

INDUSTRIAL FOR LEASE



3620 BRANDON STREET, COLUMBUS, OH 43224



FOR LEASE

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

PRESENTED BY:

TRACY KEFFER

Commercial Broker

O: (614) 944-5900

C: (614) 949-4270

tracykeffer@kw.com

2003016593, 2014005256

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

3620 BRANDON STREET

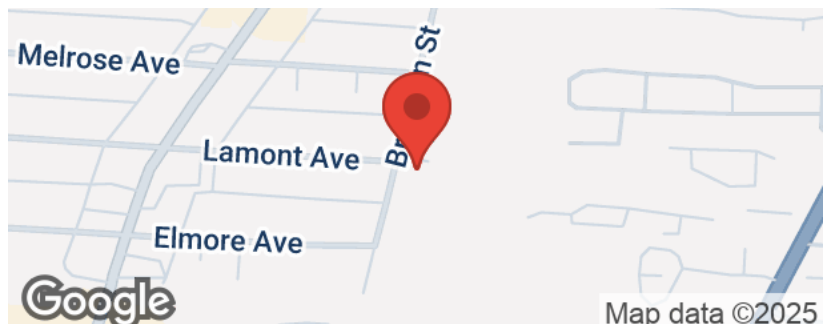


OFFERING SUMMARY

LEASE RATE:	\$9.00 / SQ. FT
LEASE TERM:	5 YEARS MINIMUM
AVAILABLE SF:	6,528 SQ. FT
FRONT BLDG: - WAREHOUSE - OFFICE	FRONT BLDG: - 3,162.07 sqft - 1,465.02 sqft
BACK BLDG: - WAREHOUSE	BACK BLDG: - 1,662 sqft
PARKING:	14 - 16 SLOTS
APN:	130-002465

PROPERTY OVERVIEW

Presenting to you 6,528 sqft total with the split of front office 1,465.02 sqft, adjacent warehouse 3,162.07 sqft and back building warehouse 1,662 sqft. Please refer to our floor plan for detailed breakdown. The front office has 2 entry doors and can be separate as 2 smaller offices for your own team set up OR can be combined to be a bigger showroom if desired. There is 1 kitchen and 2 bathrooms available. Parking is available in front of the office and in front of the small house on east side of the building. More parkings can be in the middle of 2 buildings unless you need to spare the space for truck access to the back building, The back building has 4 overhead garages at x feet tall and y feet widest. Quiet street and quiet neighbors of a church, a car lot and another retail warehouse nearby to make this space perfect for any small showroom or small contractor business. Please send an email to set up showings.



KELLER WILLIAMS GREATER COLUMBUS
1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

TRACY KEFFER
Commercial Broker
O: (614) 944-5900
C: (614) 949-4270
tracykeffer@kw.com
2003016593, 2014005256

ADDITIONAL INFORMATION

3620 BRANDON STREET



TENANT AND LANDLORD RESPONSIBILITIES

TENANT

- Snow Removal
- Gas & Water Bill
- Electrical Bill: The meter cover the next door warehouse too.
- Tenant take care of the interior and HVAC maintenance of the property.

LANDLORD

- If new HVAC need to be replaced, landlord take care of it.
- Roof maintenance and replacement.
- Parking maintenance and replacement.

PERMITTED USE

3620 BRANDON STREET

SECTION 344 - (LI) LIMITED INDUSTRIAL DISTRICT REGULATIONS

344.02 - PERMITTED USE - The following uses shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.021 - Restricted Industrial Districts - Any PERMITTED USE of the RESTRICTED INDUSTRIAL DISTRICT shall be permitted in the LIMITED INDUSTRIAL DISTRICT.

344.022 - Manufacturing

- 15 Building Construction; General contractors and Operative Builders
- 16 Heavy Construction Contractors
- 17 Special Trade Contractors, except demolition landfills

- 2013 Sausages and Other Prepared Meat Products
- 202 Dairy Products
- 204 Grain Mill Products
- 208 Beverage Industries
- 22 Textile Products
- 24 Lumber and Wood Products
- 25 Furniture and fixtures
- 264 Converted Paper and Paperboard Products, except Containers and Boxes
- 265 Paperboard Containers and Boxes
- 267 Misc. corrugated paper products

- 313 Boot and Shoe Cut Stock and Findings
- 319 Leather Goods, not elsewhere classified
- 326 Pottery and related products
- 328 Cut Stone
- 336 Nonferrous Foundries
- 3444 Sheet Metal Work
- 3591 Machine Shops, Jobbing and Repair
- 363 Household Appliances
- 364 Electric Lighting and Wiring Equipment
- 365 Household audio and video equipment
- 369 Miscellaneous Electrical Machinery, Equipment and Supplies
- 37 Transportation Equipment
- 393 Musical Instruments and Parts
- 394 Toys, Amusements, Sporting and Athletic Goods
- 395 Pens, Pencils and Other Office and Artists' Materials
- 396 Costume Jewelry, Costume Novelties, Button and Miscellaneous Notions, except Precious Metal
- 398 Miscellaneous Manufacturing Industries
- 399 Manufacturing Industries, not elsewhere classified

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

TRACY KEFFER

Commercial Broker

O: (614) 944-5900

C: (614) 949-4270

tracykeffer@kw.com

2003016593, 2014005256

PERMITTED USE

3620 BRANDON STREET

40	Railroads
41	Local and interurban transit
42	Trucking and Warehousing
43	US Postal Service
45	Transportation by air
46	Pipelines, except natural gas
47	Transportation Services
49	Electric, Gas and Sanitary services, except sanitary landfills and waste disposal sites, which require Exceptional Use zoning
50	Wholesale Trade, durable goods
51	Wholesale trade, non-durable goods
598	Fuel dealers

344.03 - Other Permitted uses

344.032 - Commercial Establishments - Commercial establishments normally associated with and intended to serve the industrial establishments of their employees.

581	Eating and Drinking Places
602	Commercial and Stock Savings Banks
612	Savings and Loan Associations
614	Personal Credit Institutions
615	Business Credit Institutions
801	Offices of Physicians and Surgeons
802	Offices of Dentists and Dental Surgeons
803	Offices of Osteopathic Physicians
807	Medical and Allied Services
891	Engineering and Architectural Services
893	Accounting, Auditing, and Bookkeeping Services
9999	Adult entertainment, according to the standards of 328.02.

344.033 - Administrative Offices - Administrative offices primarily engaged in general administrative supervision, purchasing, accounting and other management functions.

344.034 - Personal and Consumer Services - Personal services generally involving the care and maintenance of tangible property or the provision of intangible services for personal consumption intended to serve the industrial establishments or their employees.

Personal

723	Beauty Shops
724	Barber Shops

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

TRACY KEFFER

Commercial Broker

O: (614) 944-5900

C: (614) 949-4270

tracykeffer@kw.com

2003016593, 2014005256

PERMITTED USE

3620 BRANDON STREET

- 725 Shoe Repair Shops, Shoe Shine Parlors, and Hat Cleaning Shops
- 727 Pressing, Alterations and Garment Repair
- 729 Miscellaneous Personal Services

Business

- 731 Advertising
- 732 Consumer Credit Reporting Agencies, Mercantile Reporting Agencies, and Adjustment and Collecting Agencies
- 733 Duplicating, Addressing, Blueprinting, Photocopying, Mailing, Mailing List, and Stenographic Services
- 736 Private Employment Agencies
- 739 Business Services, not elsewhere classified (except 7391, Research, Development, and Testing Laboratories)

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

TRACY KEFFER

Commercial Broker

O: (614) 944-5900

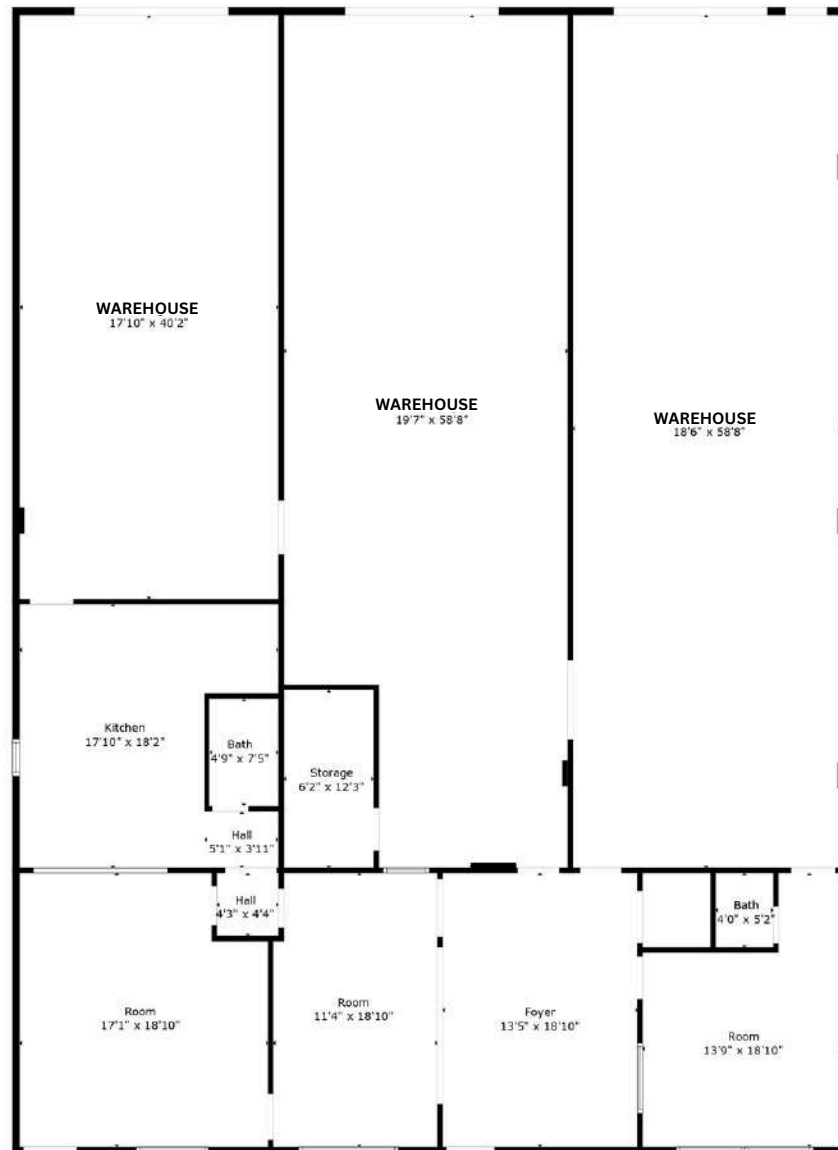
C: (614) 949-4270

tracykeffer@kw.com

2003016593, 2014005256

FLOORPLAN - FRONT BUILDING

3620 BRANDON STREET



FRONT BUILDING

KELLER WILLIAMS GREATER COLUMBUS
1 Easton Oval #100
Columbus, OH 43219

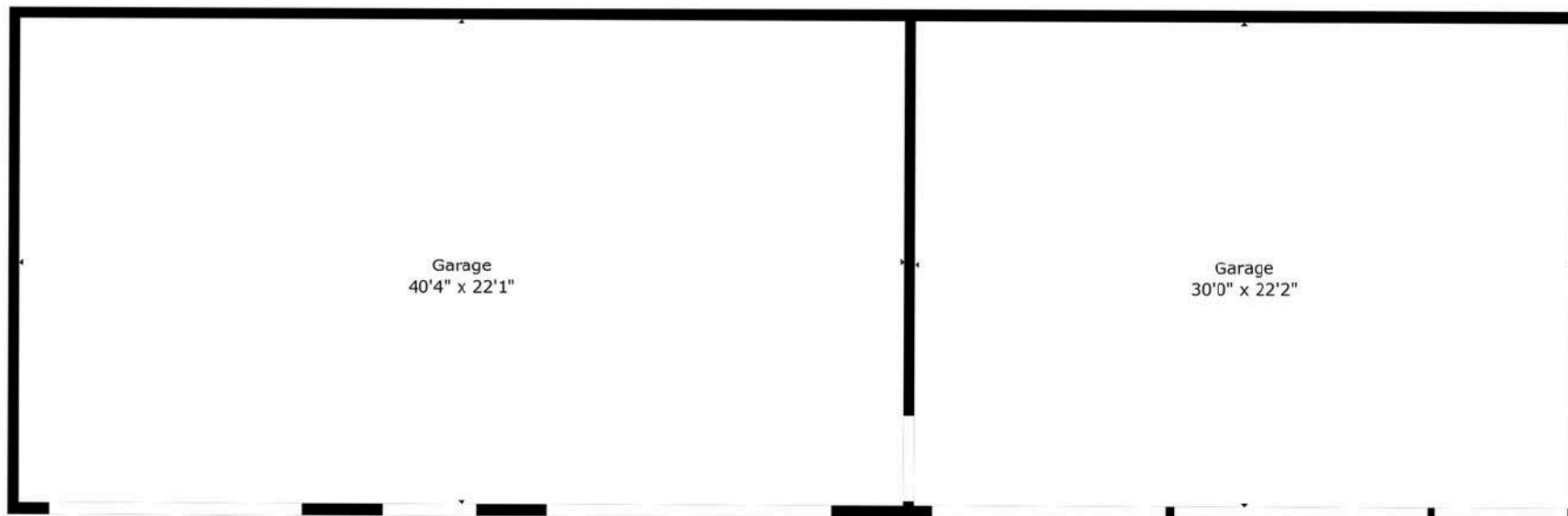


Each Office Independently Owned and Operated

TRACY KEFFER
Commercial Broker
O: (614) 944-5900
C: (614) 949-4270
tracykeffer@kw.com
2003016593, 2014005256

FLOORPLAN - BACK BUILDING

3620 BRANDON STREET



KELLER WILLIAMS GREATER COLUMBUS
1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

TRACY KEFFER
Commercial Broker
O: (614) 944-5900
C: (614) 949-4270
tracykeffer@kw.com
2003016593, 2014005256

PROPERTY PHOTOS

3620 BRANDON STREET



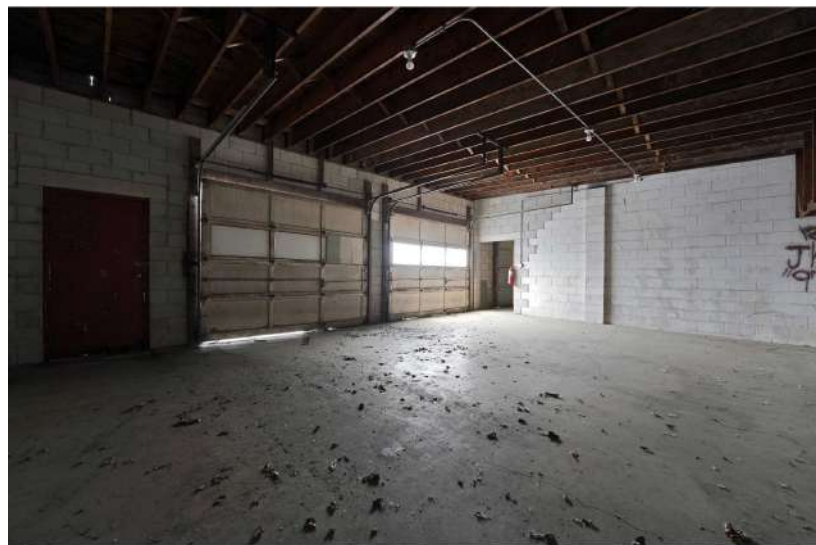
PROPERTY PHOTOS

3620 BRANDON STREET



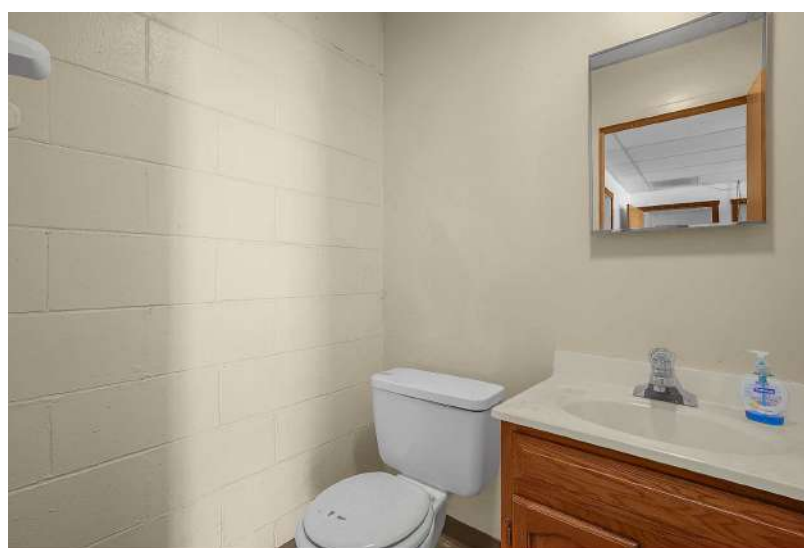
PROPERTY PHOTOS

3620 BRANDON STREET



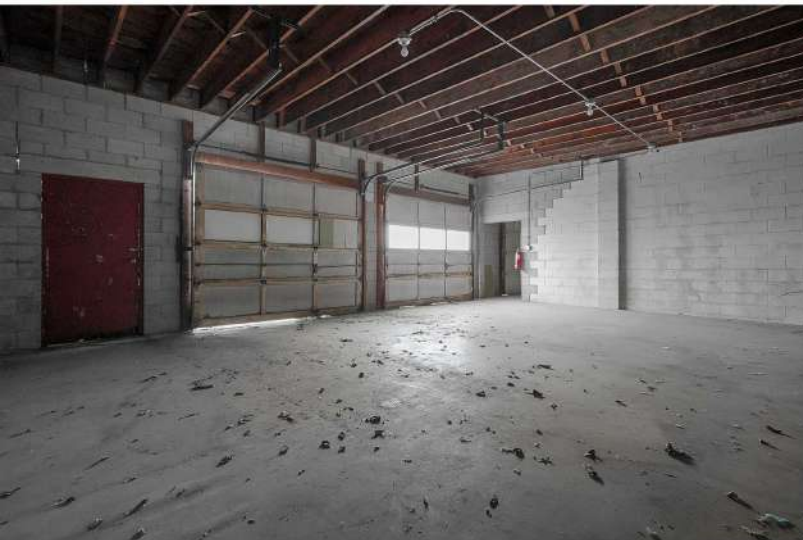
PROPERTY PHOTOS

3620 BRANDON STREET

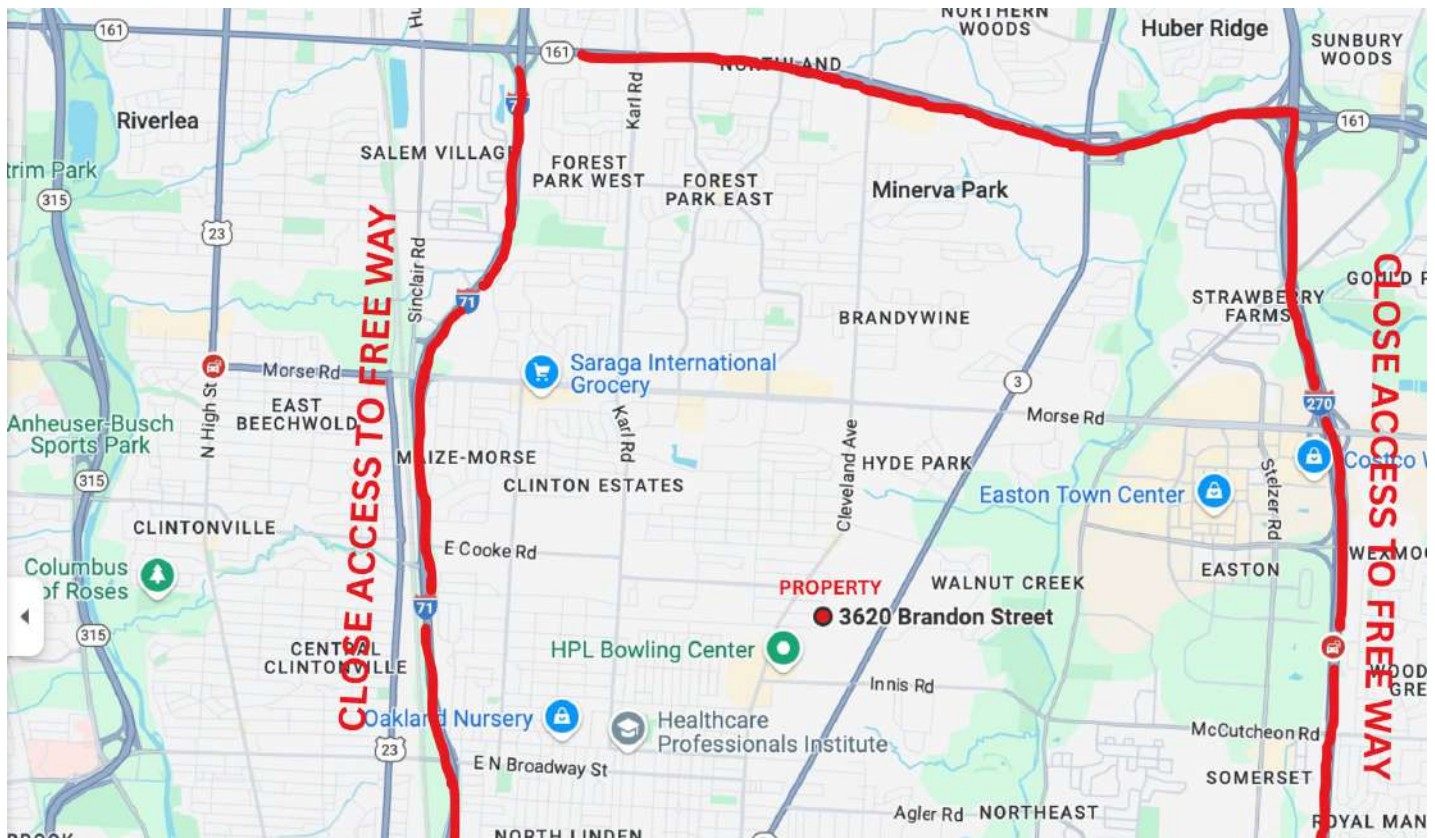


PROPERTY PHOTOS

3620 BRANDON STREET



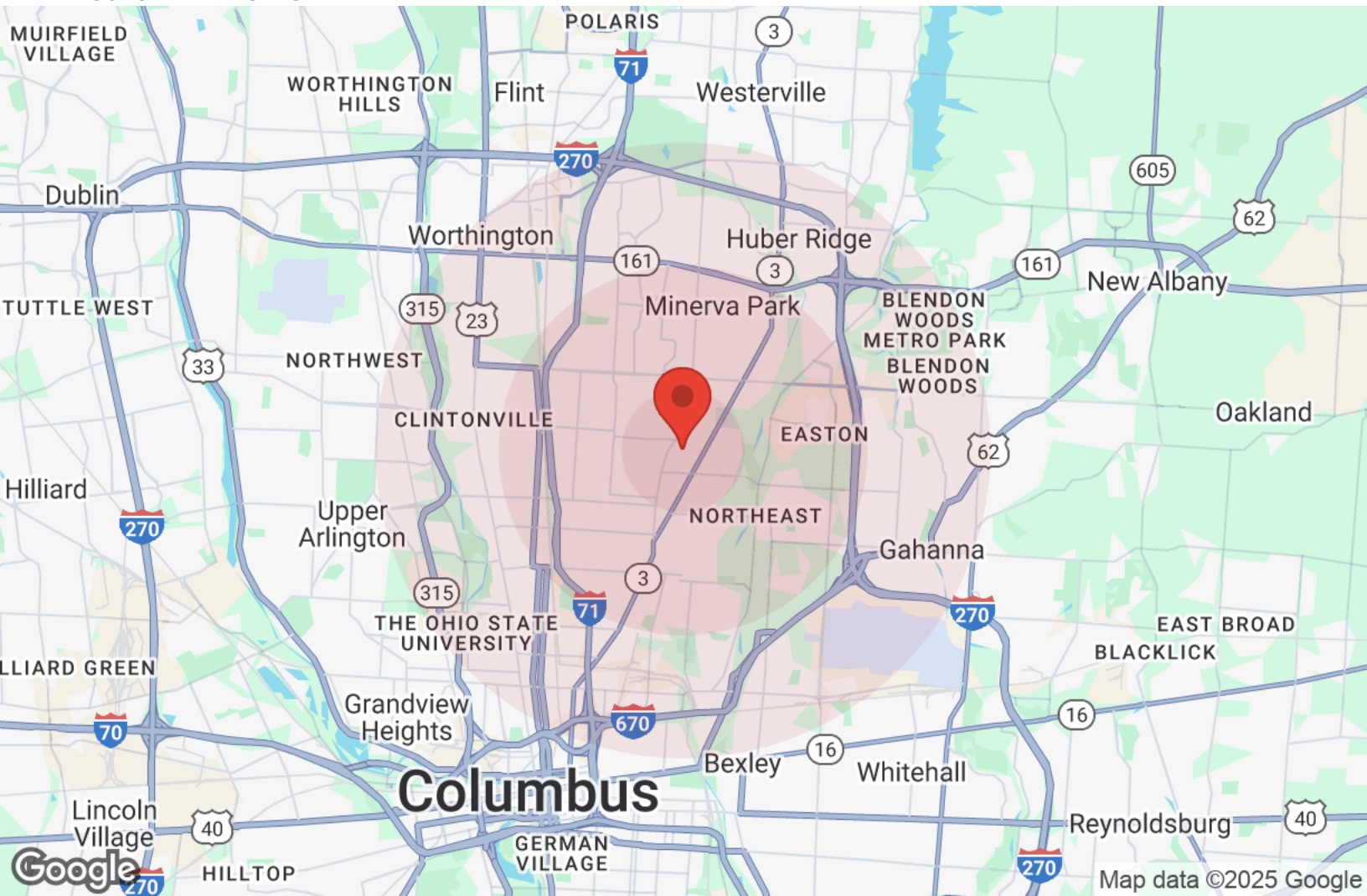
An aerial photograph of a building complex, likely a school or institutional facility, with a red location pin placed on the roof of the central building. The complex includes several interconnected buildings with flat roofs, some of which are light-colored and others darker. A large parking lot filled with numerous cars is situated to the right of the main building. To the left, there is a paved road and a grassy area with a few trees. The image is watermarked with 'Google' in the bottom left corner and 'Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies' along the bottom edge.



TRACY KEFFER
Commercial Broker
O: (614) 944-5900
C: (614) 949-4270
tracykeffer@kw.com
2003016593, 2014005256

DEMOGRAPHICS

3620 BRANDON STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,736	68,343	184,531
Female	7,799	71,818	172,922
Total Population	15,535	140,161	357,453

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,643	31,697	66,821
Ages 15-24	2,129	17,214	64,238
Ages 25-54	6,489	60,520	150,338
Ages 55-64	1,725	14,574	33,787
Ages 65+	1,551	16,153	42,266

Race	1 Mile	3 Miles	5 Miles
White	4,640	51,005	182,158
Black	7,837	64,124	117,423
Am In/AK Nat	23	168	393
Hawaiian	N/A	28	107
Hispanic	1,961	11,255	25,236
Asian	578	9,040	20,554
Multi-Racial	454	4,233	10,867
Other	40	308	715

Income	1 Mile	3 Miles	5 Miles
Median	\$50,387	\$57,606	\$59,897
< \$15,000	516	5,427	17,418
\$15,000-\$24,999	502	4,266	10,910
\$25,000-\$34,999	970	5,721	13,285
\$35,000-\$49,999	965	8,081	19,212
\$50,000-\$74,999	1,137	9,864	24,991
\$75,000-\$99,999	781	6,569	16,813
\$100,000-\$149,999	724	8,548	23,025
\$150,000-\$199,999	248	3,474	10,022
> \$200,000	113	2,791	10,276

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,452	58,939	157,299
Occupied	5,955	54,743	145,952
Owner Occupied	2,584	26,687	62,503
Renter Occupied	3,371	28,056	83,449
Vacant	496	4,196	11,348

KELLER WILLIAMS GREATER COLUMBUS

1 Easton Oval #100
Columbus, OH 43219



Each Office Independently Owned and Operated

TRACY KEFFER

Commercial Broker
O: (614) 944-5000

C: (614) 940-1270

C: (614) 949-4270
tracy@ffcc.org

tracykeffer@kw.com

2003016593, 2014005256