

2392 WOOD AVE, COLUMBUS, OH 43221

RARE OPPORTUNITY - INDUSTRIAL/FLEX FOR LEASE

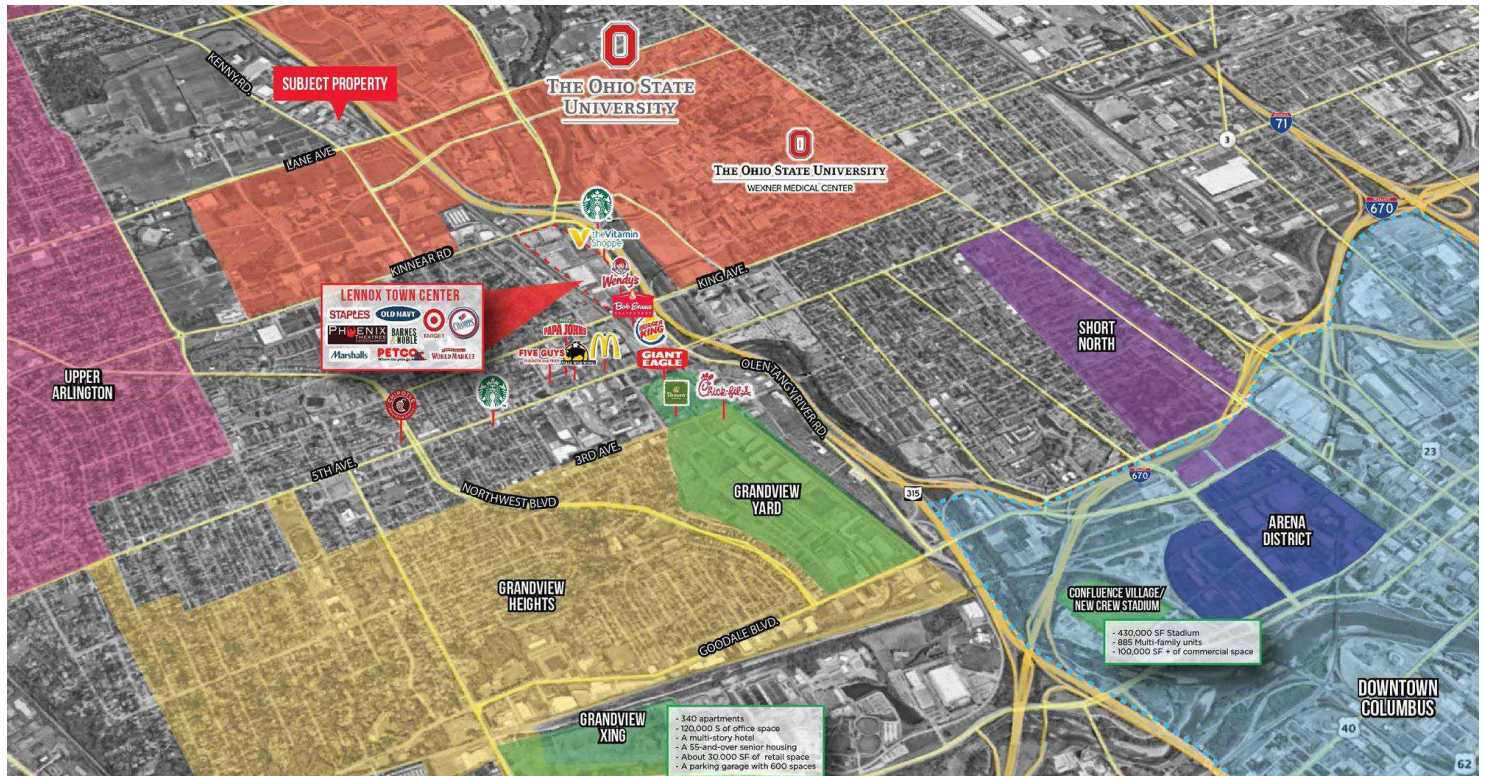


For More Information:

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OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (MG)
Building Size:	12,975 SF
Available SF:	8,205 SF
Lot Size:	1 Acres
Year Built:	1970
Zoning:	C - Commercial; 480 - COMMERCIAL WAREHOUSE

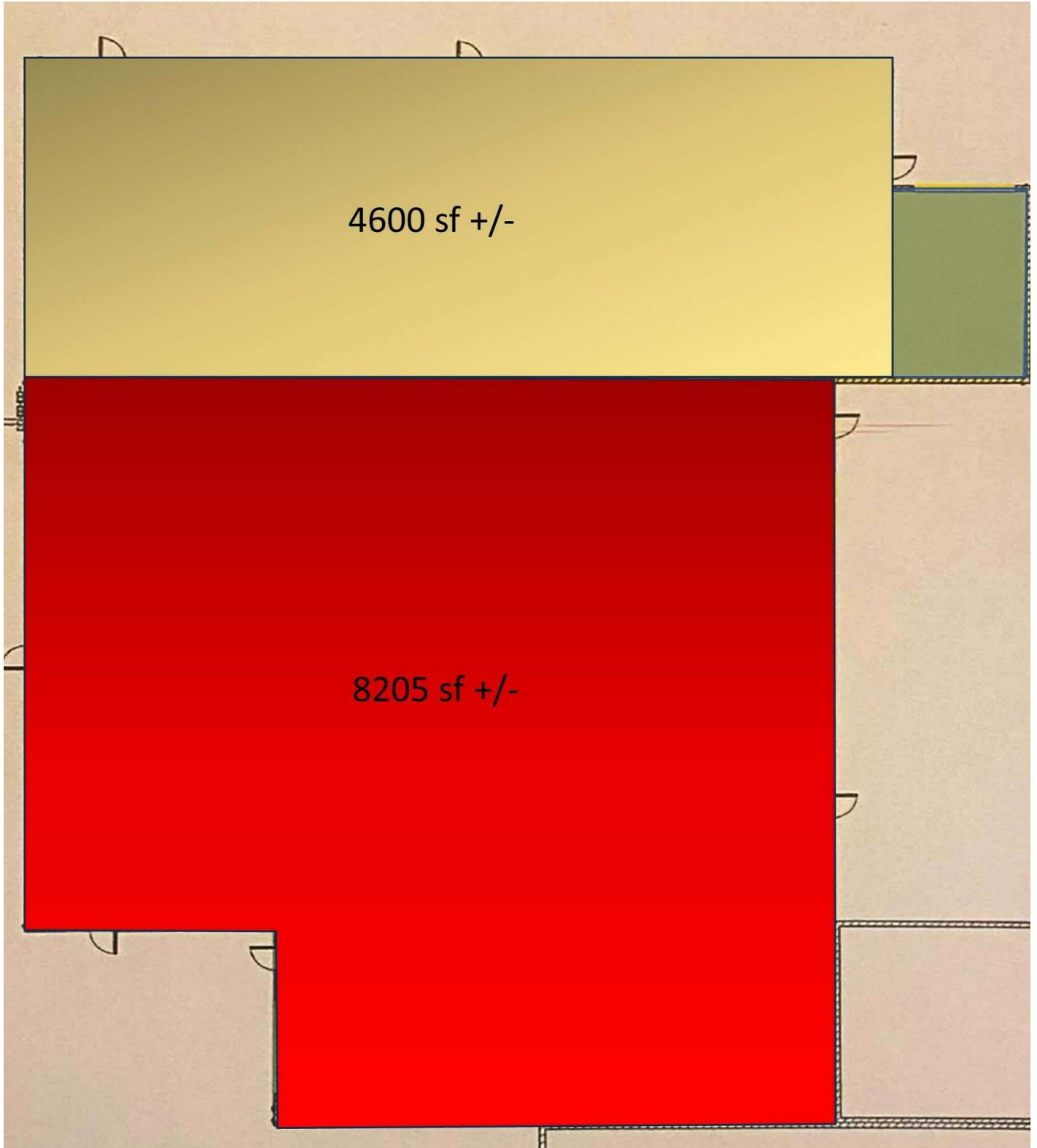
PROPERTY OVERVIEW

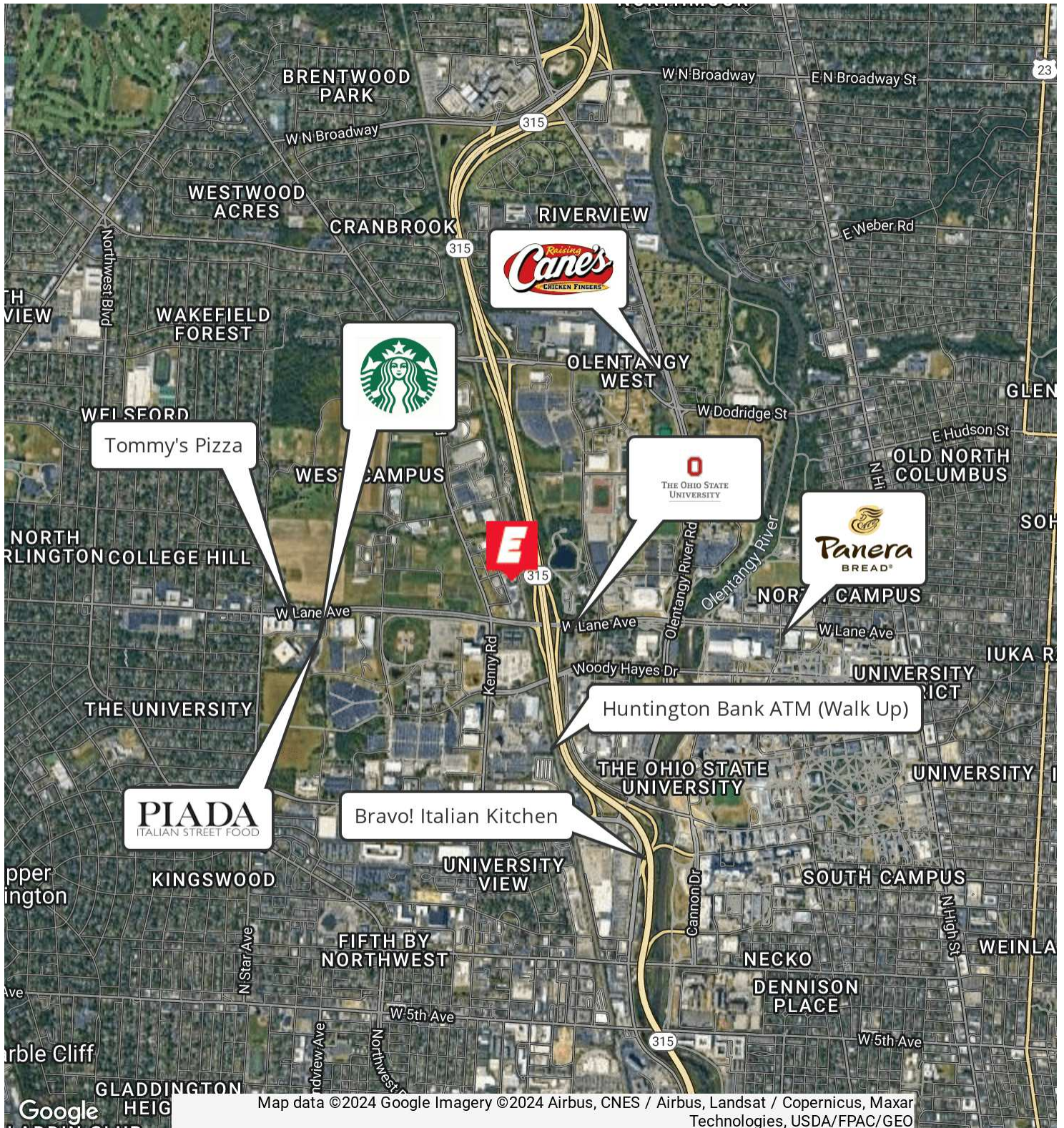
Elford Realty, LLC is pleased to present this rare opportunity to lease industrial-flex space on the border of Upper Arlington & The Ohio State University’s campus. This property is located just off Lane Ave. & Kenny Road, with easy access to SR-315. The building sits south of Wendy’s Gymnastics and north of Trove Warehouse.

This former automotive repair shop offers 8,205 SF at just \$11/SF MG, with the tenant responsible for janitorial and utilities. UA CrossFit is also located in the building.

PROPERTY HIGHLIGHTS

- -2 Drive-In Doors
- -High Visibility from SR-315
- -UA CrossFit is located in the building
- -Space was formerly used for automotive repair
- -Located just off of Lane Ave & Kenny Rd with easy access to SR-315
- -Rare opportunity for industrial/flex space on the border of Upper Arlington & OSU's campus





Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

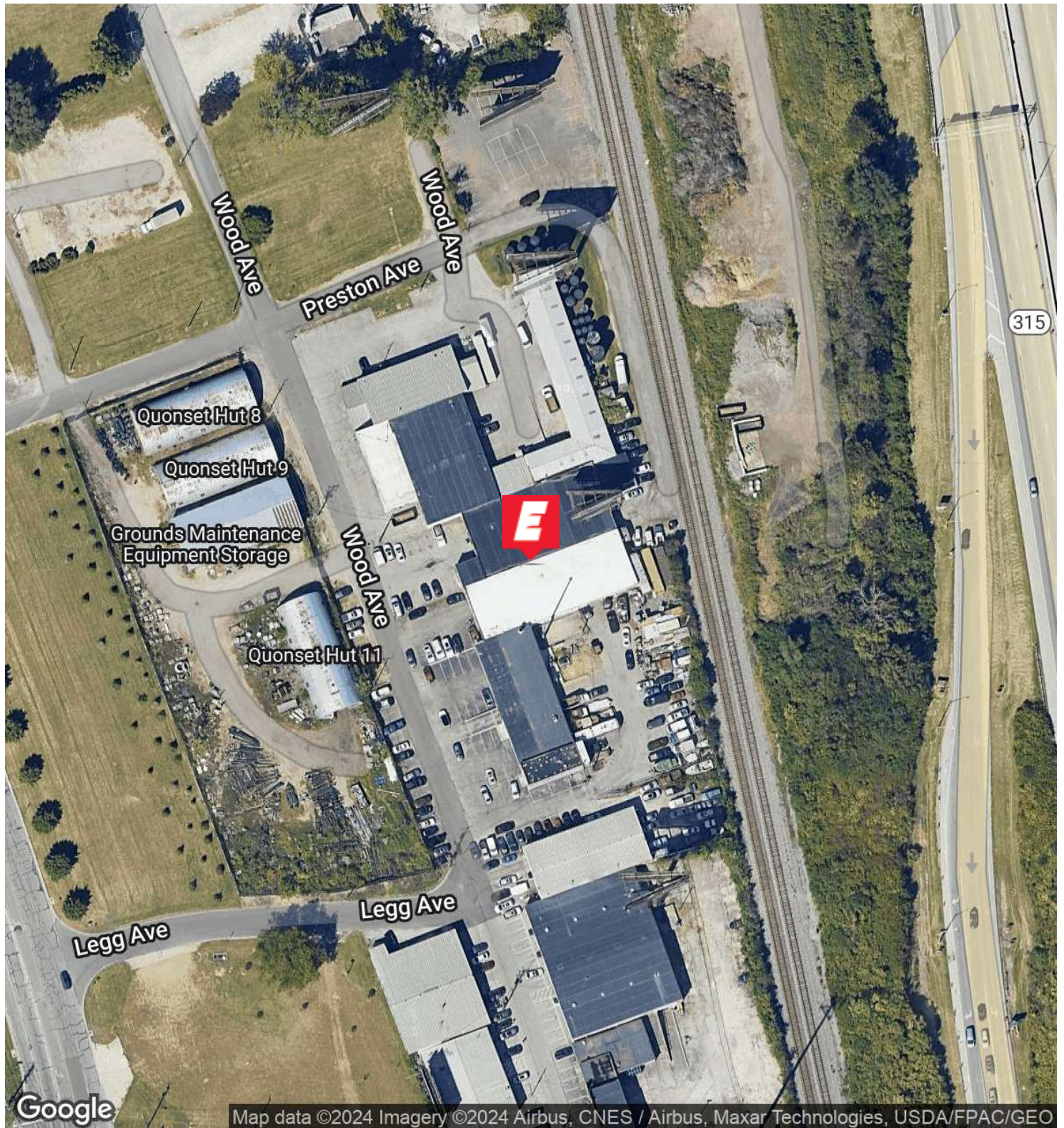
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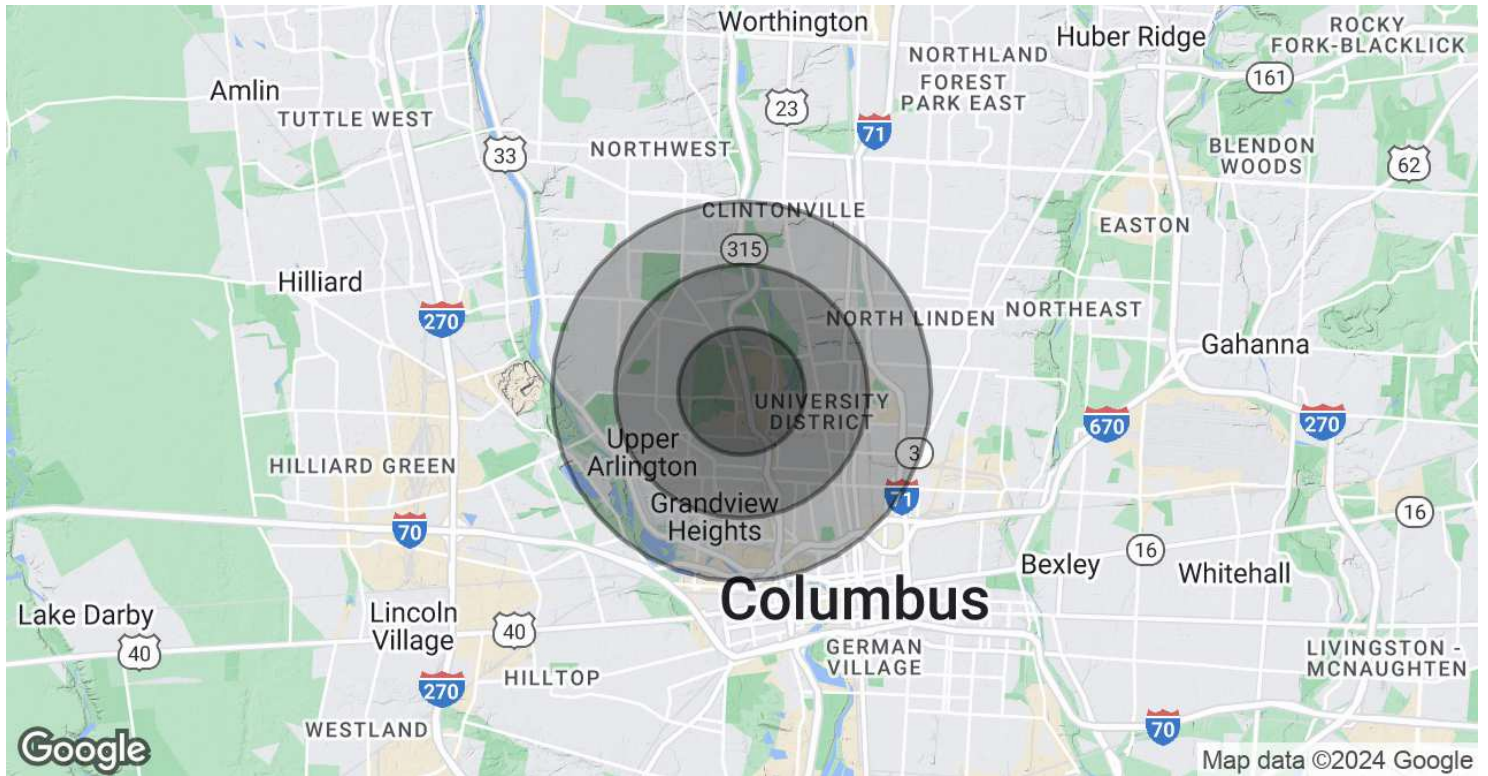


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,070	93,493	161,702
Average Age	29	31	34
Average Age (Male)	29	31	34
Average Age (Female)	28	31	34
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,735	38,647	71,261
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$68,215	\$94,608	\$104,663
Average House Value	\$330,973	\$383,233	\$416,958

* Demographic data derived from 2020 ACS - US Census