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REC
River's Edge Outfitters

4601 Lyman Drive
Hilliard, OH 43026

For Sale

Flex Space

Hard to find standalone office/warehouse building for sale on the west side of Columbus with great access and highway visibility from I-270. This building is ideal for an investor or owner/user seeking a well-appointed office, showroom/ retail and/or efficient manufacturing/R&D space. The entire building is climate controlled, has heavy power and the asphalt parking lot is fenced in the rear of the building which provides secure outdoor storage opportunities and parking for 100 ± vehicles. The south end cap of the building is currently partially leased to a 10,071 SF tenant through 7/31/2026 & tenant has two additional 1-year options to renew.

Seller requires the ability to leaseback for up to 3 months following the closing date.

Building Size: 29,733 ± SF

Sale Price: Negotiable

Lot Size: 3.03 ± acres

Built: 1984-1998

Parcel ID#: 050-003183-00
(Franklin County)

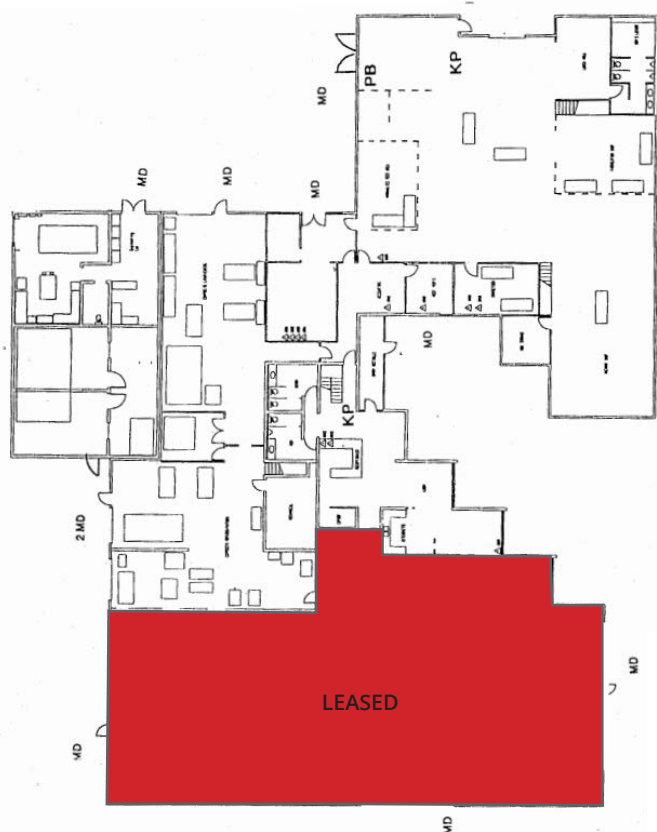
Floor Plan

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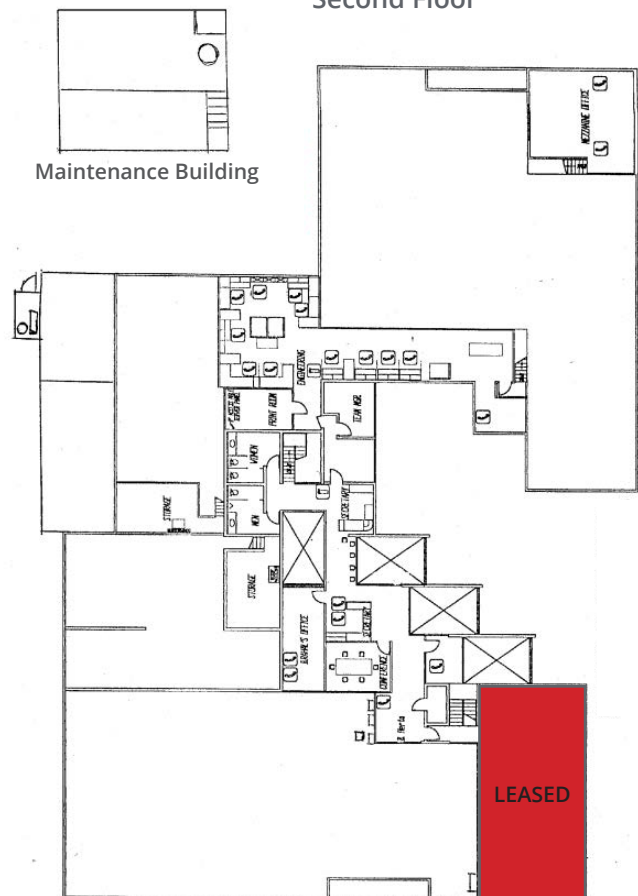
- 5,983 ± SF of office space
- 23,750 ± SF of warehouse, manufacturing, R&D space
- 3,990 ± SF of 2nd story space
- 900 ± SF standalone maintenance building
- 9 drive-in doors
- Seven (7) 9' W x 9' H
- One (1) 12'W x 9'H
- One (1) 10'W x 14'H

- 18' clear height
- Fully climate controlled
- Epoxy floors
- Floor drains
- LED lighting
- Wet Sprinkler
- Heavy Power (1,200 amps 208/120v 3phase 4wire) with step-up transformers for 150 amp, 480V service

First Floor



Second Floor



Site Overview

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Building Photos

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Access

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I-270 Interchange



4 minutes
1.2 miles

I-70 Interchange



8 minutes
5.1 miles

Access to US-33



7 minutes
3.1 miles

Downtown Columbus



20 minutes
13.1 miles

John Glenn Int'l Airport

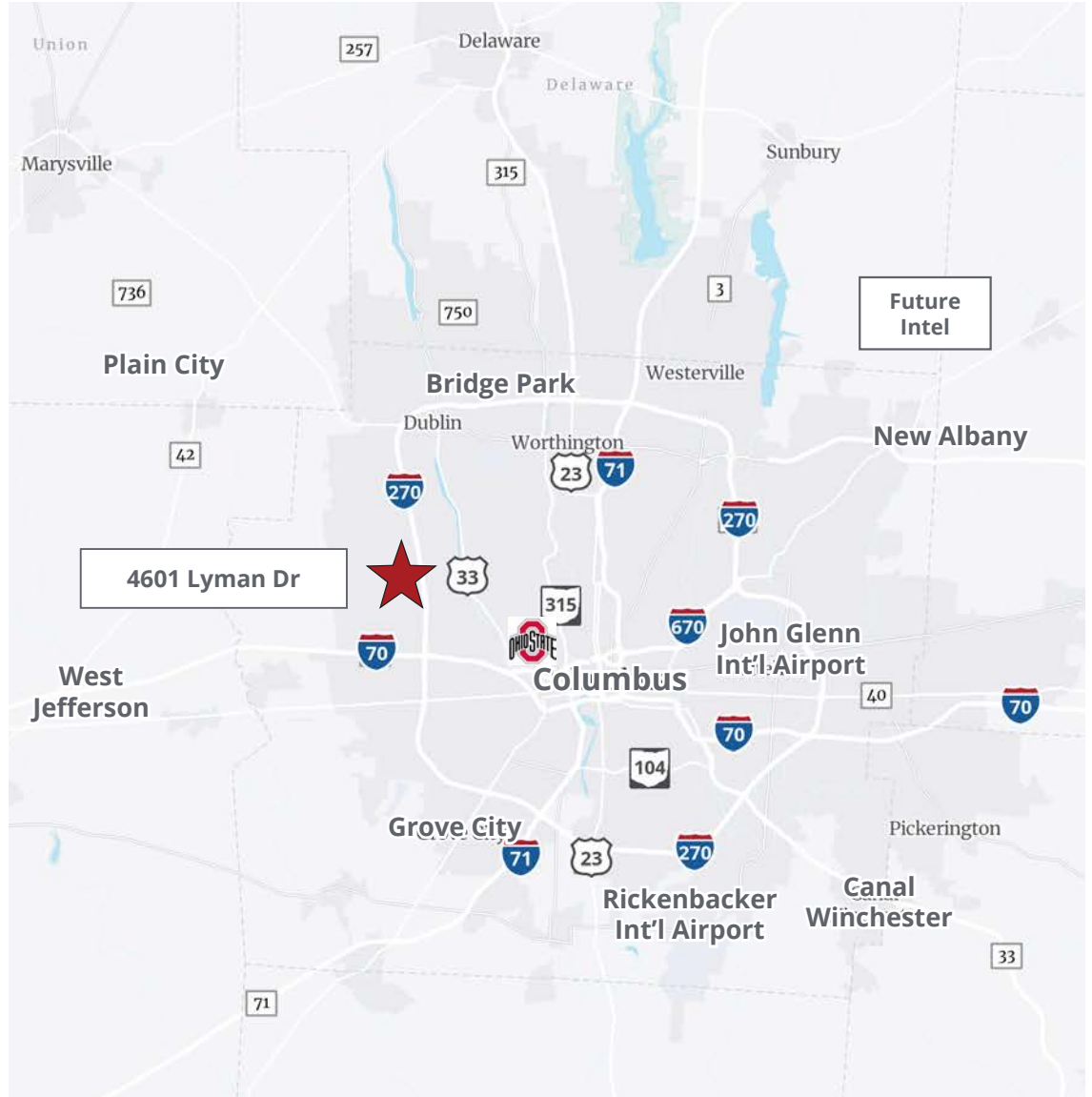


22 minutes
17.9 miles

Intel Plant



39 minutes
31.0 miles





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