

For Sale



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Industrial Building For Sale in Columbus, Ohio

*511 Industrial Mile Road
Columbus, Ohio 43228*

Noah Kahkonen

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4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

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Property Information

Price	Square Feet Available	Land Acreage
\$1,575,000	± 17,688	± 1.48 Ac

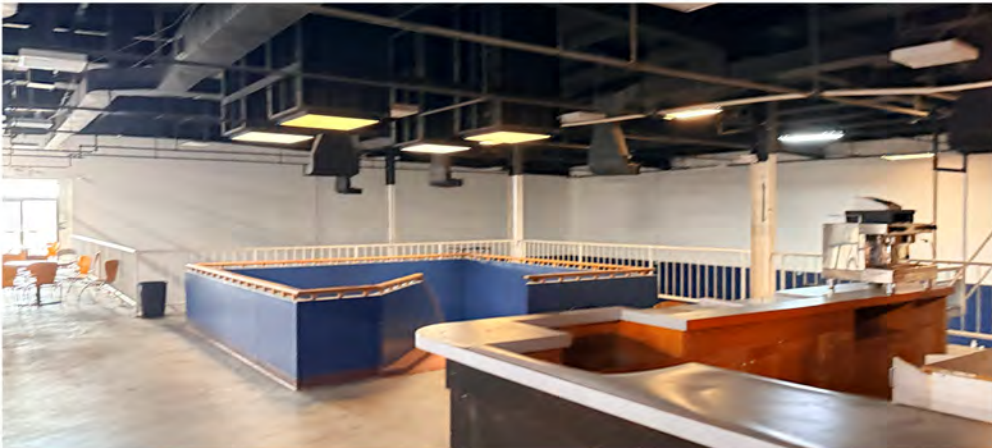
511 Industrial Mile Road in Columbus, Ohio, is a versatile industrial property offers a total of approximately 17,688 square feet of warehouse space. The facility is intelligently configured with ±15,688 square feet of primary warehouse/industrial space complemented by a ±2,000 square foot mezzanine, providing flexible options for storage or operational oversight. Situated on a generous ±1.48-acre lot, the site features an ample dedicated parking area, capable of accommodating over 100 vehicles, split between 32 paved asphalt spaces and a large gravel lot. Its strategic location offers excellent logistical advantages, boasting immediate proximity to Interstate-270 and a convenient 10-minute commute to the heart of Downtown Columbus, making it an ideal hub for businesses favoring regional access.

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Parcel View

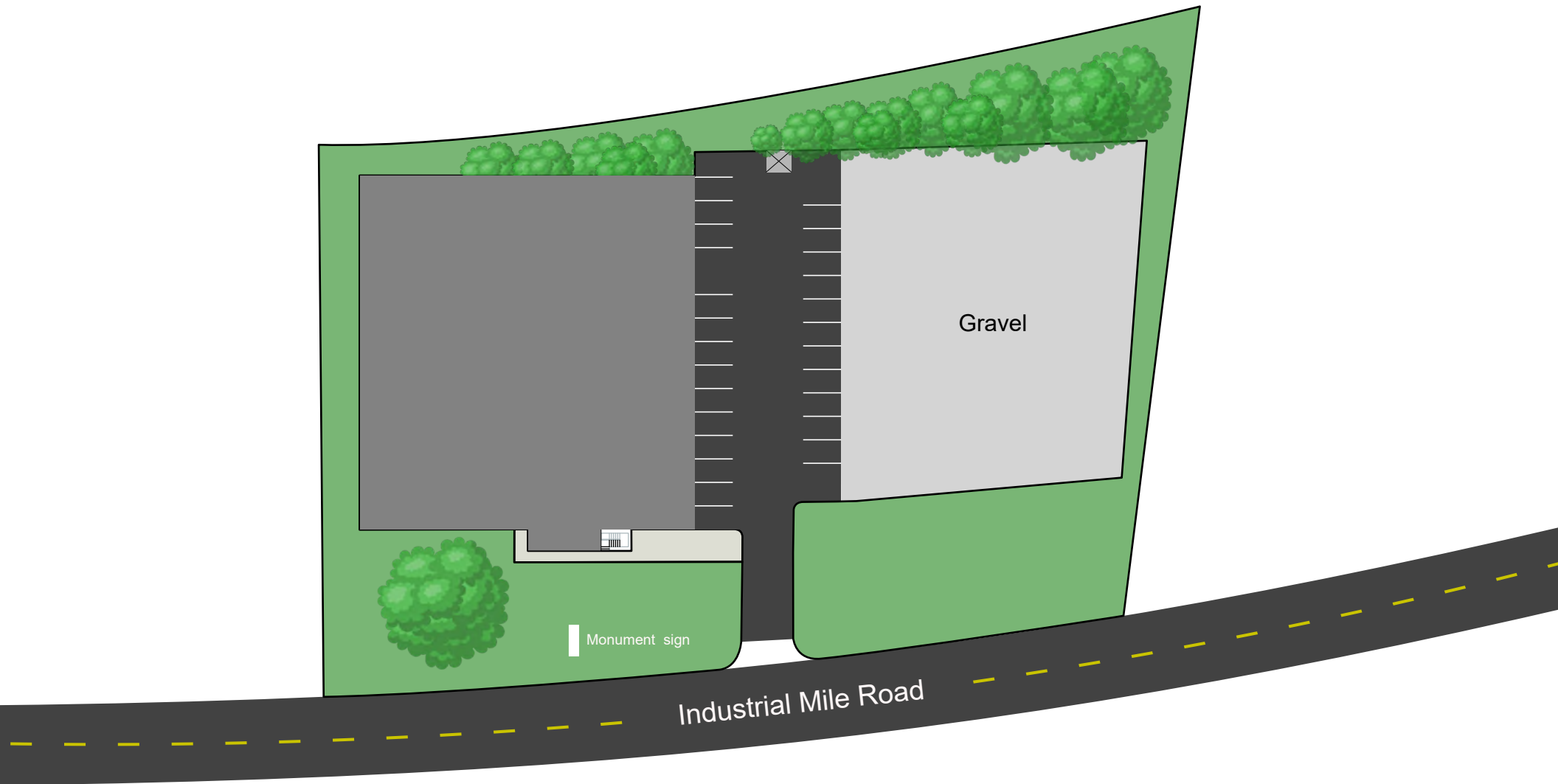


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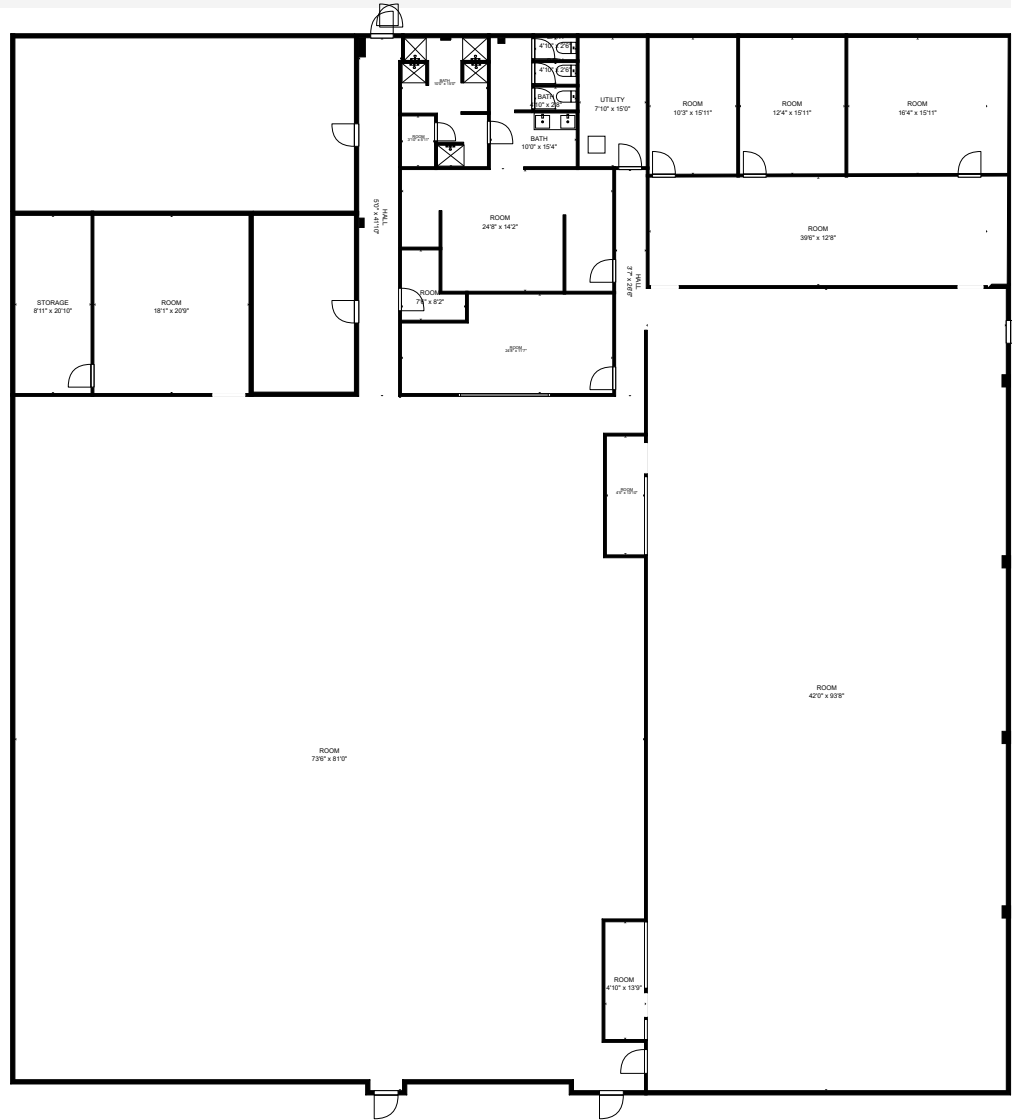
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Floor Plan (First Floor)



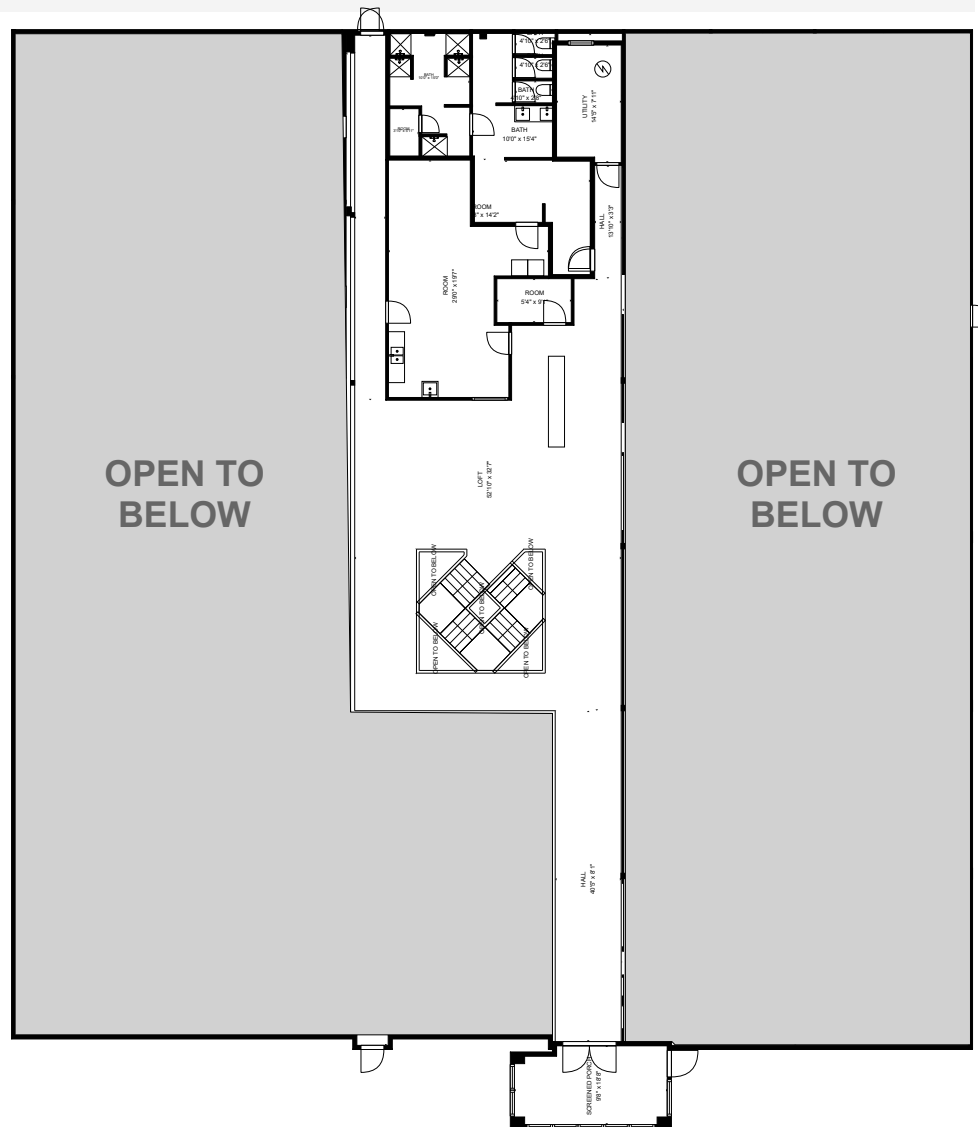
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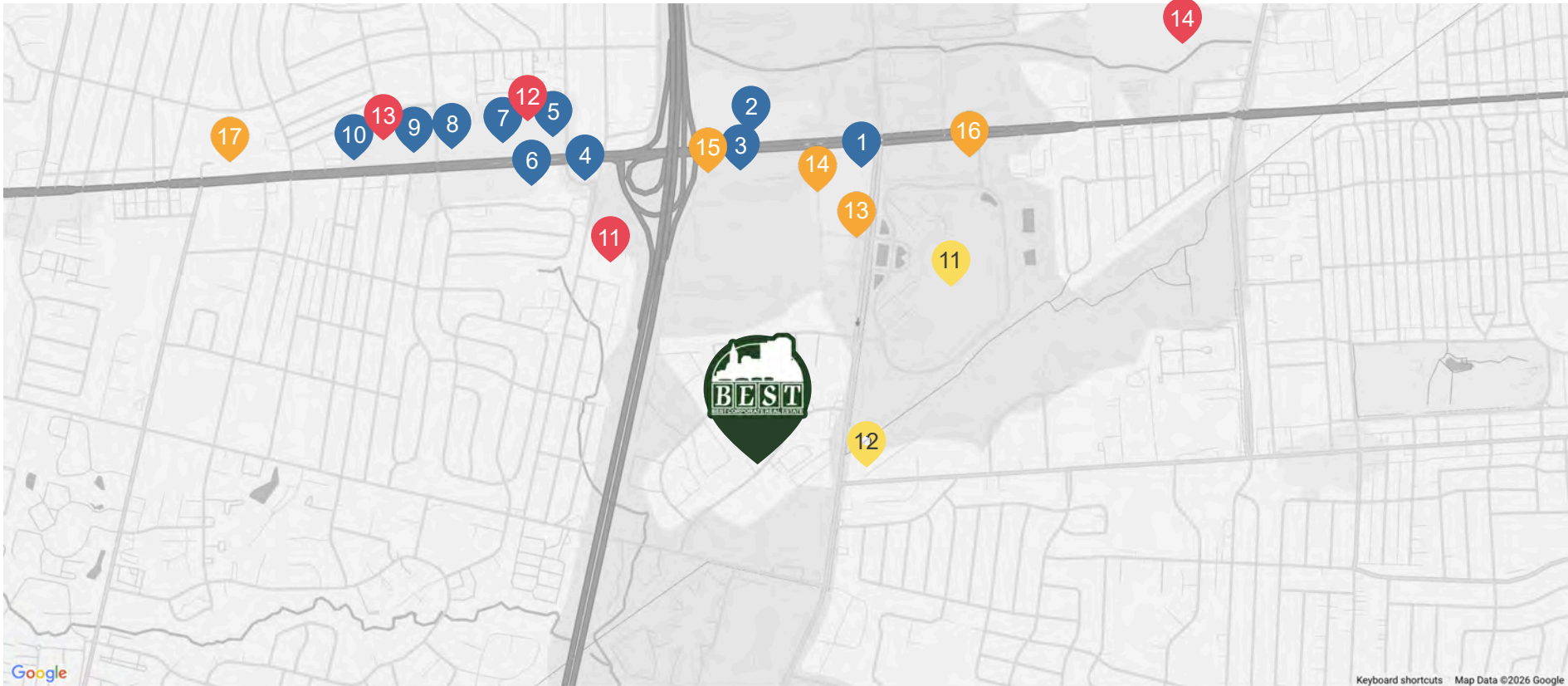
Floor Plan (Mezannine)



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AMENITIES

● Restaurants

1. Golden Chopsticks (Chinese)
2. Popeyes Louisiana Kitchen
3. Bob Evans
4. Waffle House
5. Raising Cane's Chicken Fingers
6. McDonald's
7. Roosters Chicken Wings
8. Arby's

● Retailers

11. Home Depot
12. Harbor Freight
13. Giant Eagle
14. Kroger

● Entertainment

11. Hollywood Casino
12. RollHouse Columbus

● Services

13. Huntington Bank
14. Ohio BMV
15. Sheetz
16. Tsunami Express Car Wash
17. Ohio Health Doctors Hospital



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Local Amenities



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New Development

BRAND NEW WESTON DEVELOPMENT ARCHITECTURAL RENDERING



NEW HOLLYWOOD CASINO HOTEL



W BROAD STREET TRANSIT DEVELOPMENT

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About The Local Area

The West Broad Street corridor is undergoing a significant transformation, headlined by the June 12, 2026, grand opening of the \$100 million Hollywood Casino Columbus hotel, a seven-story tower featuring 203 luxury rooms, a new restaurant, and expanded gaming space. Complementing this, the city has officially broken ground on the West Broad Bus Rapid Transit (BRT) line, a massive infrastructure project designed to anchor new transit-oriented developments and mixed-use housing between Downtown and Prairie Township. Additionally, neighborhood-led efforts by Hilltop RISE are revitalizing the area through the renovation of historic buildings at Broad and Westgate, which will introduce new affordable residential units and street-level commercial spaces to the historic Hilltop hub.



THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Downtown Columbus

Major Regional Employers



Demographics



Area Population
2,230,960



Area Households
826,729

Major Interstates



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Listing Agent Contact



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Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

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