

For Lease - Warehouse



1230 Jackson St.
Columbus, IN 47201

PRICE: \$8.00/SQFT + \$1.14/NNN

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LISTING BROKER: JARED RICHEY

PROPERTY SUMMARY

1230 JACKSON STREET | COLUMBUS, IN 47201



Property Summary

Lease Rate:	\$8.00/sqft + \$1.14/NNN
Lease Term:	1-Year Minimum
Available SF:	3,485 sqft
Warehouse SF:	3,235 sqft
Office SF:	250 sqft
Clear Height:	12'
Dock Doors:	1
Grade Doors:	1
Power:	200A 120/240V
Yard:	7,700 sqft concrete pad
Optional SF:	900 sqft storage space, 3 OVHD doors.
Optional Space Lease Rate	\$5.00/Sqft + \$1.14/NNN

Property Overview

Now available for lease at 1230 Jackson St, Columbus, IN 47201, this flexible industrial property offers 3,485 square feet of warehouse space ideal for light manufacturing, distribution, general storage, agri-businesses, or other possibilities. The space features:

- 12' ceiling height
- One (1) drive-in overhead door
- One (1) dock door for efficient loading/unloading
- Two small offices for administrative use
- On-site bathroom
- An adjacent concrete pad offers additional outdoor storage space, which can be fenced in for tenant needs. Optional 900 sqft storage space available that includes three (3) overhead doors.

Location Overview

Located just minutes from downtown Columbus, 1230 Jackson St offers convenient access to State Road 11, State Road 46, and U.S. Highway 31, with Interstate 65 nearby for regional connectivity. The property sits in an established industrial corridor, surrounded by a mix of service, logistics, and light manufacturing businesses. Its central location makes it ideal for operations serving the Columbus market or reaching nearby cities like Indianapolis, Louisville, and Cincinnati. This site combines functionality with accessibility in one of Indiana's strongest industrial regions.

PROPERTY PHOTOS

1230 JACKSON STREET | COLUMBUS, IN 47201

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700 Washington Street
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I2 PERMITTED/CONDITIONAL USES

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3

I

Zoning Districts

District Intent:

The "I2", Industrial: General zoning district is intended to provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.

In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

In the jurisdiction of Bartholomew County and the Edinburgh / Bartholomew / Columbus Joint District Plan Commission this district is intended for use only in coordination with concentrations of other comparatively high density development where services can efficiently be provided.

Amendment(s):

Former Section 3.23(C) revised per City Ord. 5, 2009 (2.17.09) & County Ord. 2, 2009 (3.2.09).

Sections 3.24 (A) and (B) per County Ord. 5, 2016 (5.23.16)

3.24 Industrial: General (I2)

A. Permitted Primary Uses:

P

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- farm

Communications / Utilities Uses*

- communication service exchange
- sewage treatment plant
- utility substation
- water tower

*see also Section 1.2(B)(5) for exemptions

Public / Semi-Public Uses

- government facility (non-office)
- parking lot / garage (as a primary use)
- police, fire, or rescue station

Park Uses

- nature preserve / conservation area

Commercial Uses

- auto-oriented uses (medium scale)
- builder's supply store
- conference center
- data processing / call center

Industrial Uses

- contractor's office / workshop
- dry cleaners (commercial)
- food & beverage production
- general industrial production
- light industrial assembly & distribution
- light industrial processing & distribution
- mini-warehouse self-storage facility
- research & development facility
- truck freight terminal
- warehouse & distribution facility

B. Conditional Primary Uses:

C

Use Matrix: The Use Matrix (at the end of this Article) provides detailed use lists for all zoning districts.

Agriculture Uses

- animal boarding

Public / Semi-Public Uses

- clinic
- day-care center (adult or child)
- trade or business school

Commercial Uses

- agricultural supply facility
- agri-business facility
- agri-tourism facility
- equipment rental
- farm equipment sales & service
- microbrewery / artisan distillery
- office uses
- personal service uses
- restaurant
- truck stop / travel center

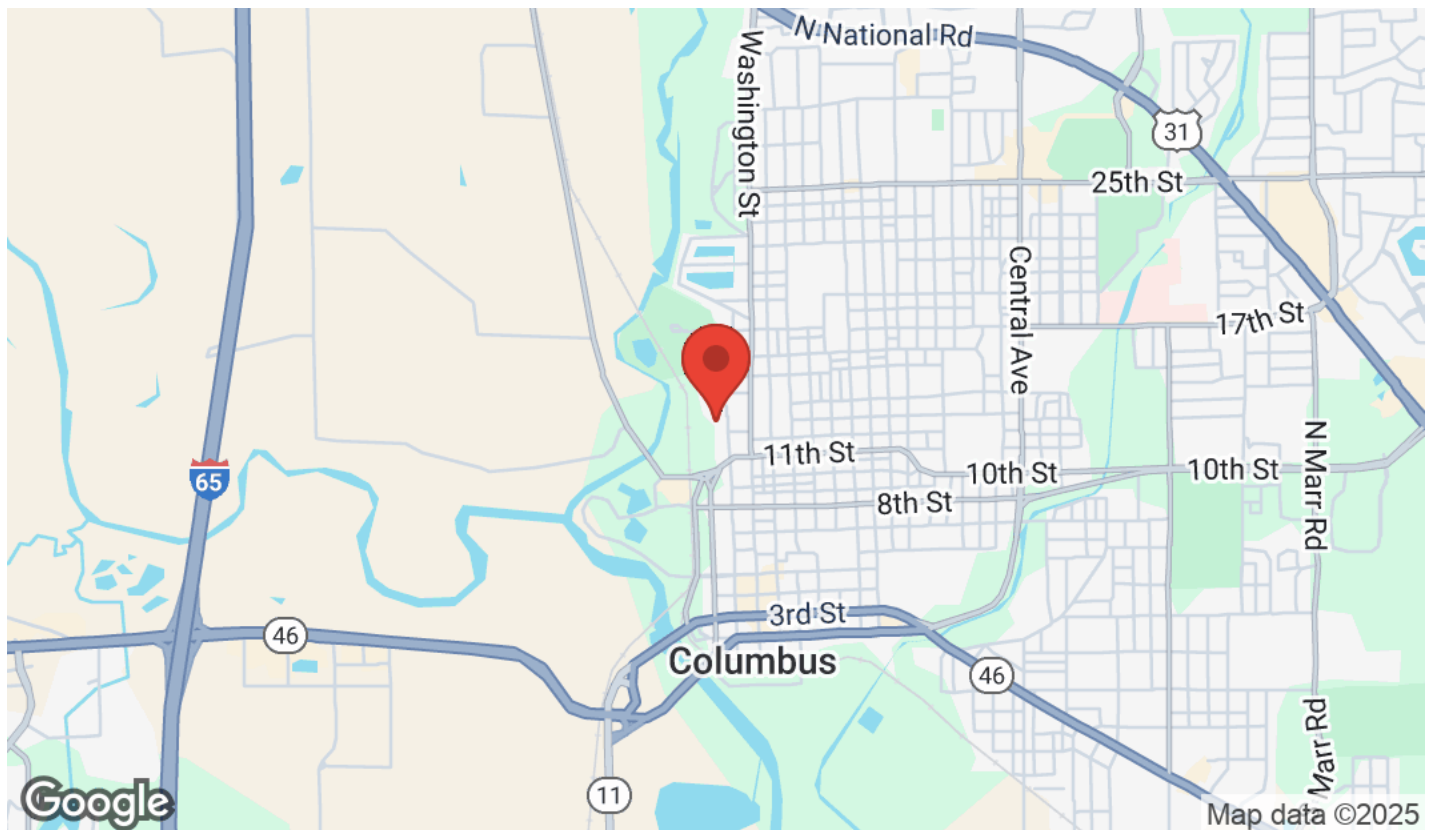
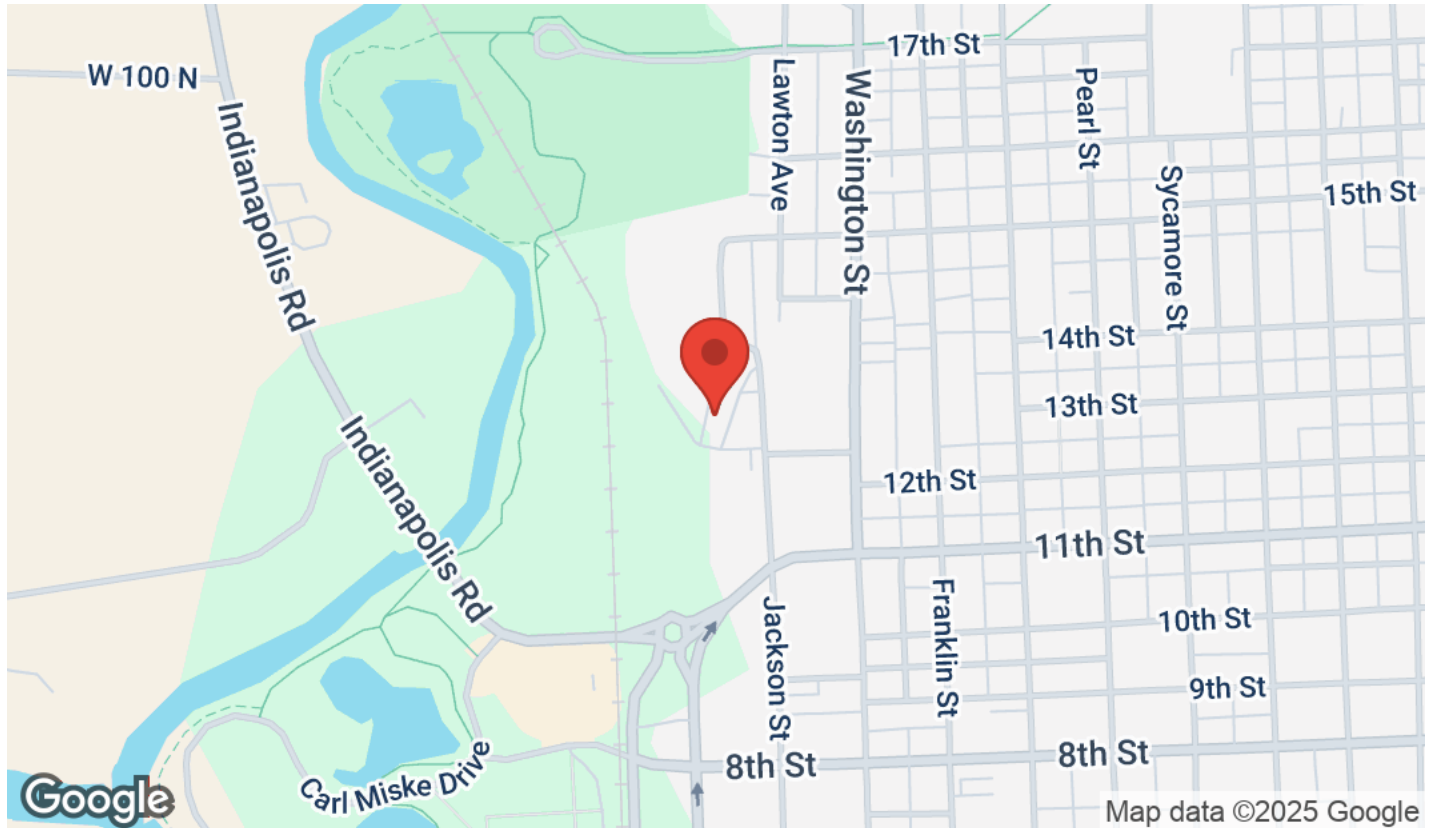
Industrial Uses

- agricultural products terminal
- agri-industrial facility
- boat / RV storage facility (outdoor)
- truck sales & service center

LOCATION MAPS

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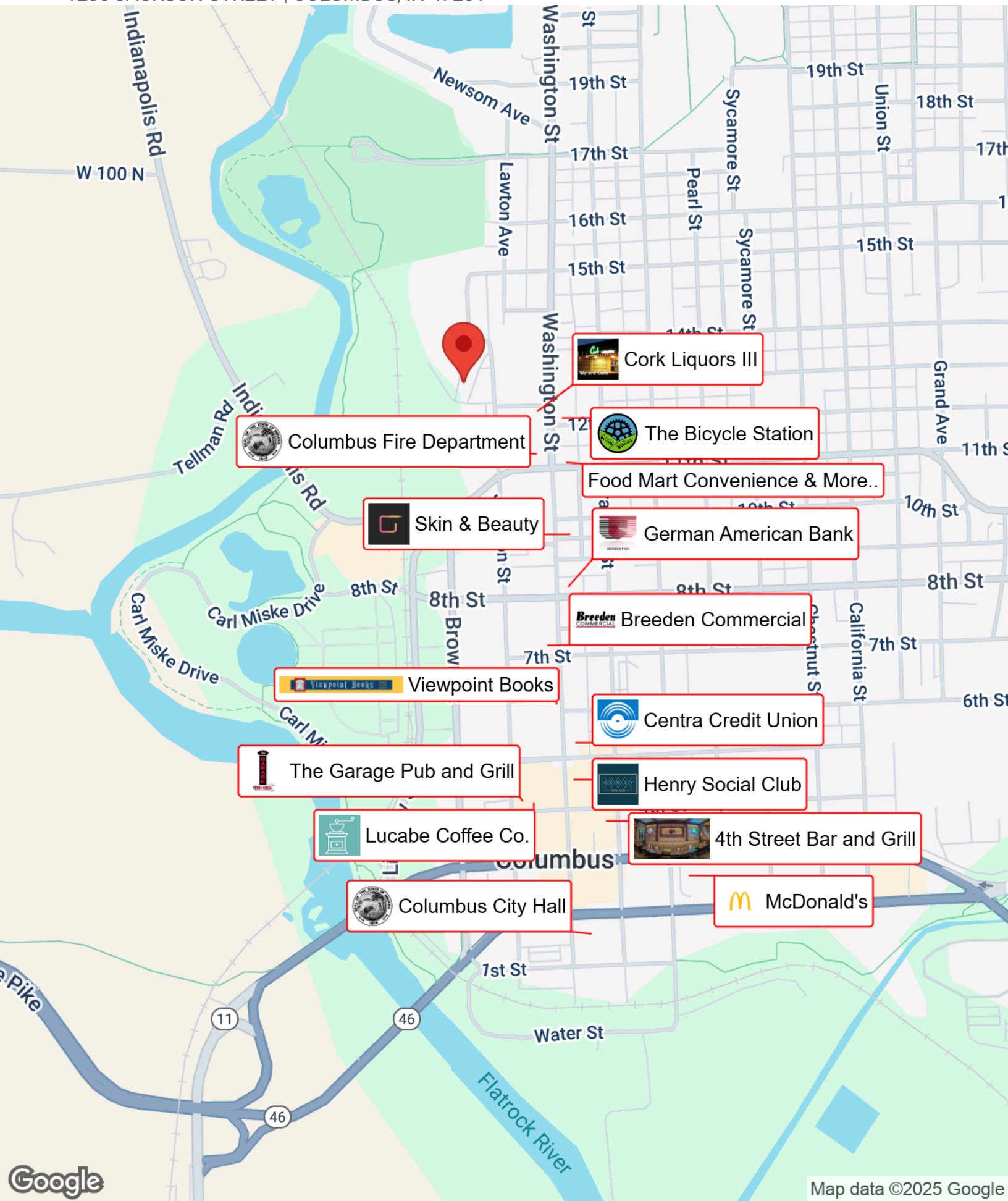


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BUSINESS MAP

1230 JACKSON STREET | COLUMBUS, IN 47201





 Cork Liquors III


 Columbus Fire Department

 The Bicycle Station


Food Mart Convenience & More..


 Skin & Beauty


 German American Bank


 Breeden Commercial


 Viewpoint Books


 Centra Credit Union

 The Garage Pub and Grill

 Henry Social Club

 Lucabe Coffee Co.

 4th Street Bar and Grill

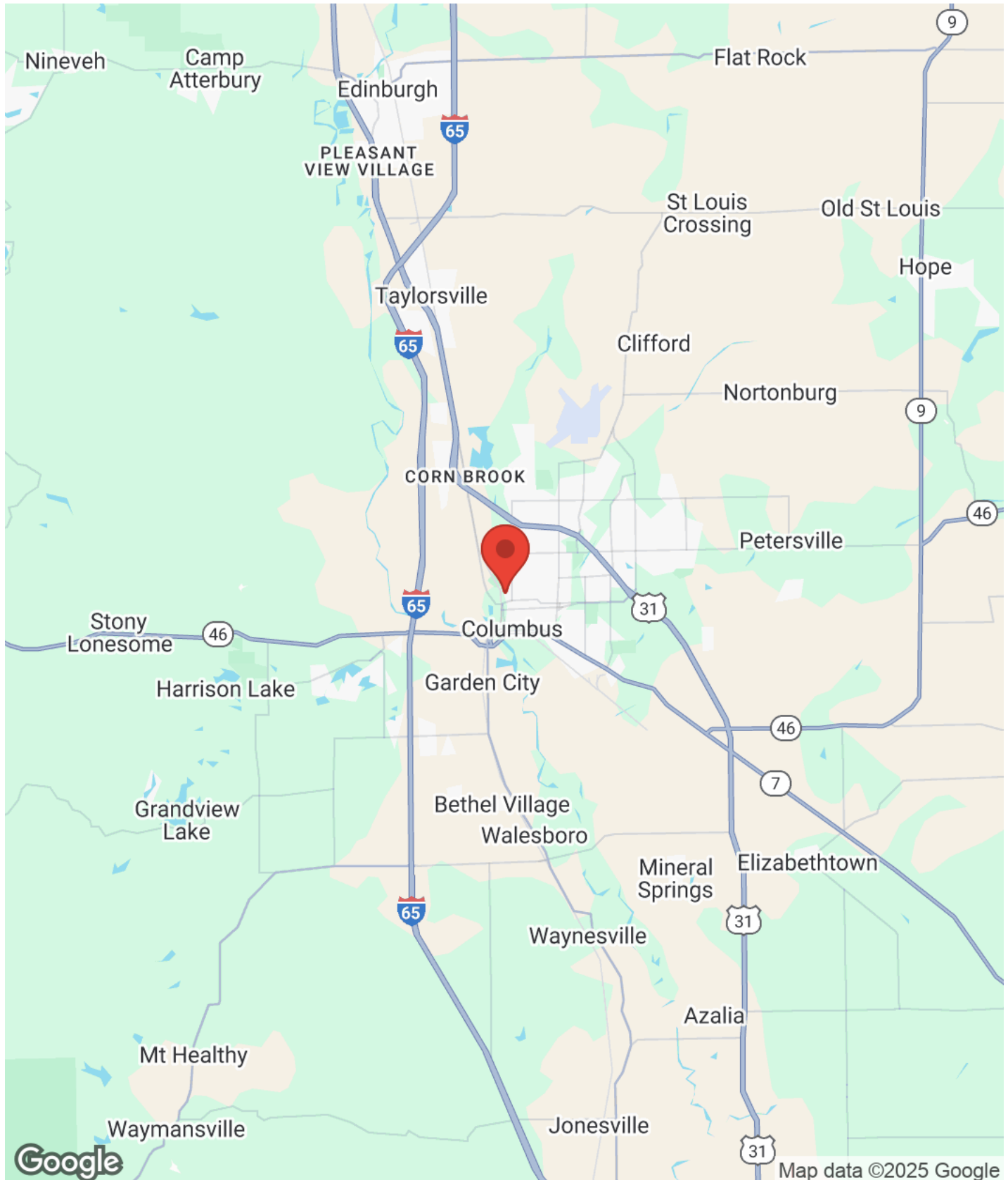
 Columbus City Hall

 McDonald's

REGIONAL MAP

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AERIAL MAP

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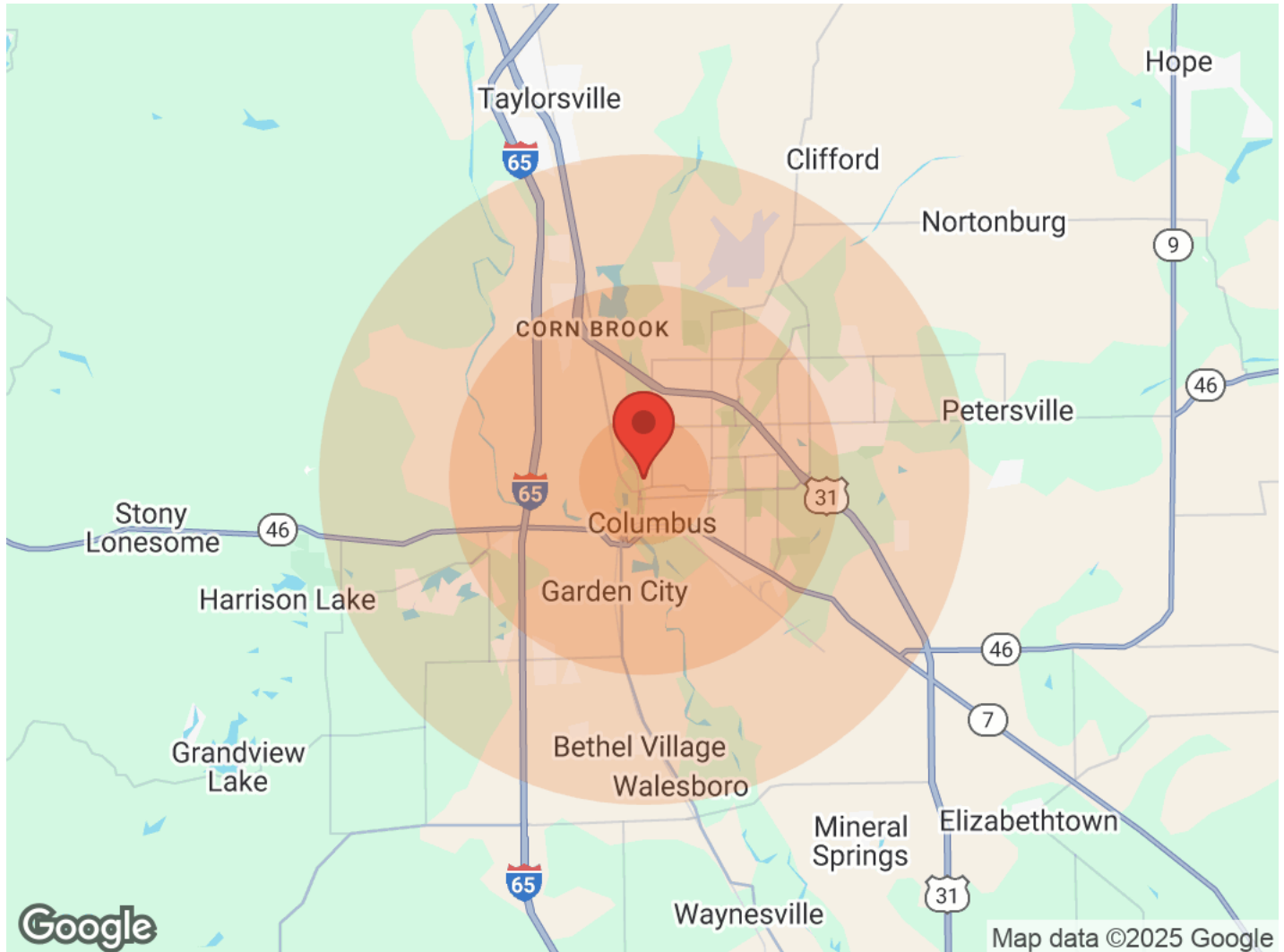
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,432	13,810	24,139	Median	\$35,786	\$35,786	\$48,118
Female	2,661	14,944	25,810	< \$15,000	394	1,732	2,464
Total Population	5,093	28,754	49,949	\$15,000-\$24,999	346	1,352	2,283
				\$25,000-\$34,999	278	1,460	2,210
				\$35,000-\$49,999	272	1,771	2,983
				\$50,000-\$74,999	391	2,009	3,854
				\$75,000-\$99,999	286	1,370	2,425
				\$100,000-\$149,999	174	1,334	2,358
				\$150,000-\$199,999	27	436	788
				> \$200,000	N/A	313	572
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,225	6,205	10,905	Total Units	3,359	15,050	23,757
Ages 15-24	744	3,987	7,055	Occupied	2,951	13,405	21,412
Ages 25-54	2,079	10,792	18,466	Owner Occupied	1,371	7,795	13,725
Ages 55-64	578	3,433	6,040	Renter Occupied	1,580	5,610	7,687
Ages 65+	467	4,337	7,483	Vacant	408	1,645	2,345
Race	1 Mile	3 Miles	5 Miles				
White	4,759	25,718	44,822				
Black	121	296	543				
Am In/AK Nat	N/A	6	6				
Hawaiian	N/A	4	19				
Hispanic	224	1,310	2,710				
Multi-Racial	426	1,848	3,926				

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PROFESSIONAL BIO

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Jared Richey is a dynamic professional with a unique blend of technical expertise and entrepreneurial spirit. Equipped with a B.S. in Electrical Engineering from Rose-Hulman Institute of Technology and an M.B.A. from Ball State - Miller School of Business, Jared has seamlessly transitioned from a successful 10-year career as a design engineer in the construction industry to become a thriving entrepreneur and commercial real estate enthusiast. This background equips him with a valuable perspective as he ventures into the world of commercial real estate, providing a unique insight into the technical aspects that can shape successful property ventures.

As a passionate entrepreneur, Jared has successfully navigated the challenges of running multiple small businesses in downtown Columbus and Jackson County, Indiana. This hands-on experience has given him an acute understanding of the needs and aspirations of small business owners, driving his commitment to supporting and enhancing the local business landscape. Originally from Crothersville, IN, Jared made the strategic decision to move to Columbus four years ago to raise his family. As a proud father of two boys, ages 5 and 3, Jared is dedicated to creating a nurturing environment for them to thrive. This commitment to family values extends to his professional life, where he strives to create opportunities and spaces that contribute positively to the community for generations to come.

Jared Richey brings a unique blend of technical acumen, entrepreneurial spirit, and community commitment to the commercial real estate arena. His background in electrical engineering, coupled with a successful entrepreneurial journey, positions him as a valuable asset for clients seeking a professional with a multifaceted understanding of both the technical and business aspects of real estate. With a dedication to community growth and a passion for small business success, Jared is poised to make significant contributions to the commercial real estate landscape in Columbus and beyond.

DISCLAIMER

1230 JACKSON STREET



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