

# 2100 Advance Ave

Columbus, OH 43207

Industrial  
Investment Opportunity  
Offering Memorandum



MATTHEWS™



## Exclusively Listed By



**Caleb Gianangeli**

Associate

**(614) 579-1230**

[caleb.gianangeli@matthews.com](mailto:caleb.gianangeli@matthews.com)

License No. 2023002792 (OH)



**Woody Walton**

Associate Vice President

**(270) 535-2265**

[woody.walton@matthews.com](mailto:woody.walton@matthews.com)

License No. 2021003152 (OH)

**Matthew Wallace**

Broker of Record | License No. REC.2022007141 (OH)

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# Property Overview

**2100 Advance Ave,**  
Columbus, OH 43207





# Property Highlights

## Property Highlights

- **±118,263 SF Functional Industrial Facility:** Well-configured industrial asset comprising ±12,500 SF of two-story office space and ±105,700 SF of clear-span warehouse area. Features include three dock-high doors, six drive-in doors, and ample electrical capacity—supporting a range of uses including distribution, light manufacturing, and service operations.
- **±7.09 Acres of Outdoor Storage or Expansion Capacity:** Low site coverage ratio allows for secure outdoor storage, trailer parking, or future building expansion. The parcel meets increasing demand from Industrial Outdoor Storage (IOS) users seeking functional land components alongside warehouse space.
- **Strategic South Columbus Location:** Situated on the south side of Columbus with immediate access to I-270, I-71, and US-23, and within close proximity to Rickenbacker International Airport. The location offers direct access to major logistics, distribution, and manufacturing corridors throughout the region.
- **Flexible User Profile with Value-Add Potential:** Attractive for both owner-users or investors. The property's size, layout, and land area accommodate single- or multi-tenant configurations, with additional upside through re-tenanting, site upgrades, or monetization of yard space.
- **Favorable Market Fundamentals:** Central Ohio continues to experience constrained supply of mid-sized industrial assets with outdoor functionality. Persistent demand from logistics, service, and construction users supports continued rental rate growth and long-term asset appreciation.







Advance Ave

Warehouse

Warehouse

Warehouse

Office

Warehouse

Warehouse

Warehouse

Warehouse

Warehouse



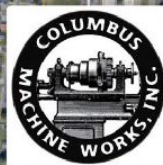


± 122,300 VPD

± 42,000 VPD



± 51,150 VPD



Google Earth



**2100 Advance Ave**  
Columbus, OH 43207

**±118,263 SF**  
GLA

**1965**  
Year Built

**20'-25'**  
Clear Height

**±7.09 AC**  
Lot Size

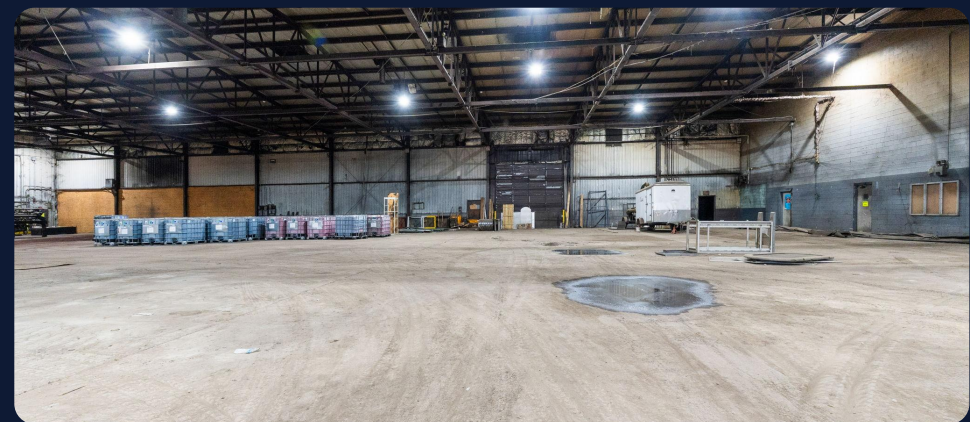
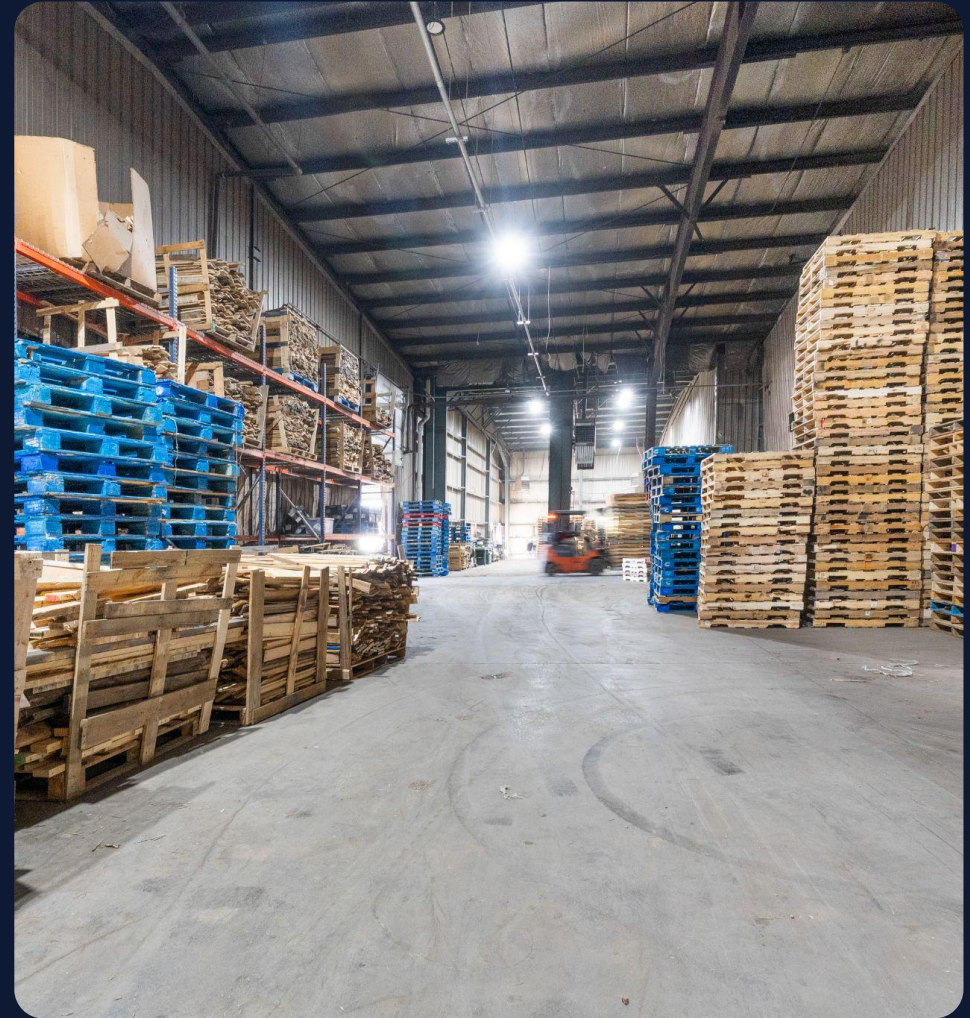
**±12,500 SF**  
Two-Story Office Space

**Contact Broker for Pricing**  
For Sale | For Lease



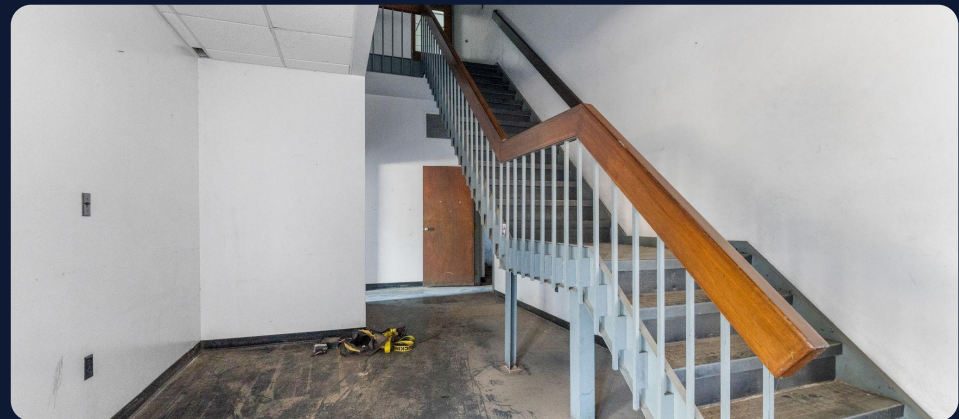
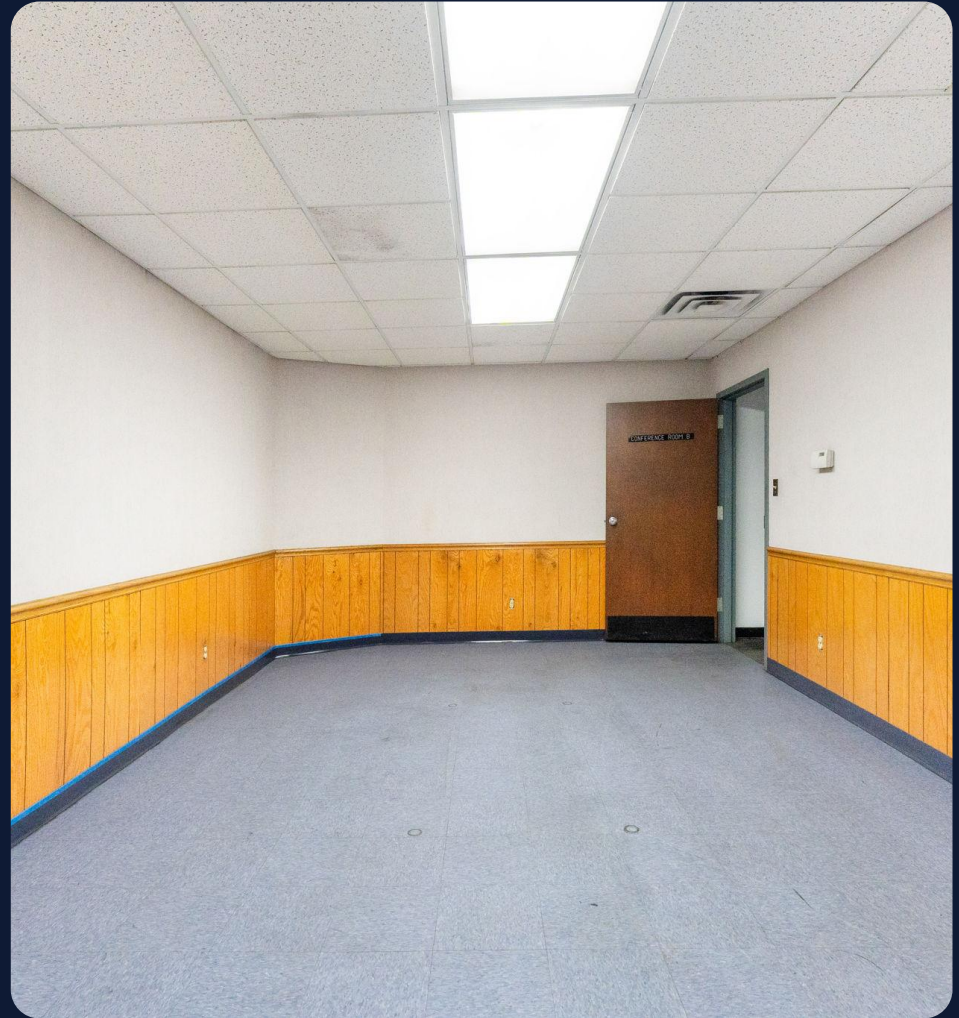
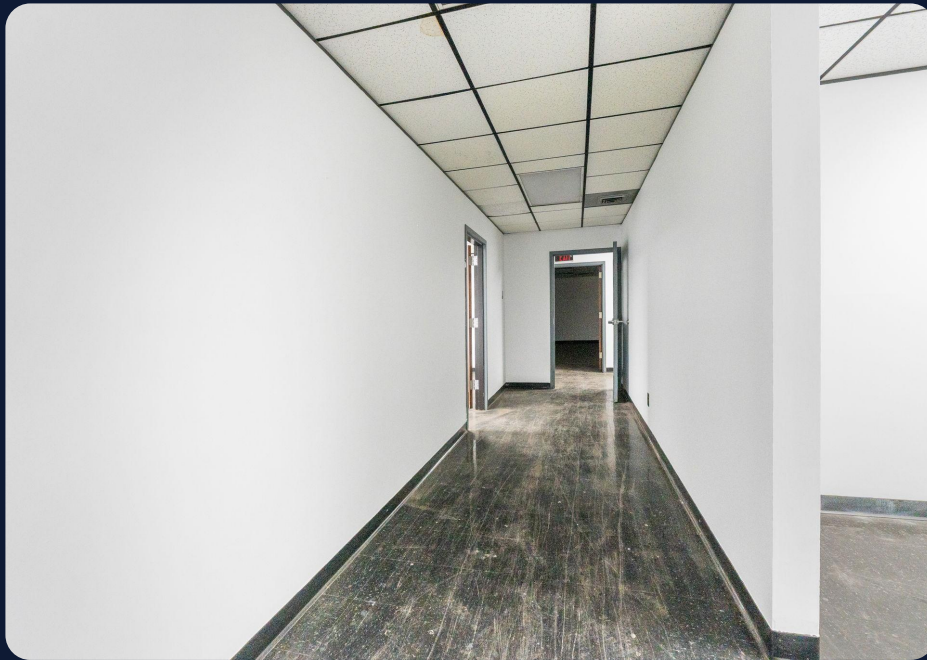


# Warehouse Interior





## Office Interior





# Market Overview

2100 Advance Ave,  
Columbus, OH 43207





# Columbus, OH

## Market Demographics



**906,480**  
Total Population

**\$65,327**  
Median HH Income

**386,581**  
# of Households

**44.3%**  
Homeownership Rate

**485,878**  
Employed Population

**39.4%**  
% Bachelor's Degree

**33**  
Median Age

**\$ 234,500**  
Median Property Value

## Local Market Overview

The property is strategically positioned within the Columbus MSA, one of the Midwest's most active industrial markets. The region continues to experience strong population and employment growth, supported by a diverse economy, competitive labor base, and pro-business environment. Access to major transportation corridors, including Interstates 70, 71, and 270, provides direct regional and national connectivity, enhancing the property's suitability for distribution, logistics, and light manufacturing users.

Columbus remains a leading destination for industrial expansion, driven by steady in-migration, institutional investment, and major employers such as Intel, Amazon, and Ohio State University. The property benefits from proximity to these employment centers and an established industrial corridor that supports long-term tenant demand. Excellent access and visibility along a primary arterial route strengthen its functionality for a range of industrial operations and contribute to its sustained market appeal.

| Population            | 1-Mile | 3-Mile  | 5-Mile  |
|-----------------------|--------|---------|---------|
| Current Year Estimate | 6,244  | 101,560 | 252,045 |

| Households            | 1-Mile | 3-Mile | 5-Mile  |
|-----------------------|--------|--------|---------|
| Current Year Estimate | 2,548  | 44,371 | 111,703 |

| Income                   | 1-Mile   | 3-Mile    | 5-Mile   |
|--------------------------|----------|-----------|----------|
| Average Household Income | \$63,478 | \$103,853 | \$97,617 |





## Economic Drivers

The Columbus MSA continues to rank among the Midwest's top-performing industrial markets, driven by population growth, workforce expansion, and sustained corporate investment. The region's central location provides access to over half of the U.S. population within a one-day drive, positioning it as a critical logistics and distribution hub. Continued infrastructure investment—particularly in highway, air cargo, and rail networks—has further strengthened Columbus's appeal for advanced manufacturing and e-commerce operations.

Major employers and institutional anchors continue to expand within the region, reinforcing its economic stability and supporting a steady flow of industrial demand. Recent development momentum from Intel's multi-billion-dollar semiconductor campus, ongoing Amazon distribution expansion, and growth in automotive and food manufacturing have all contributed to increased absorption, strong rental growth, and record-low vacancy levels across the industrial sector.

## Key Market Highlights

- **Centralized Logistics Location:** Access to over 50% of the U.S. population within a one-day drive.
- **Transportation Infrastructure:** Immediate connectivity to Interstates 70, 71, and 270, with close proximity to Rickenbacker International Airport (cargo hub) and Norfolk Southern intermodal facilities.
- **Labor Force Depth:** Expanding workforce with strong representation in manufacturing, warehousing, and transportation sectors.
- **Corporate Investment:** Significant capital commitments from Fortune 500 companies including Intel, Amazon, Honda, and Google.
- **Market Performance:** Record absorption levels, rising industrial rents, and continued land constraints driving long-term value.
- **Pro-Business Climate:** Supportive state and local economic policies encouraging industrial development and job creation.



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Senior Associate

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2100 Advance Ave, Columbus, OH, 43207 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.