

**FOR SALE
OR LEASE**

808 RHOADS AVENUE

COLUMBUS, OHIO 43205



**FOR SALE: \$3,850,000
FOR LEASE: \$8/SF, NNN**



35,756 SQUARE FEET



**±6,170 SQUARE FEET OF
OFFICE SPACE**



±2.78 ACRES IN TOTAL



17' CLEAR HEIGHT



**TWO DRIVE-IN DOORS
THREE DOCK DOORS**



DIRECT ACCESS TO I-70



OCCUPANCY: 9/1/2026

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OVERVIEW

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POPULATION

1 MILE	17,156
3 MILES	131,818
5 MILES	304,986

HOUSEHOLD INCOME

1 MILE	\$77,791
3 MILES	\$73,012
5 MILES	\$68,459

CONSUMER SPENDING

1 MILE	\$176M
3 MILES	\$1.458B
5 MILES	\$3.121B

DAYTIME EMPLOYMENT

1 MILE	5,936
3 MILES	123,470
5 MILES	288,980

This high-performance 35,756 SF office-warehouse facility offers a rare, turnkey opportunity for an owner-user or tenant seeking high-security and modern infrastructure. Situated on a fully fenced 2.78-acre site, the property has undergone multi-seven-figure upgrades in the last three years, including a new roof, upgraded electrical, new underground detention, and newly paved parking. The 6,170 SF office wing is fully renovated with 8 hardwall offices, a boardroom, bullpen space, and a full kitchen. The warehouse features 17' clear height, 22' x 45' column spacing, floor drains, fleet manager office, an employee locker room, two 12' drive-in doors, and three dock-height doors.

Strategically located with immediate access to I-70, the property is minutes from Downtown Columbus and John Glenn International Airport. A standout feature of this site is the large, fully fenced and secured gravel lot in the rear, providing extensive space for a laydown yard, heavy equipment storage, or fleet parking. Combined with a secured front lot featuring 45 paved spaces, this highly accessible location is an ideal hub for logistics, construction, or industrial operations.



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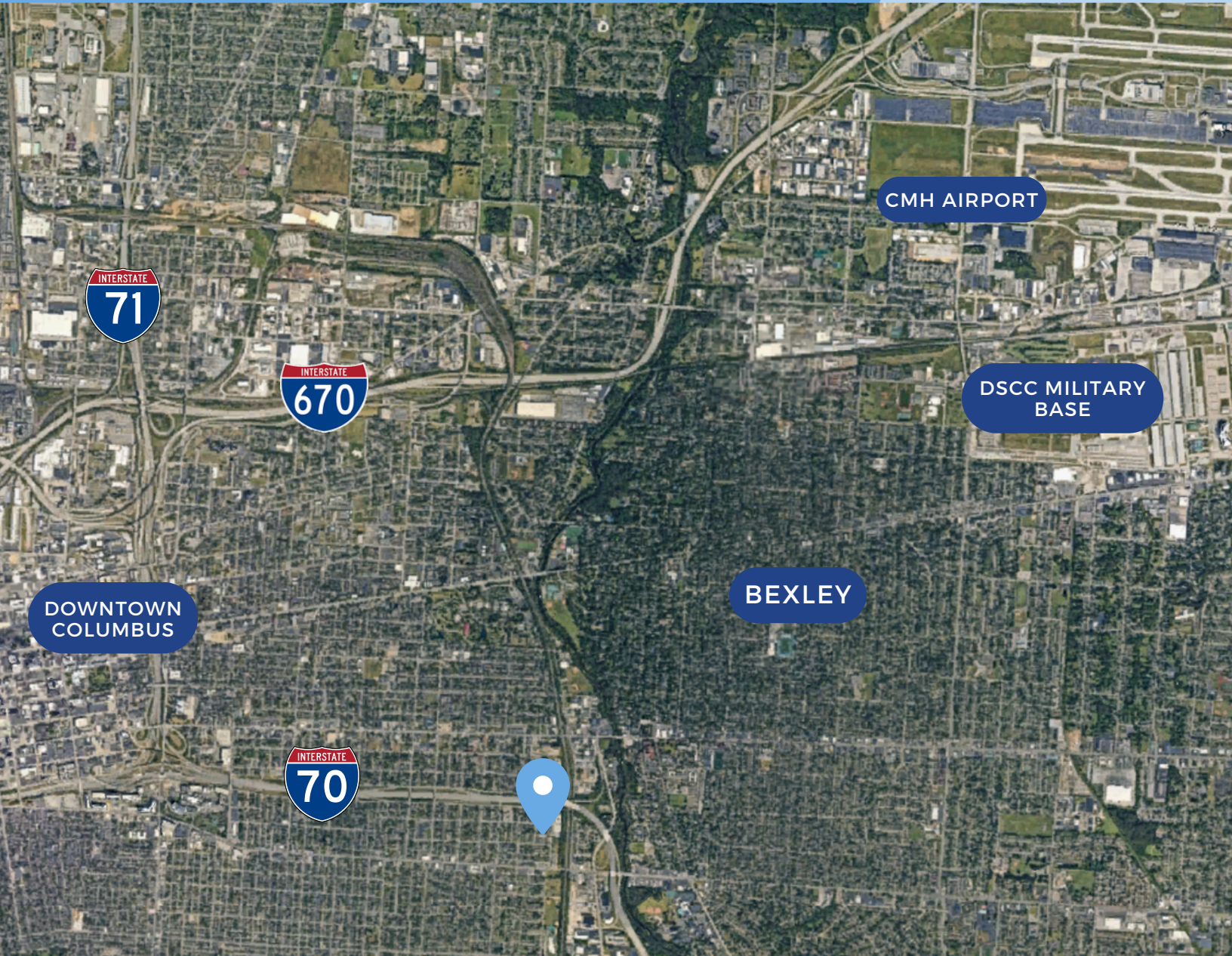
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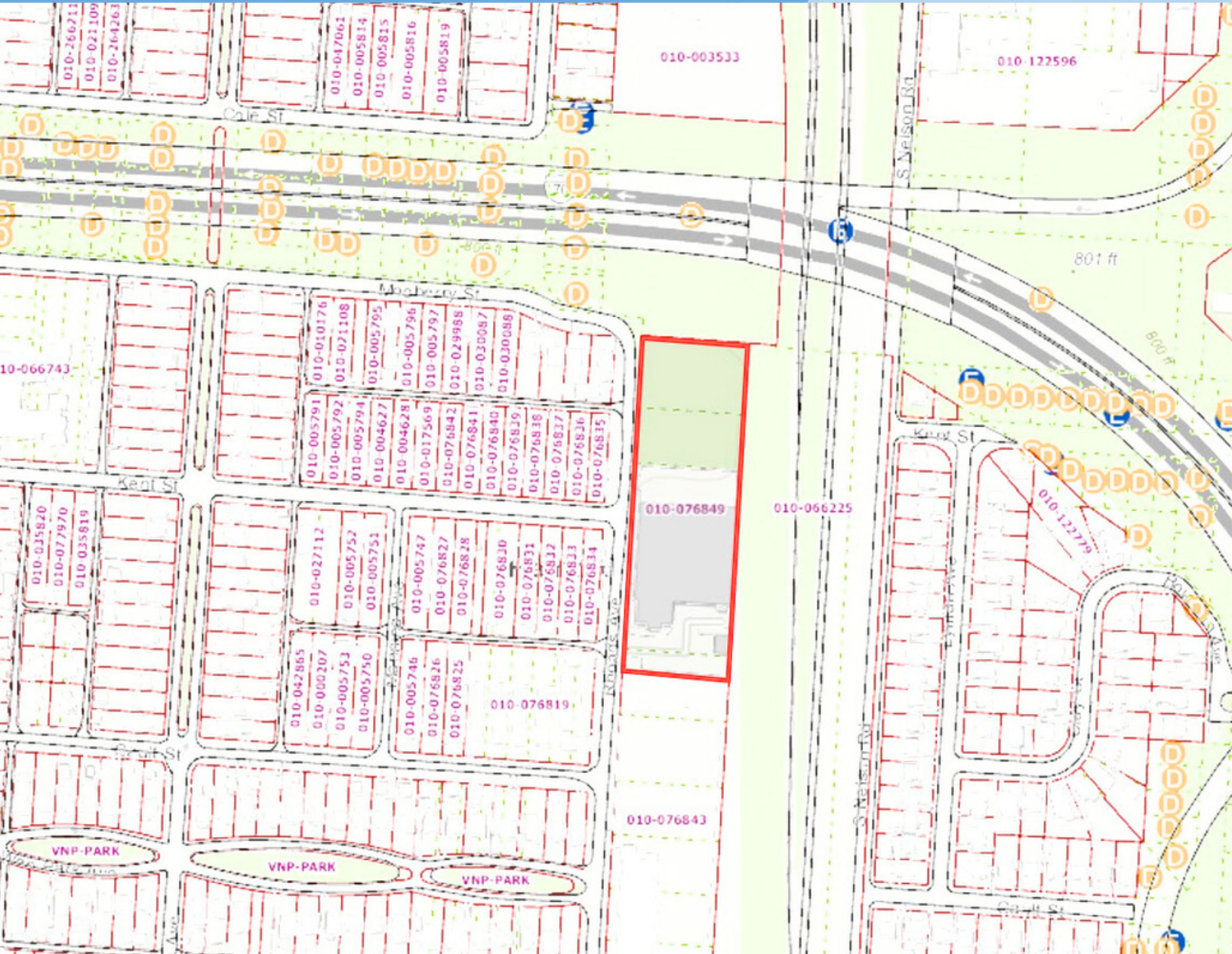


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PARCEL

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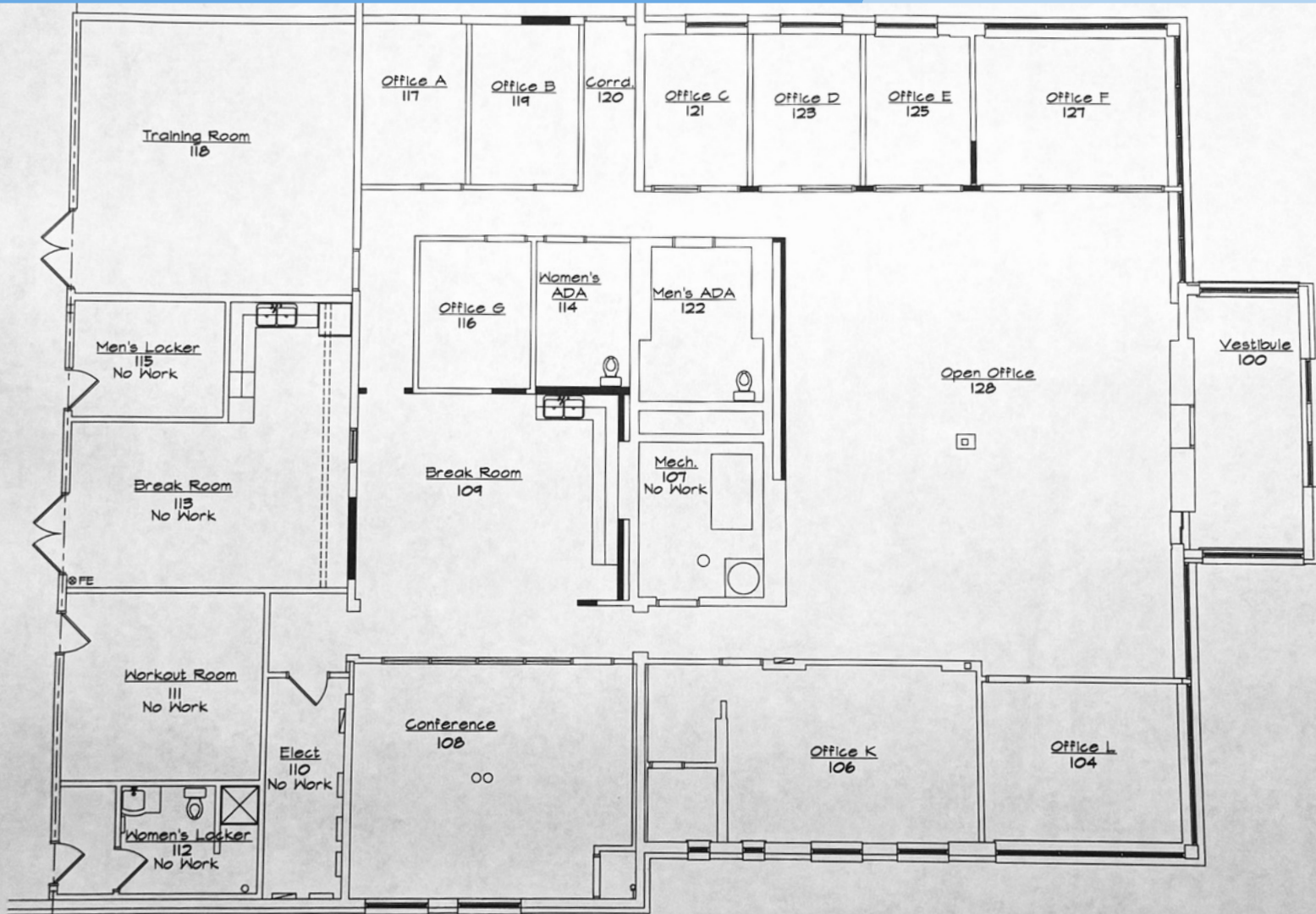


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4 Finish Plan
SCALE: 1/8" = 1'-0"



PHOTOS

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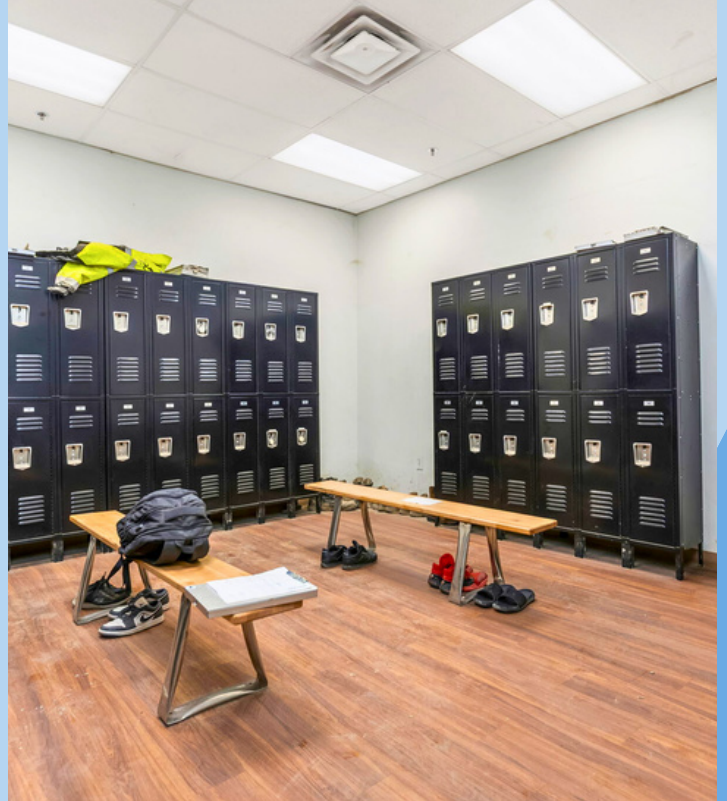


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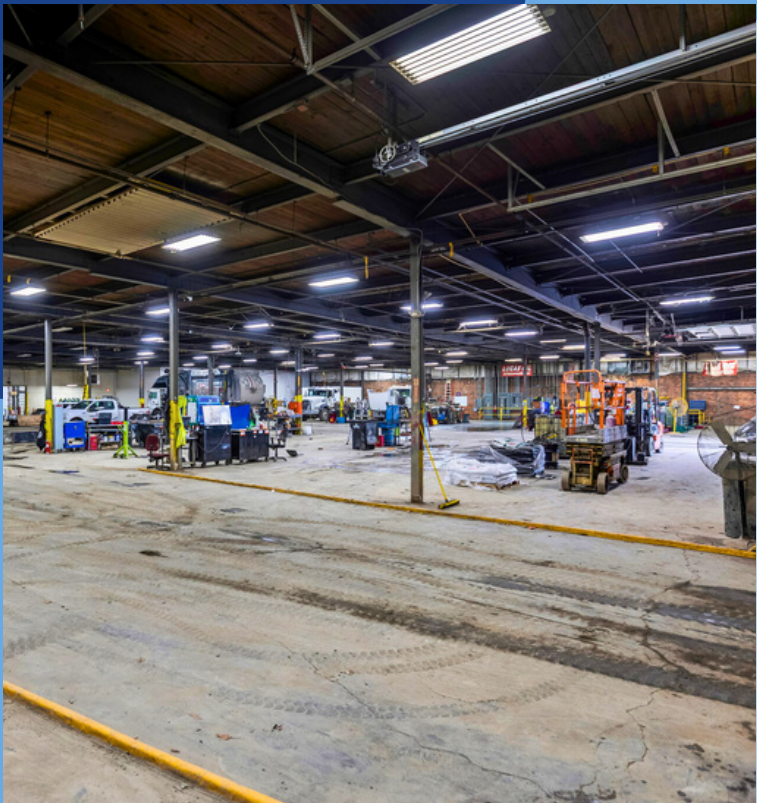


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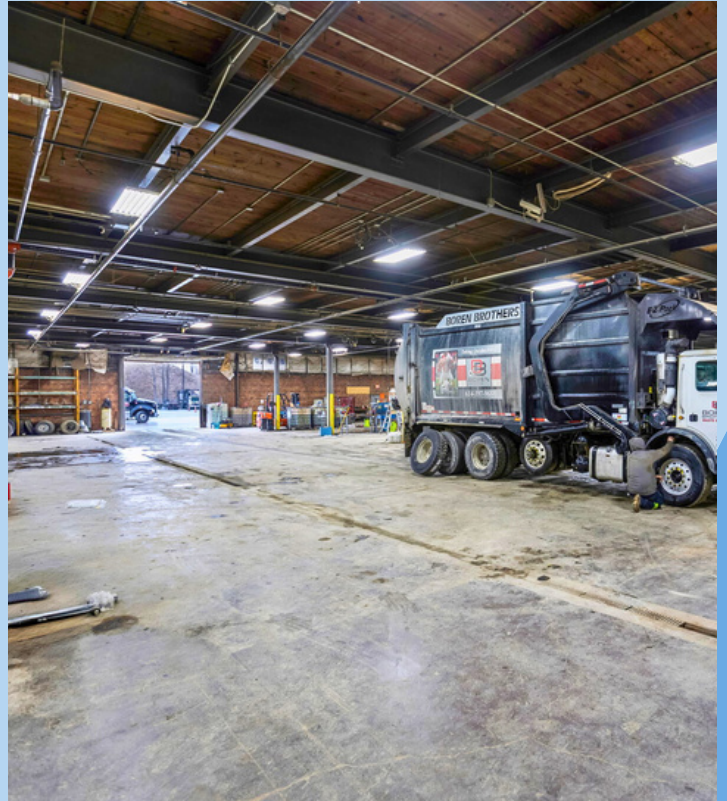
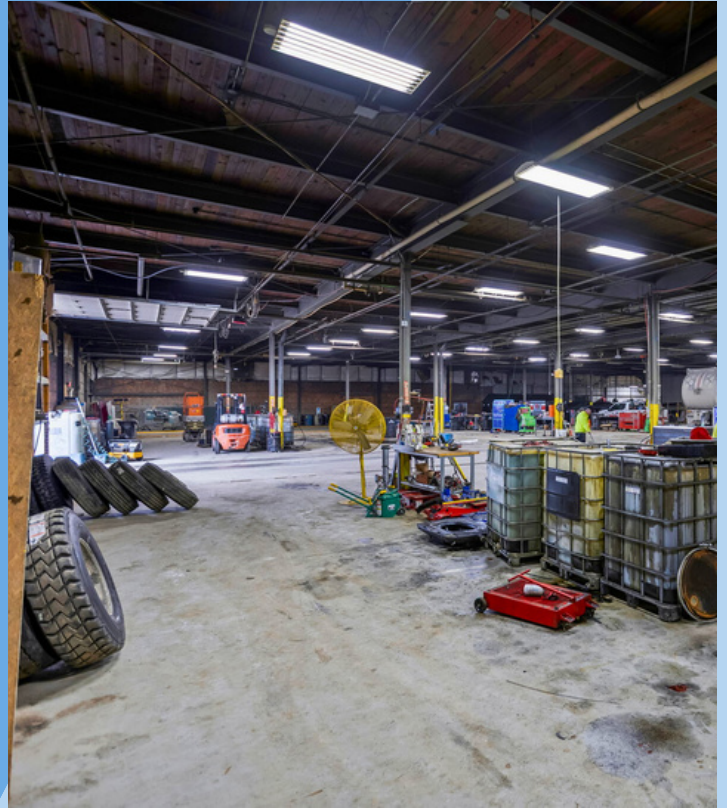


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