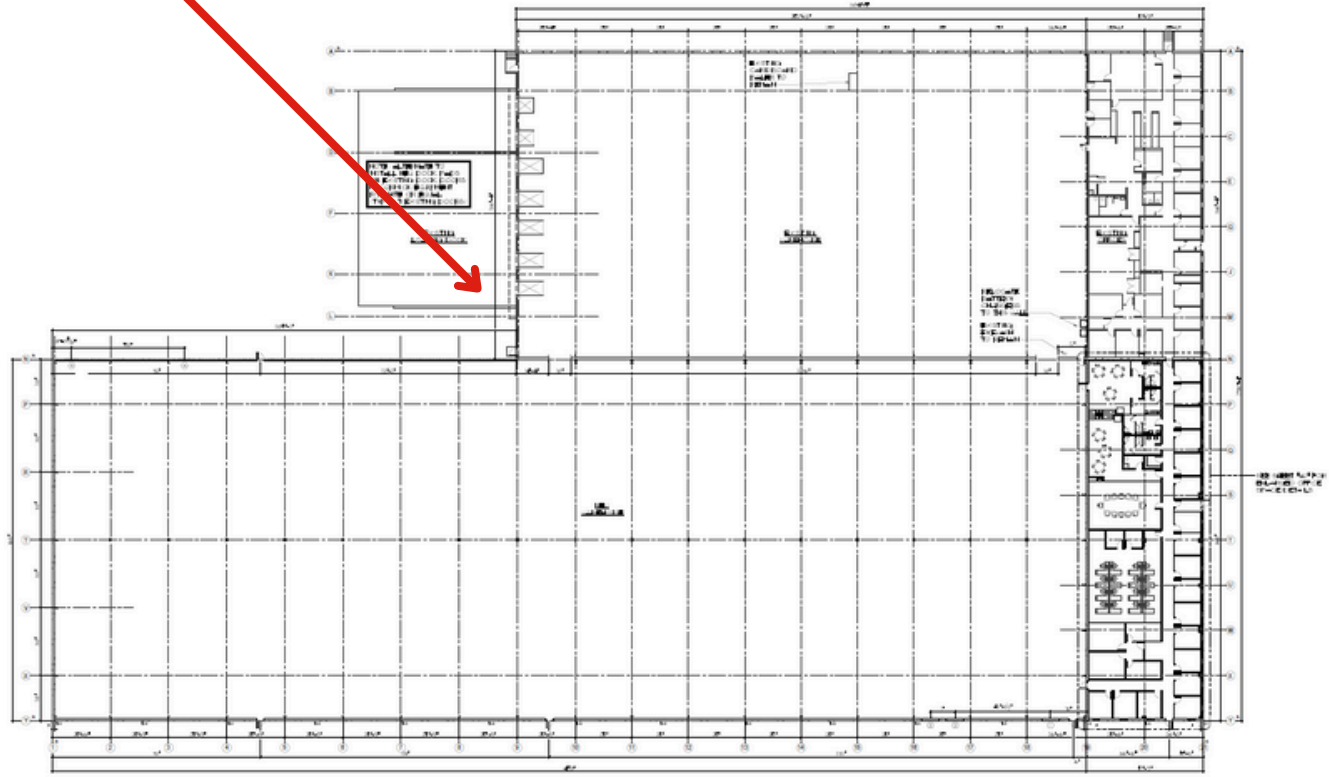
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Dock & Drive-in



- 2'-0" DIA. COL.
- 4'-0" DIA. COL.
- 6'-0" DIA. COL.
- 8'-0" DIA. COL.

FLOOR PLAN
SCALE: 1/8" = 1'-0"



XTREME EXPRESS ADDITION
6611 BROUGHTON AVE.
COLUMBUS, OH 43213

JH Architects, Inc.
5120 B. Broun Drive
Columbus, OH 43213
614-257-2590 Fax: 614-257-2592

2208
06-29-22

A1.0



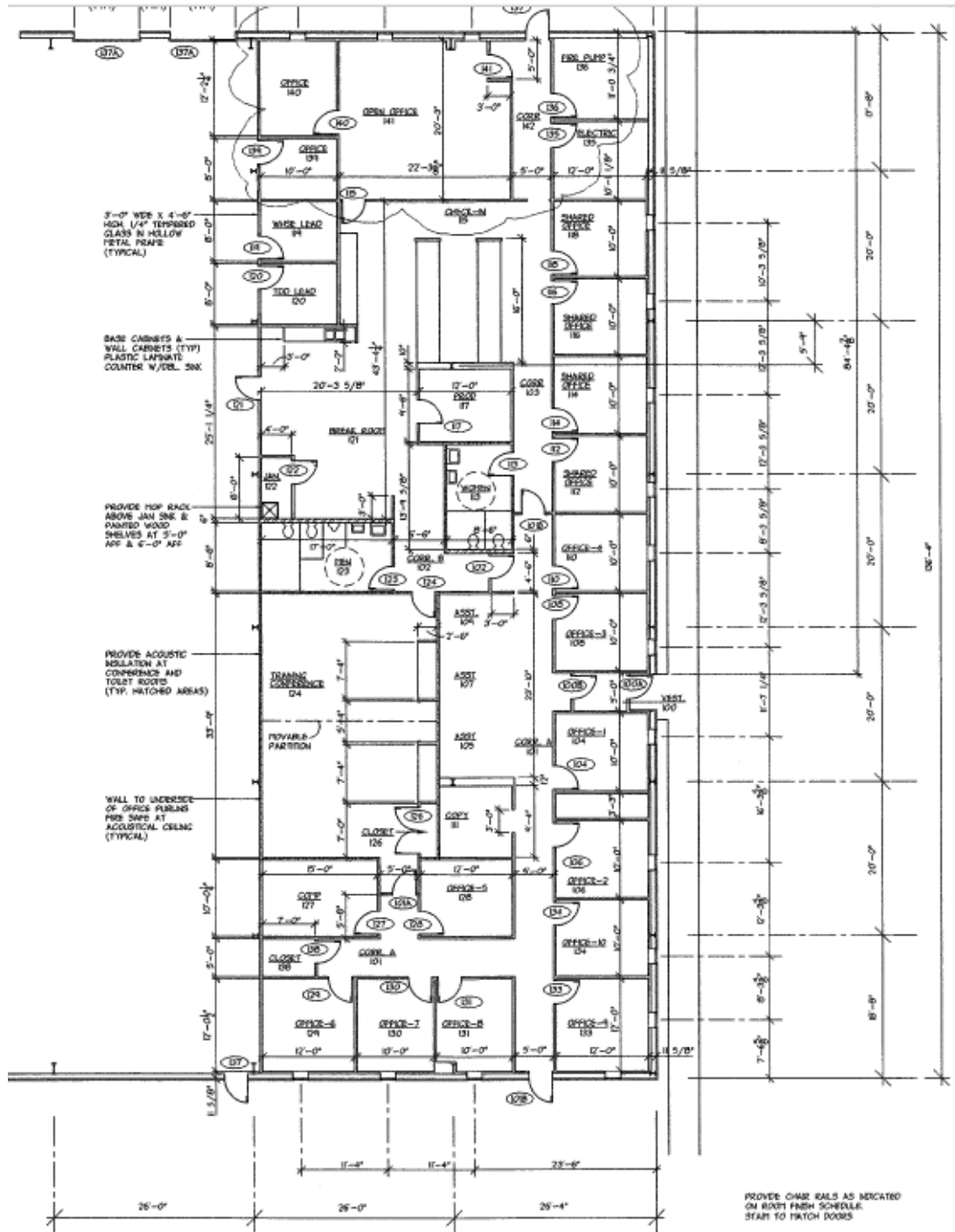
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Option 1 Office:



OFFICE PLAN
1/8" = 1'-0"
NORTH



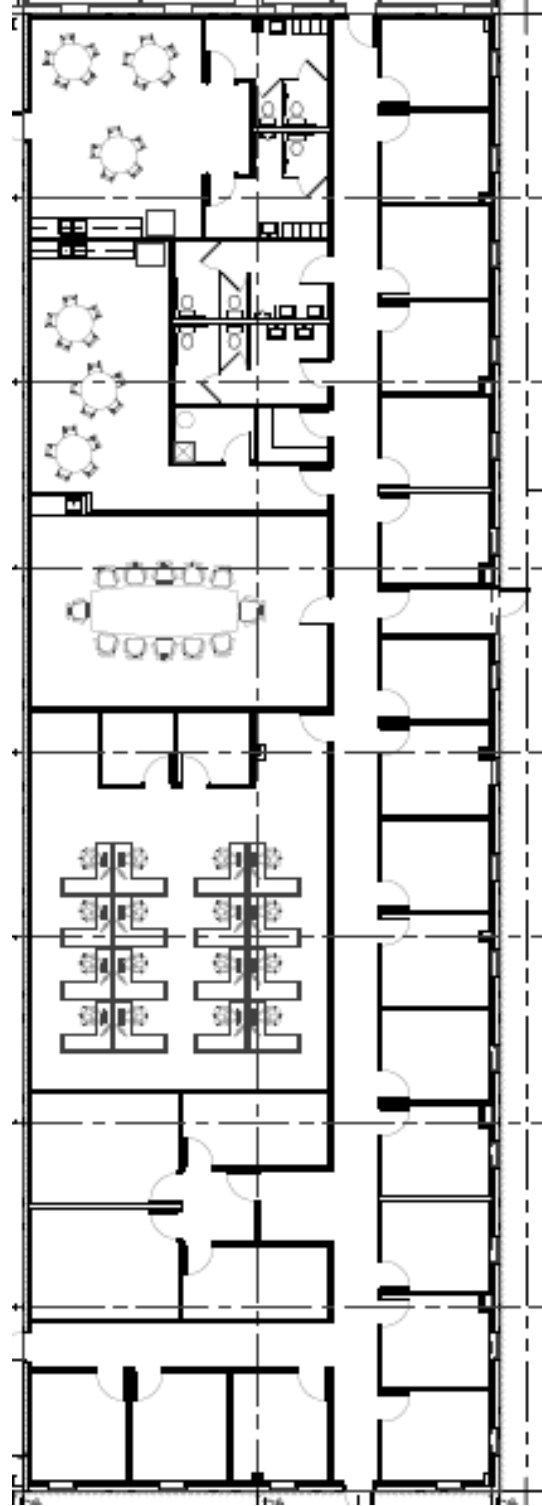
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Option 2 Office:



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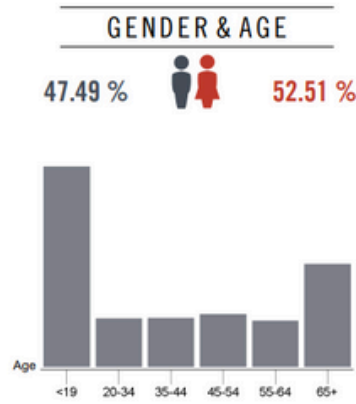
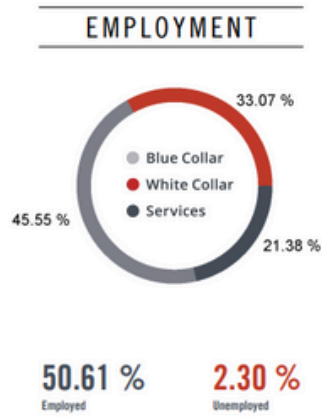
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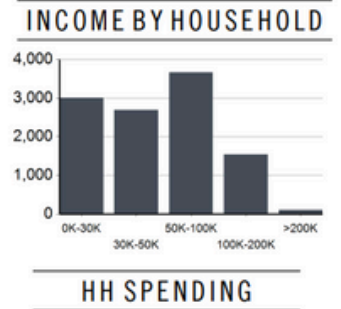
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6611 Broughton Ave, Columbus, OH 43213

CITY, STATE	Columbus, OH
POPULATION	24,664
AVG. HHSIZE	2.32
MEDIAN HH INCOME	\$53,390
HOME OWNERSHIP	
Renters:	4,707
Owners:	6,289



Catylist Research

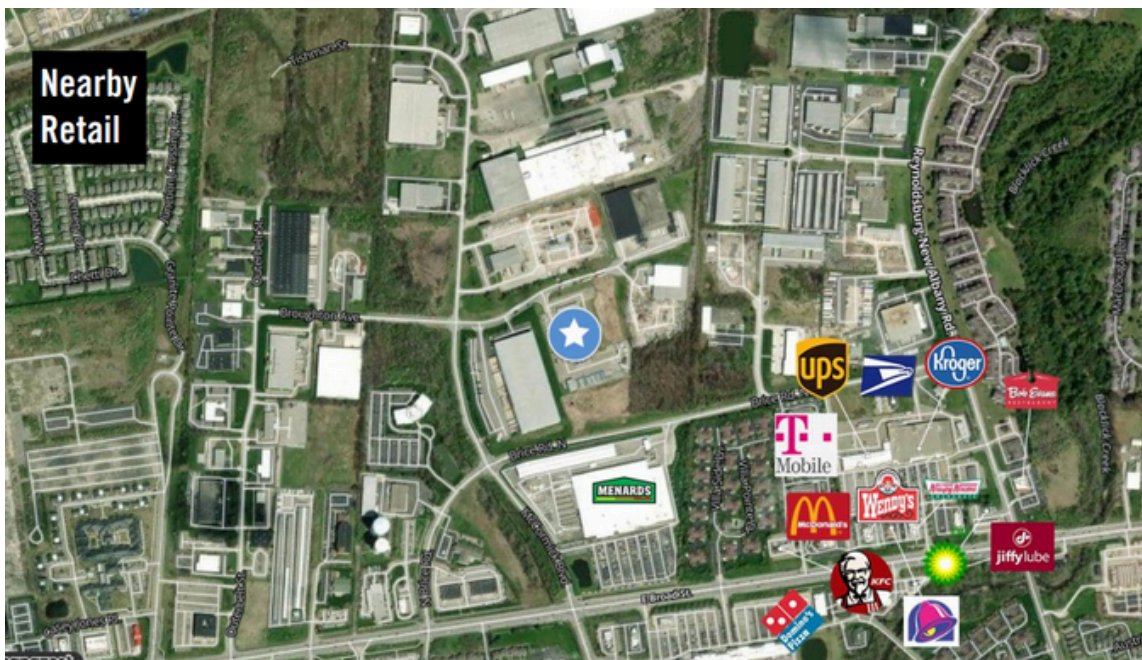


EDUCATION

High School Grad:	30.94 %
Some College:	23.45 %
Associates:	7.53 %
Bachelors:	32.97 %

RACE & ETHNICITY

White:	61.24 %
Asian:	1.48 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	29.47 %
Hispanic:	3.95 %
Two or More Races:	3.86 %



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