

1840 PROGRESS AVENUE

COLUMBUS, OH 43207

NAI Ohio Equities



RAIL-ACCESSIBLE INDUSTRIAL WAREHOUSE FOR SALE

±86,000 SF **rail-accessible** industrial building situated on 3.84 acres For Sale. This conveniently-located facility features up to a 27' ceiling height, providing ample clearance for storage, manufacturing, or any other industrial operations. Additionally, the building includes seven (7) dock doors, three (3) 14' drive-in doors, 42' x 34' column spacing, and 480V/600 amp electric. The layout and flexibility of this space would allow smaller spaces to be created and the seller may consider a leaseback of 1/3 of the building.

DAN SHEERAN, JR
djsheeran@ohioequities.com
614 629 5228

MIKE SEMON
msemon@ohioequities.com
614 629 5217

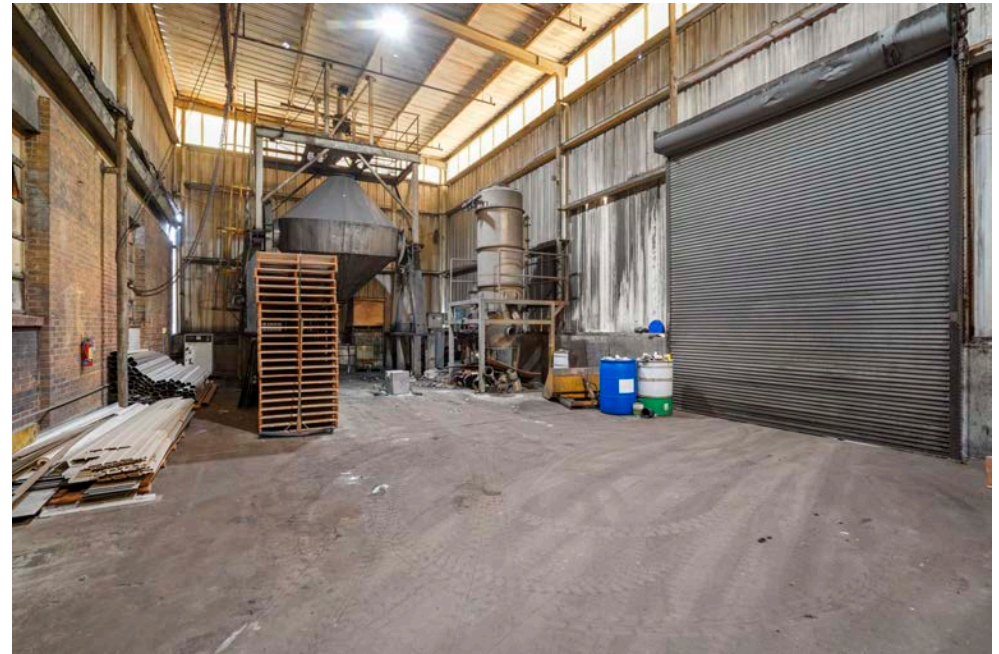
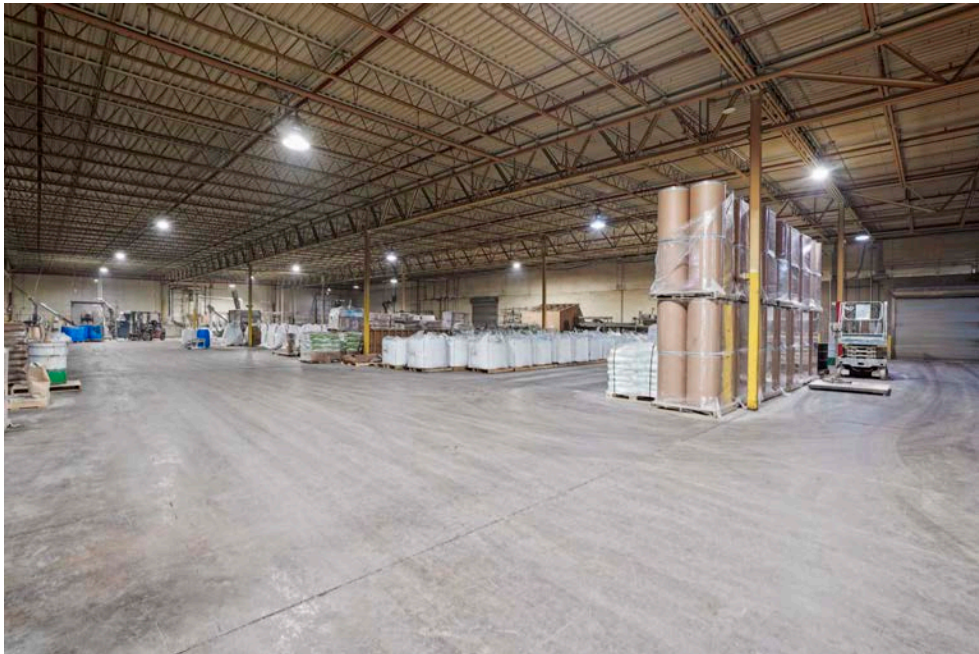
DAN SHEERAN
dsheeran@ohioequities.com
614 629 5216

PROPERTY SUMMARY

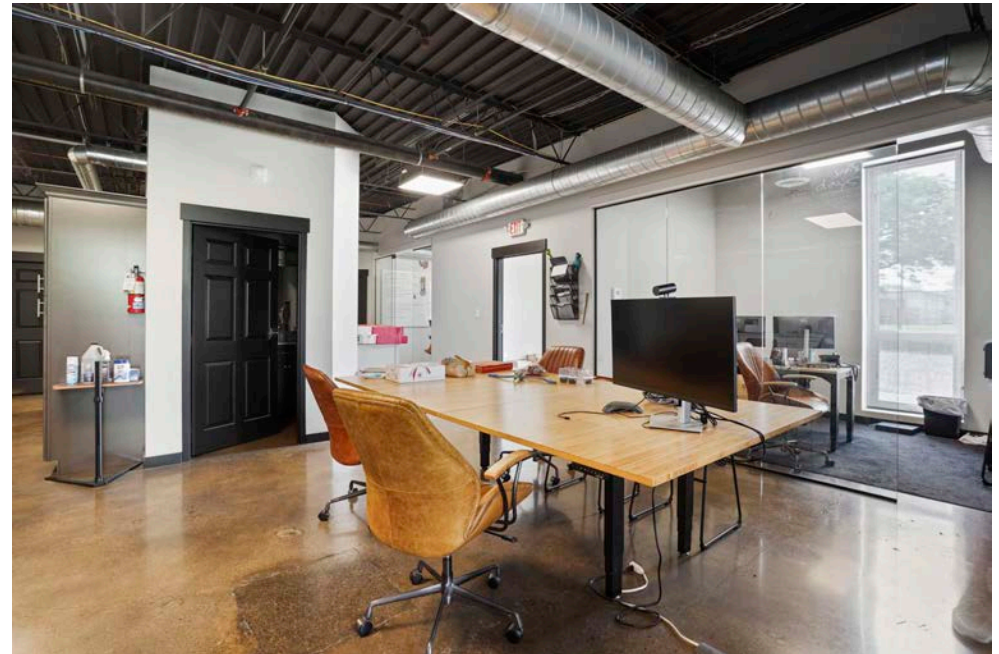


Sale Price	\$6,399,000
Size	86,386 SF
Office Space	4,210 SF
Acreage	3.84 Acres
Year Built	1966
Zoning	Manufacturing, M
Parcel ID	010-117305-00
Sprinklered	Yes
Dock-Doors	Seven (7)
Drive-Ins	Three (3) - 14' Clearance
Ceiling Height	Up to 27'
Column Spacing	42' x 34'
Immediate Rail Access	Yes
Roof	Installed 2011
Power	480V / 600 AMP
Airport Access	<ul style="list-style-type: none"> • Rickenbacker International (LCK) • John Glenn International (CMH)
Additional Notes	<ul style="list-style-type: none"> • Heated Warehouse • Limited Exterior Storage • Fenced Lot • Possible Lease-Back Option

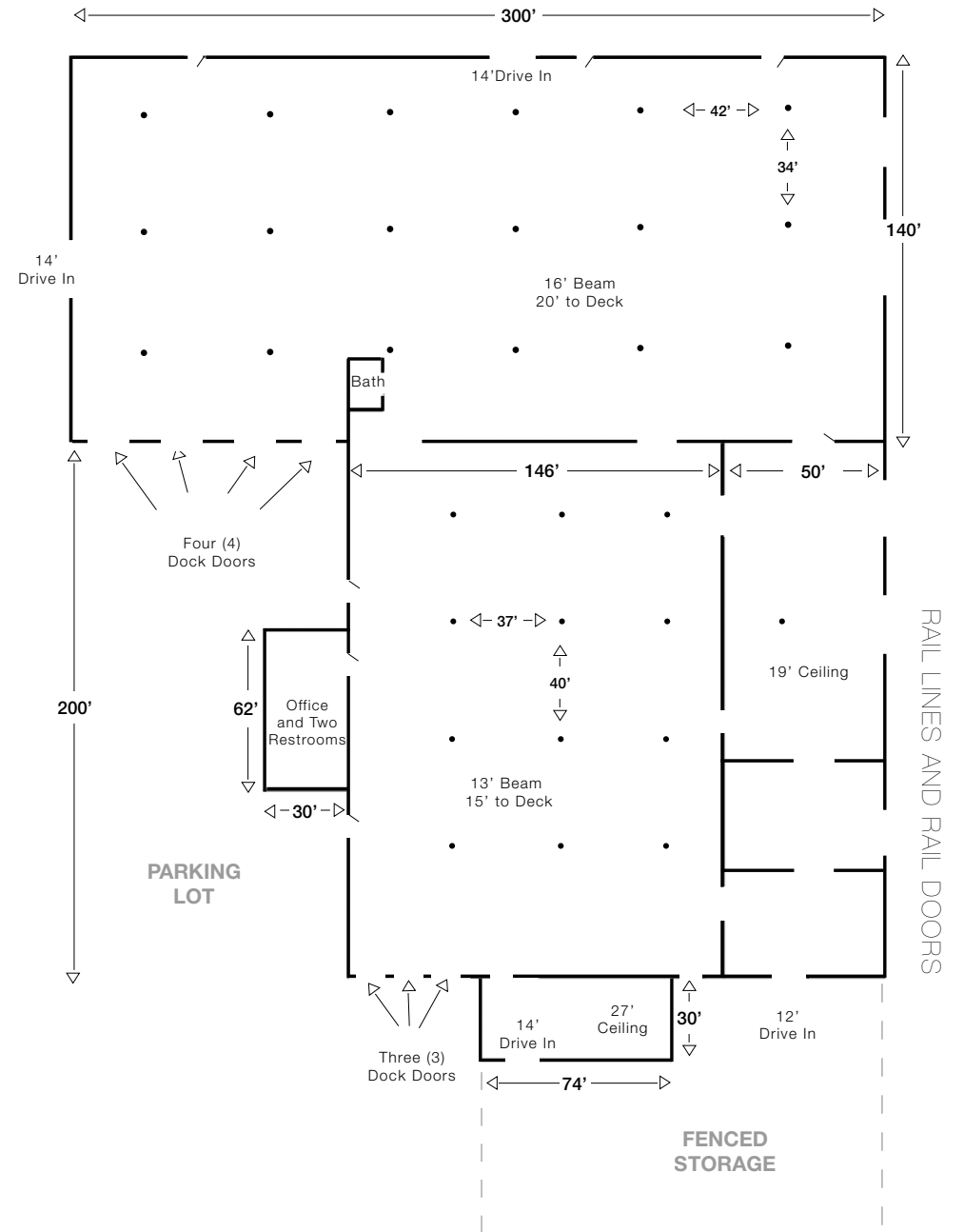
WAREHOUSE



OFFICE

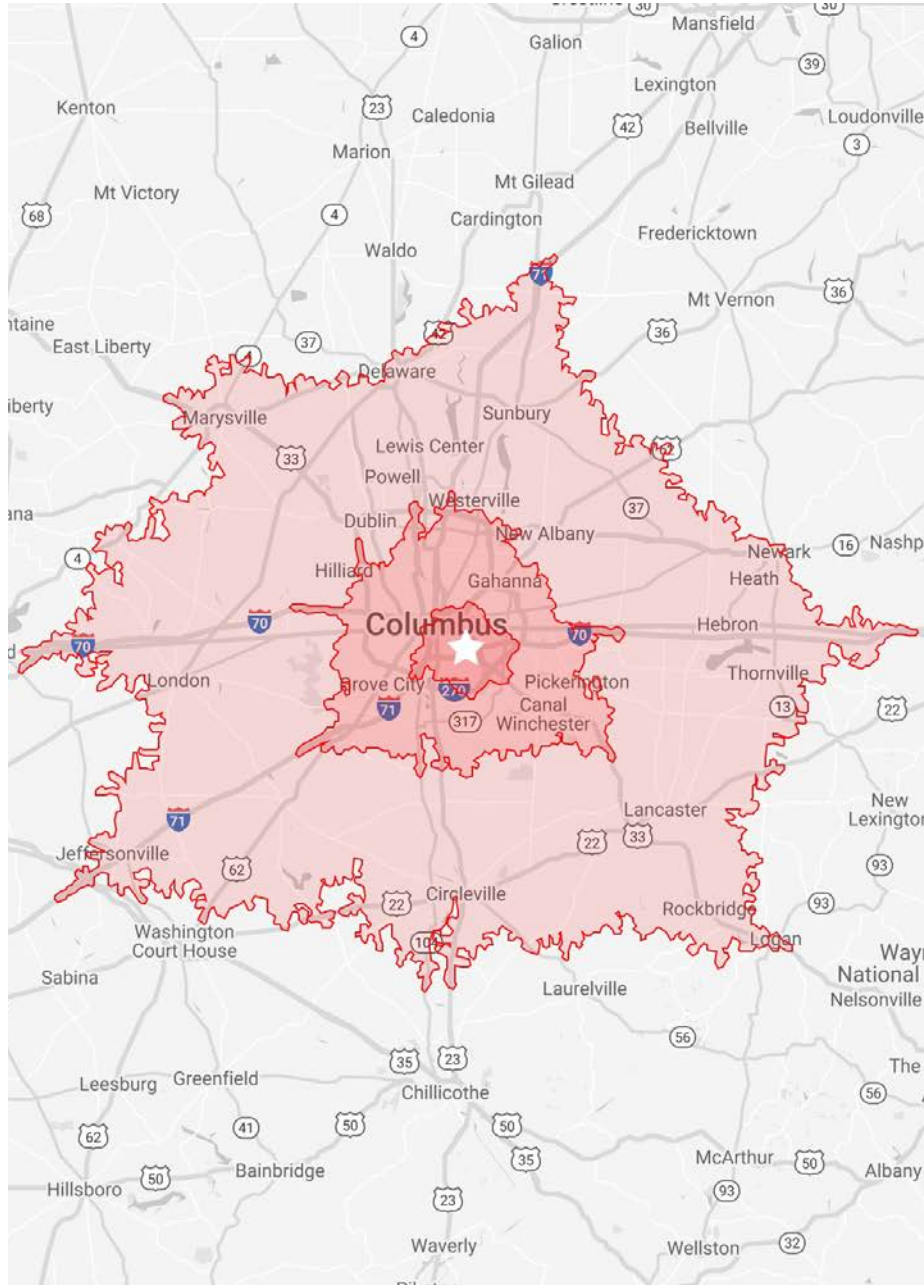


LAYOUT



DRIVE TIMES

15 Minutes 30 Minutes 60 Minutes



INTERSTATE 70

6
MINUTES



INTERSTATE 270

10
MINUTES



INTERSTATE 71

10
MINUTES



DOWNTOWN COLUMBUS

13
MINUTES



JOHN GLENN
INTERNATIONAL
AIRPORT (CMH)

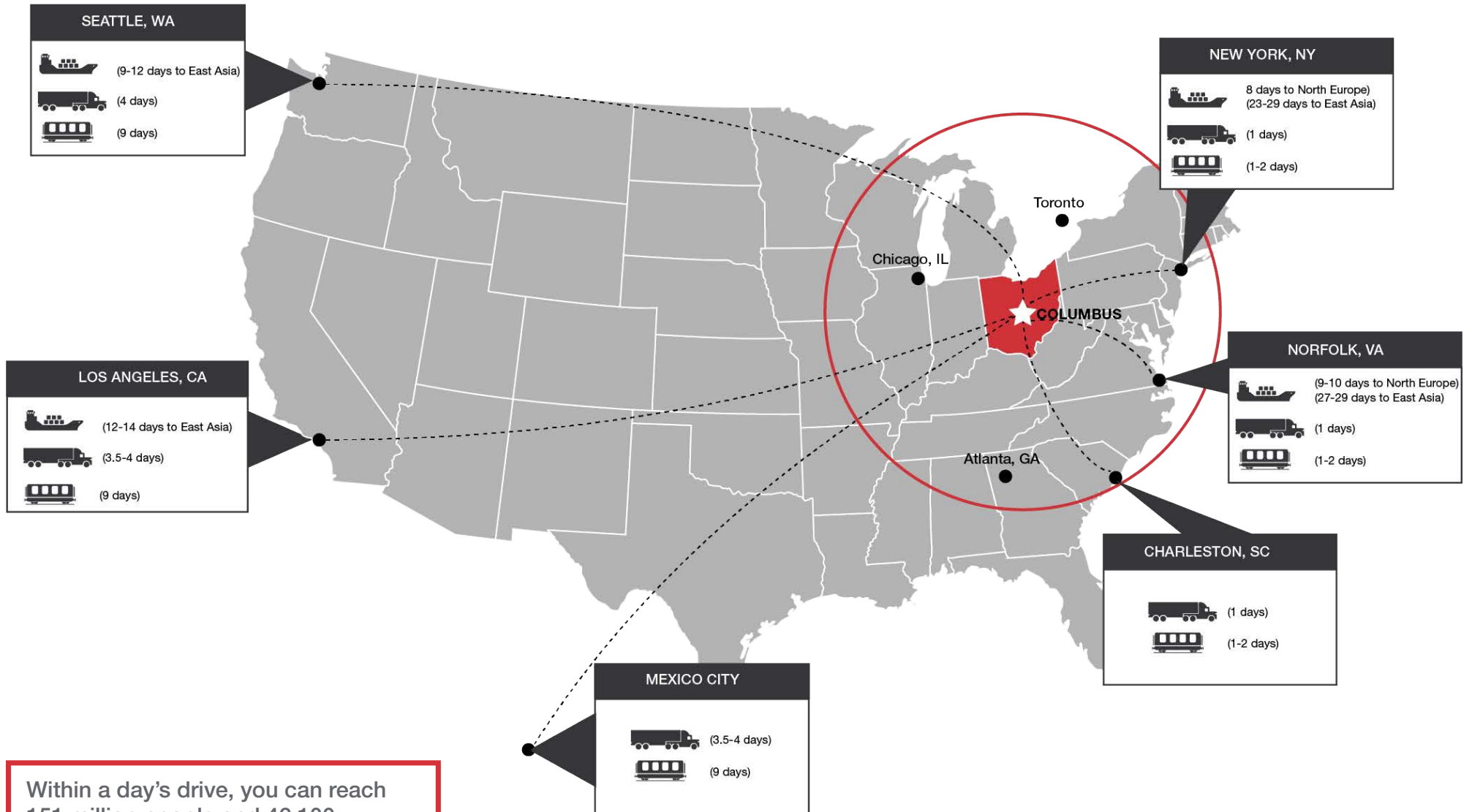
15
MINUTES



RICKENBACKER
INTERNATIONAL
AIRPORT (LCK)

20
MINUTES

NORTH AMERICAN ACCESS MAP



Within a day's drive, you can reach 151 million people and 42,100 headquarters – that's 46% of the country's population base and 48% of headquarter operations.

LOCATION



CONTACT US



DAN SHEERAN, JR
Industrial Specialist

📠 614.629.5228
📞 513.310.5497
✉️ djsheeran@ohioequities.com



MIKE SEMON
Industrial Specialist

📠 614.629.5217
📞 614.657.2391
✉️ msemon@ohioequities.com



DAN SHEERAN, JR
Industrial Specialist

📠 614.629.5216
📞 614.851.2434
✉️ dsheeran@ohioequities.com