



## 4500 Groves Rd

Columbus, Ohio 43232

### Property Features

- Modern 120,116 SF Industrial Mfg Warehouse For Lease
- Includes 9,600 SF of Office Space
- Additional 14 Acres Available
- **Divisible for Multiple Users, Spaces can be Leased Separately**
- M1 Industrial Zoning
- Located on a 28.5-Acre Fenced Lot with Gated Access with 4,000 AMP and New LD Lighting
- Sprinkler System
- 14 Dock Doors and 6 Drive-In Doors with a Clear Height Ranging from 20' to 30' and Repair Facility
- Approx. 10 Acres of Trailer Parking that can be Leased Separately Improved with Electric Hookups
- Well-Maintained Facility with a New Roof Installed in 2020

**Lease Rates Starting At: \$3.95 SF/Yr (NNN)**  
**Starting Price Is For First Year On Qualified Lease**  
**Www.4500Groves.Com**



For more information:

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**Dan Sheeran, Jr.**

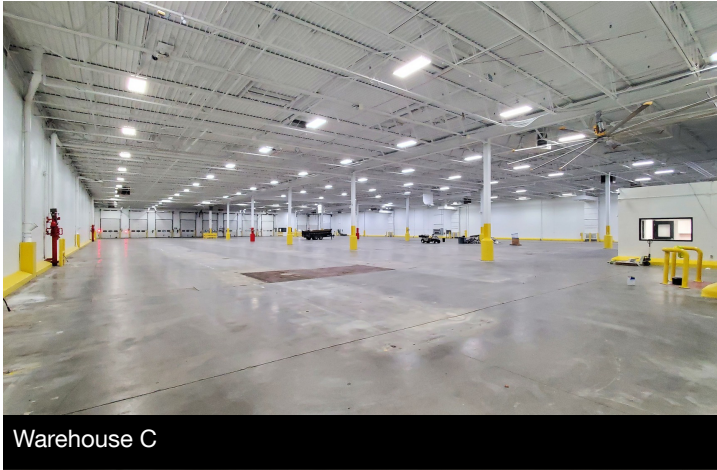
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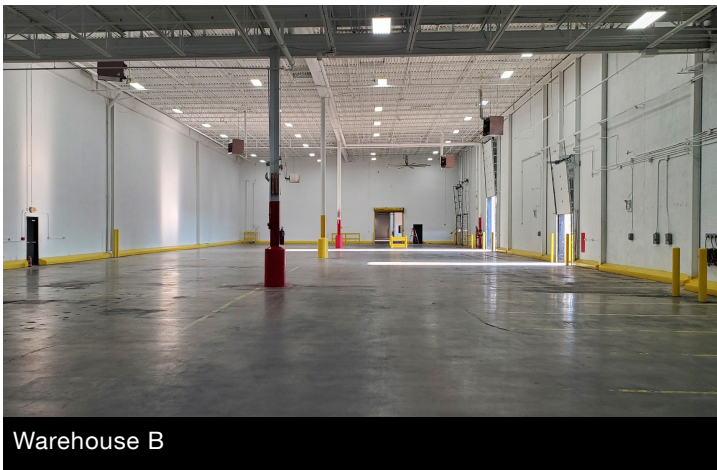




Warehouse C



Warehouse C



Warehouse B



Warehouse B

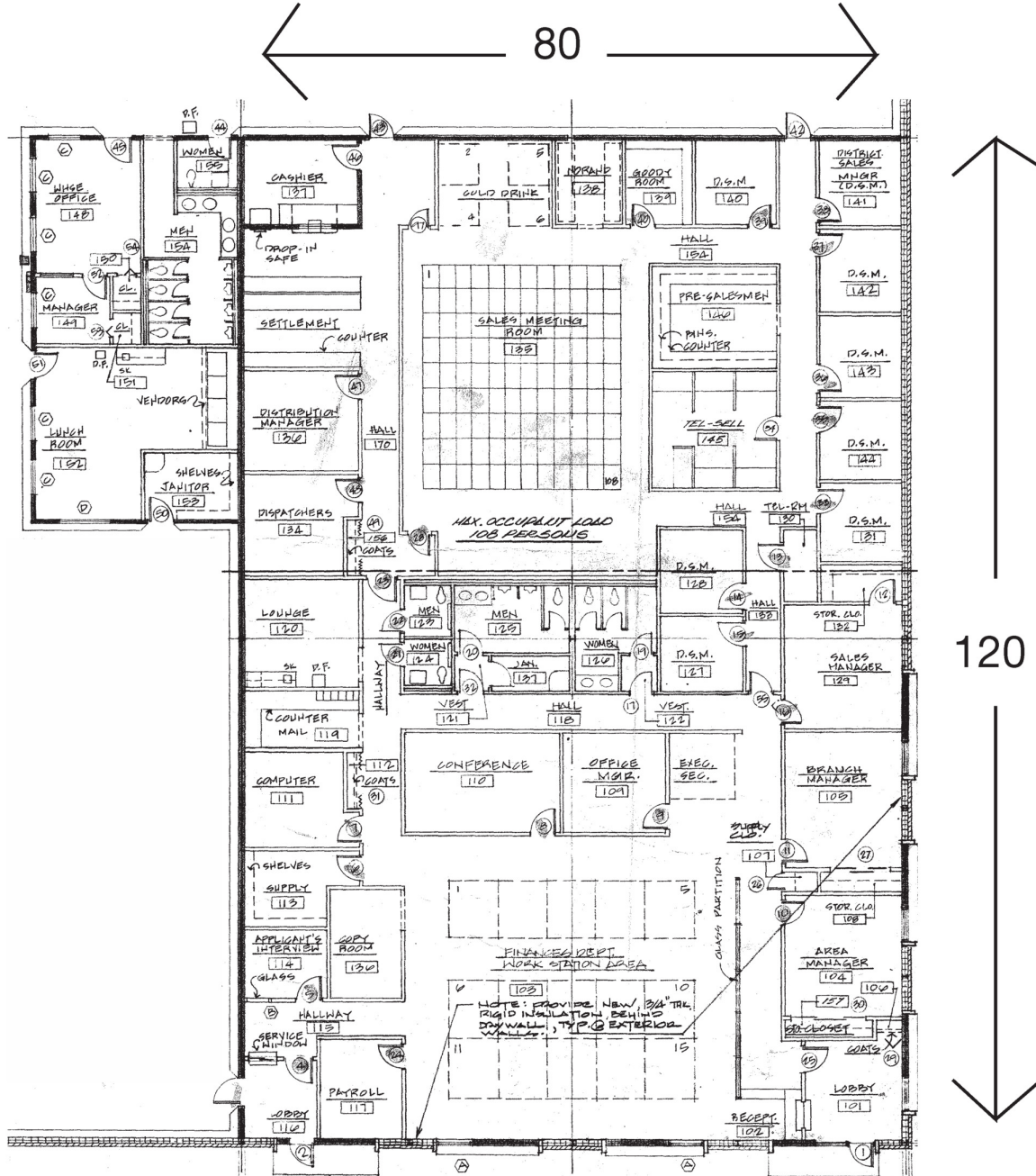


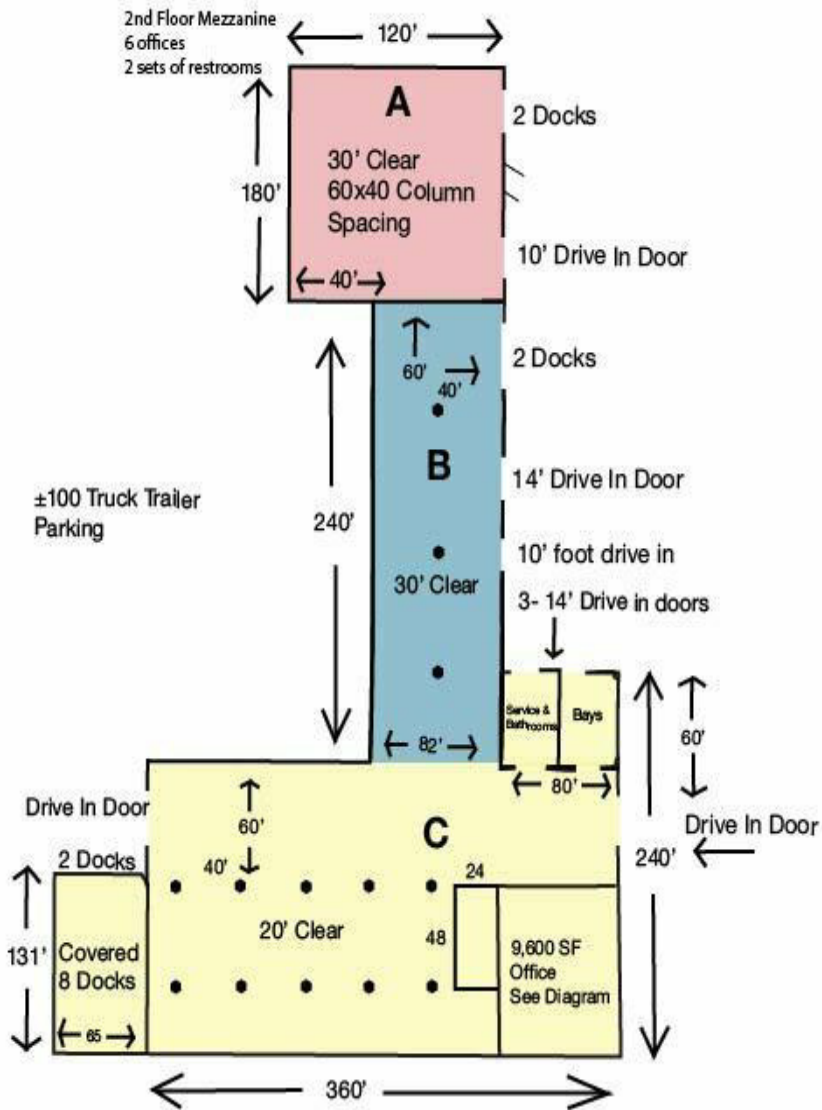
Warehouse A



Warehouse A





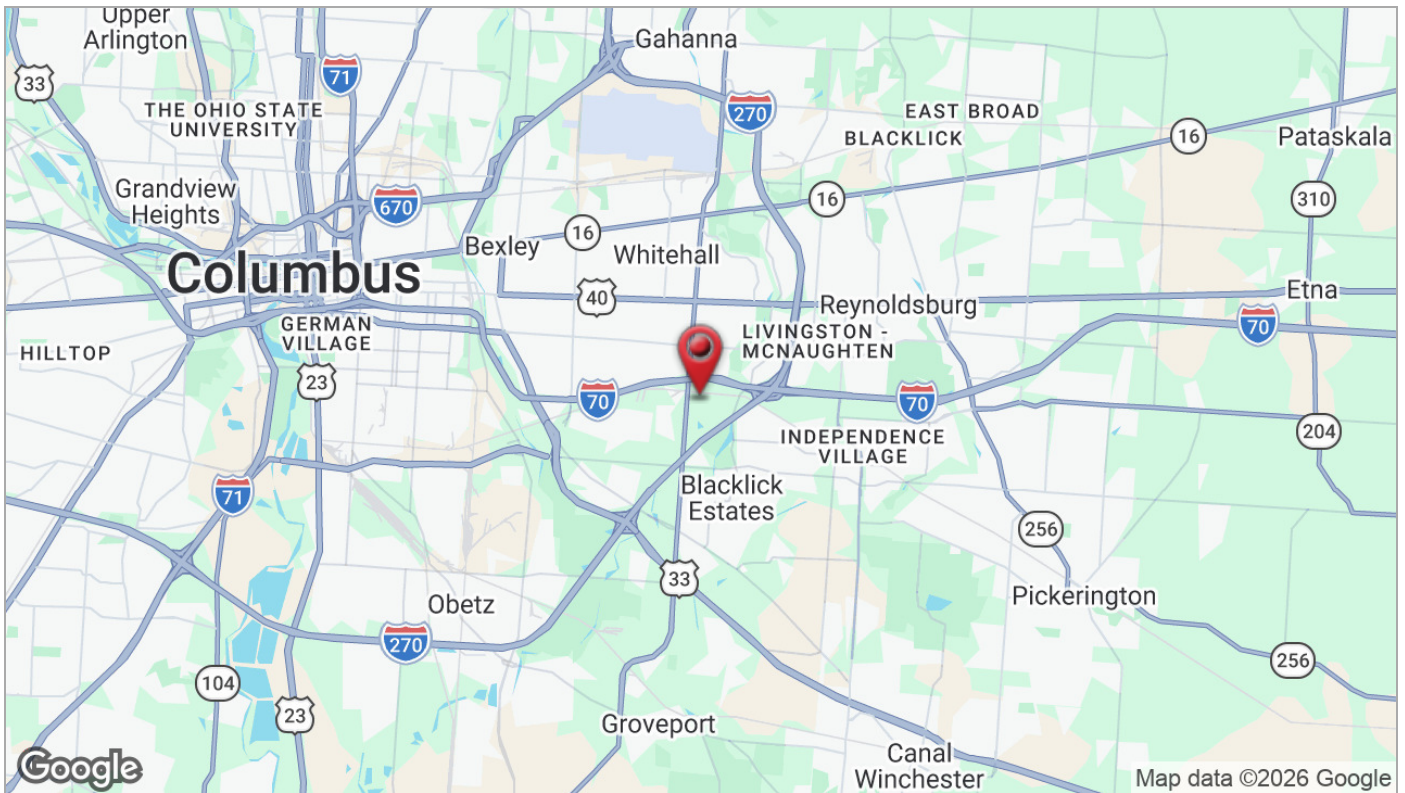
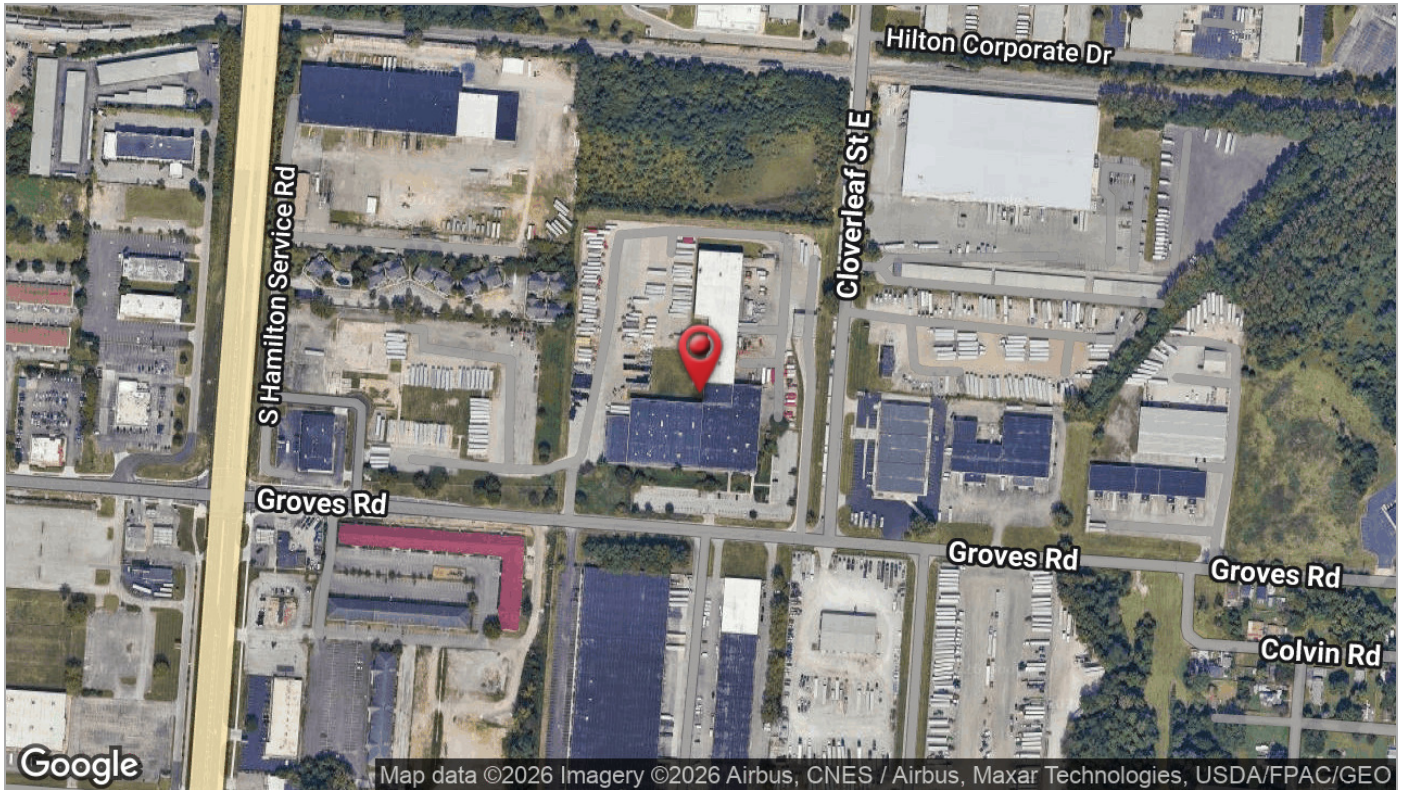


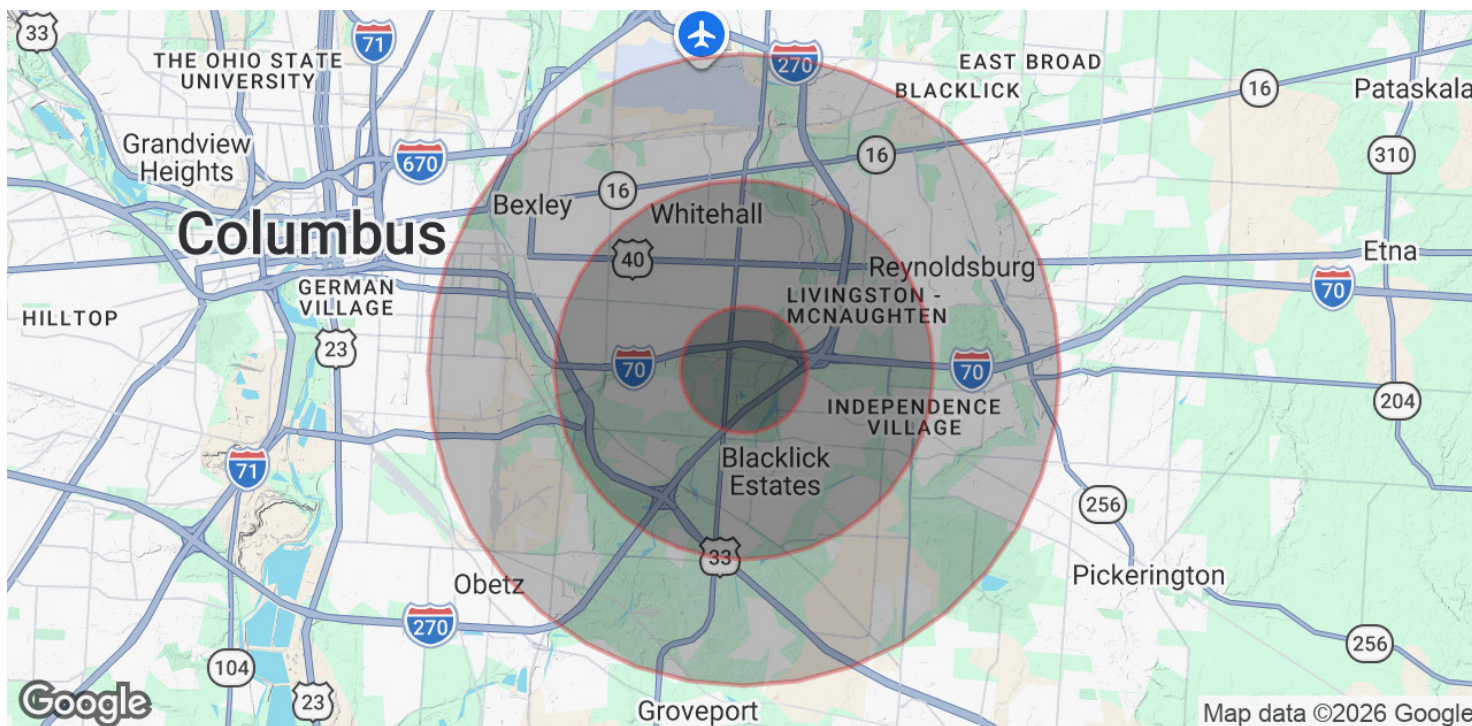
**Key:**

**A:** 21,600 SF; 30' Clear

**B:** 19,680 SF; 30' Clear

**C:** 78,836 SF with 9,600 SF Office; 20' Clear





## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,951	112,397	248,014
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	37	39	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,937	45,754	100,890
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$54,663	\$65,728	\$76,956
Average House Value	\$220,145	\$205,528	\$246,436

2020 American Community Survey (ACS)