

THE ROBERT WEILER COMPANY EST. 1938

OFFERING MEMORANDUM

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com



4,600 +/- SF Available



Appraisal Brokerage Consulting Development

FLEX/WAREHOUSE SPACE FOR LEASE

2930 Switzer Avenue, Columbus, OH 43219

Flex/Warehouse Space with Fenced Outdoor Storage FOR LEASE

4,600 +/- SF of Versatile Flex/Warehouse Space, located just minutes away from John Glenn Columbus International Airport (CMH) and situated within one of Columbus's strongest industrial corridors. Warehouse includes 18' clear ceiling height, (1) 10' rear drive-in door, (1) 14' front drive-in door, and an additional 14' interior drive-in door, along with heating and drainage throughout. Office area features a front reception area, one private office, a large open-concept workspace, a kitchenette, recreation room, and two restrooms—designed to support efficient day-to-day operations. A Rare Advantage for this size property, the site also includes a private, fenced-in lot directly adjacent to the warehouse — perfect for outdoor storage, equipment parking, or company vehicles. Strategically positioned near I-670, I-270, and I-71, the property offers excellent regional connectivity and proximity to the CMH Airport, Downtown Columbus, and the broader Central Ohio market. Currently occupied. **Do not disturb tenant.**



Features:

- 4,600 +/- SF of Flex/Warehouse space
- 18' clear ceiling height
- (1) 10' drive-in door (rear)
- (1) 14' drive-in door (front)
- (1) 14' interior drive-in door
- Private & Fenced Lot for Outdoor Storage
- Heated warehouse with drainage
- Minutes away from John Glenn Columbus International Airport (CMH) and I-670

Property Highlights

Address:	2930 Switzer Avenue Columbus, OH 43219
County:	Franklin
PID:	010-158272-00 010-158273-00
Location:	Nort of E 13th Ave between N Cassady Ave and Stelzer Rd
Year Built:	1981
Building Size:	9,200 +/- SF
Space Available:	4,600 +/- SF
Base Lease Rate:	\$11.95/SF NNN
OpEx:	\$2.31/SF
Zoning:	M 2- Manufacturing District

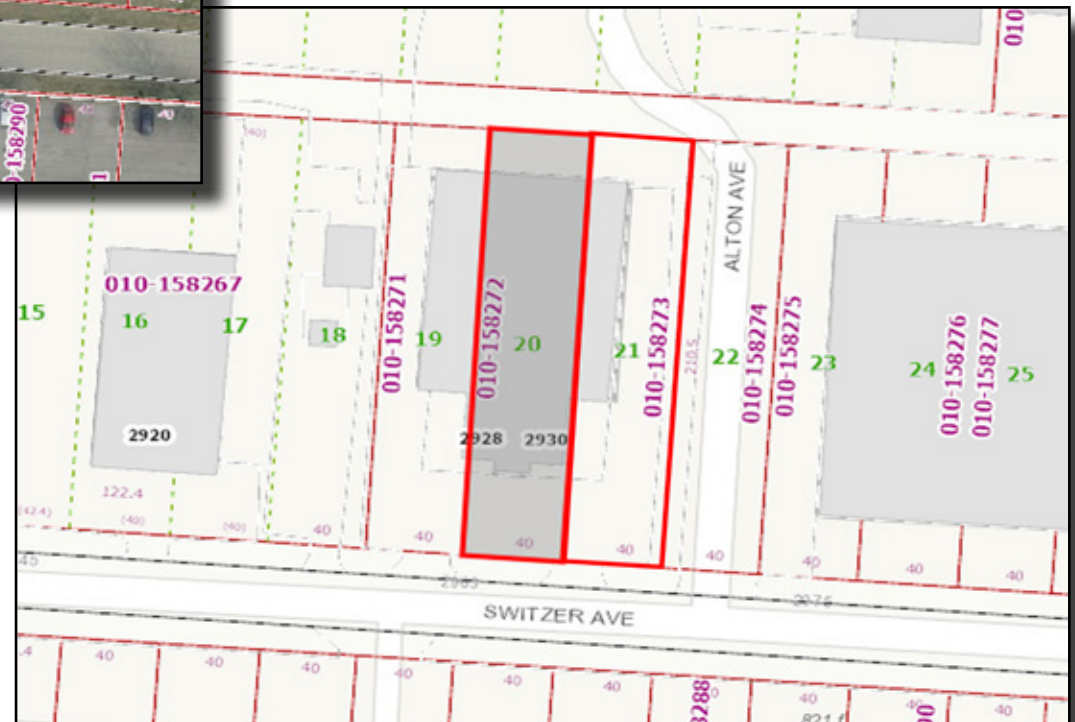
4,600 +/- SF of Flex/Warehouse space
2930 Switzer Ave, Columbus, OH 43219

Aerial View

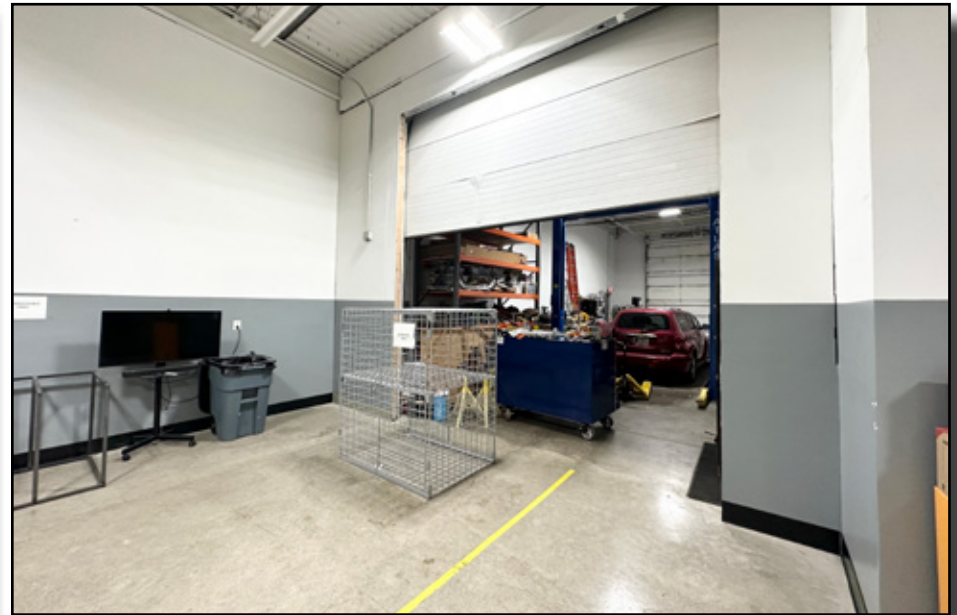


4,600 +/- SF of Flex/Warehouse space
2930 Switzer Ave, Columbus, OH 43219

Aerial and Plat Map

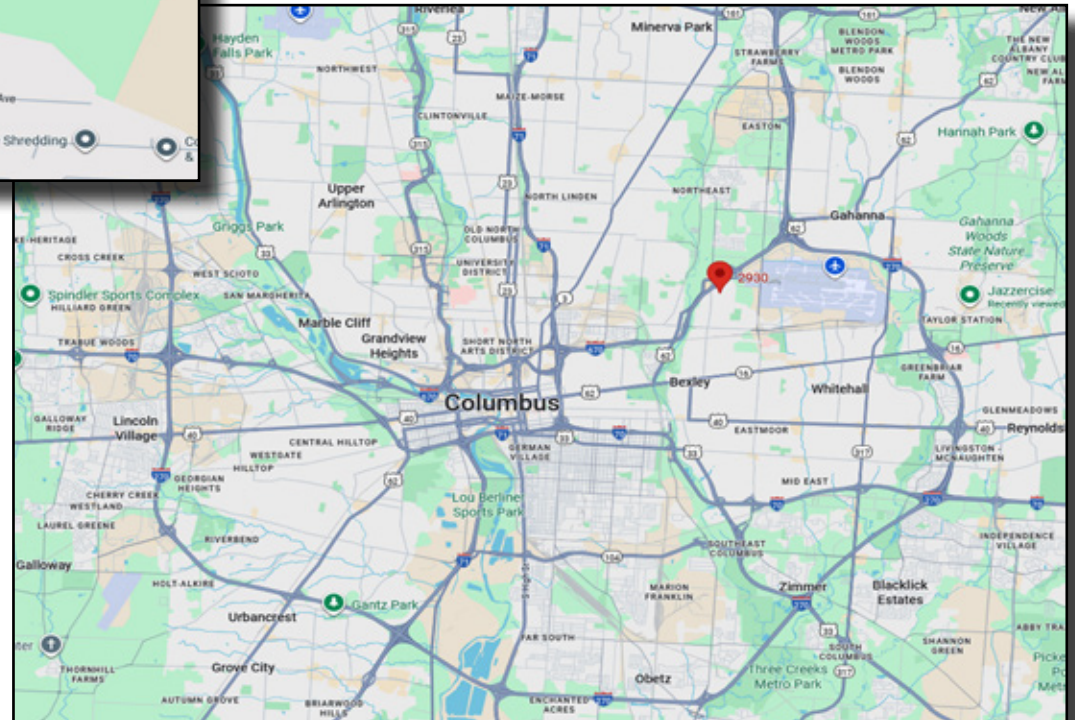
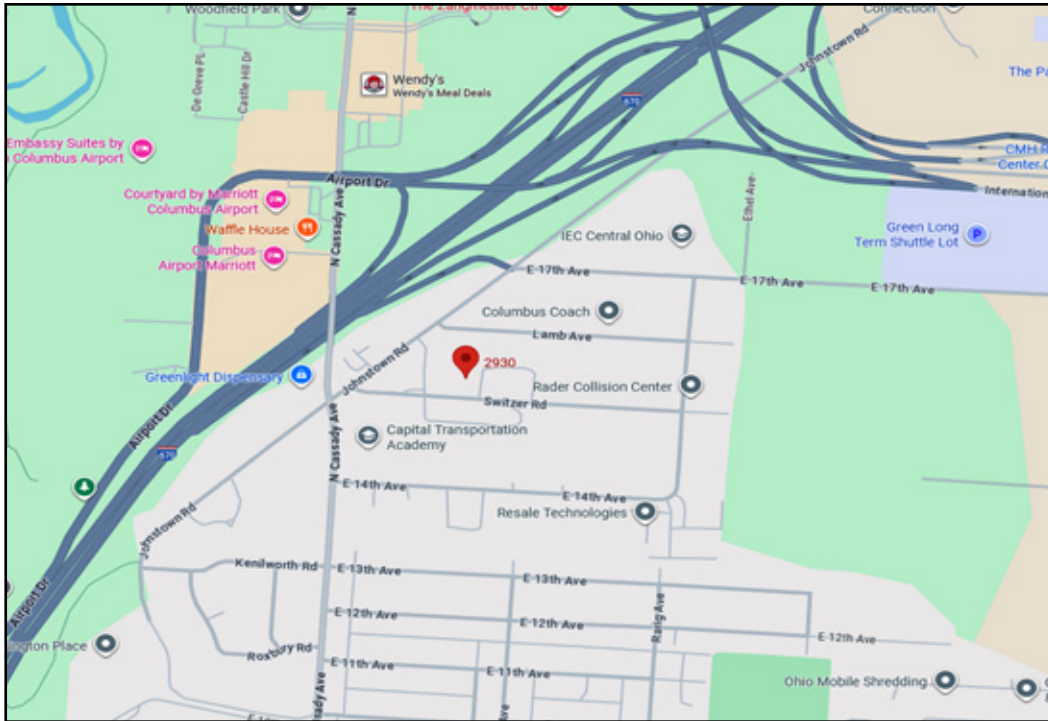






4,600 +/- SF of Flex/Warehouse space
2930 Switzer Ave, Columbus, OH 43219

Street Maps

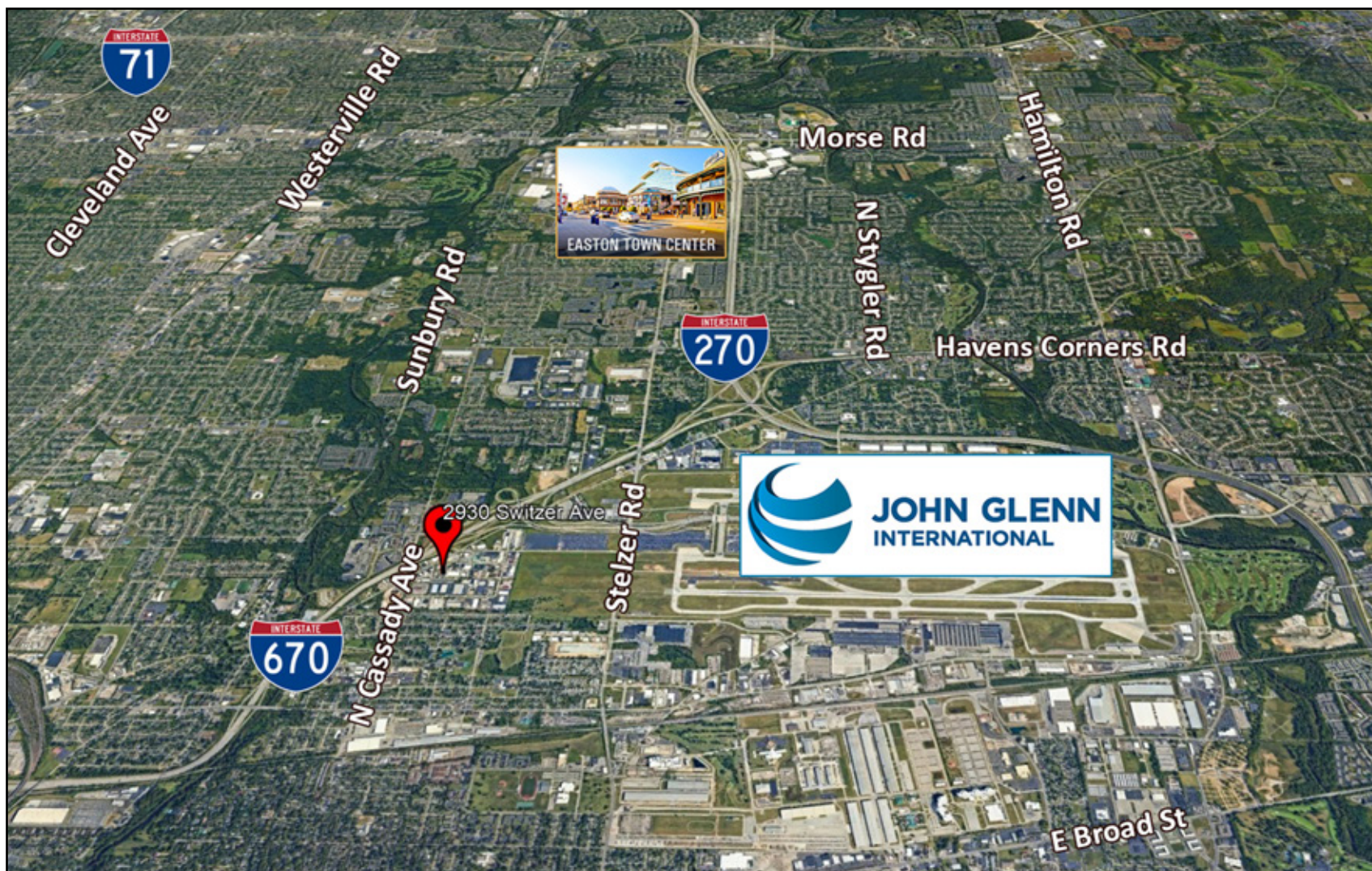


Appraisal Brokerage Consulting Development

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com

4,600 +/- SF of Flex/Warehouse space
2930 Switzer Ave, Columbus, OH 43219

Location Map



Great Location!

Easy access to major roads
Minutes to John Glenn International Airport
15 minutes to Easton Town Center

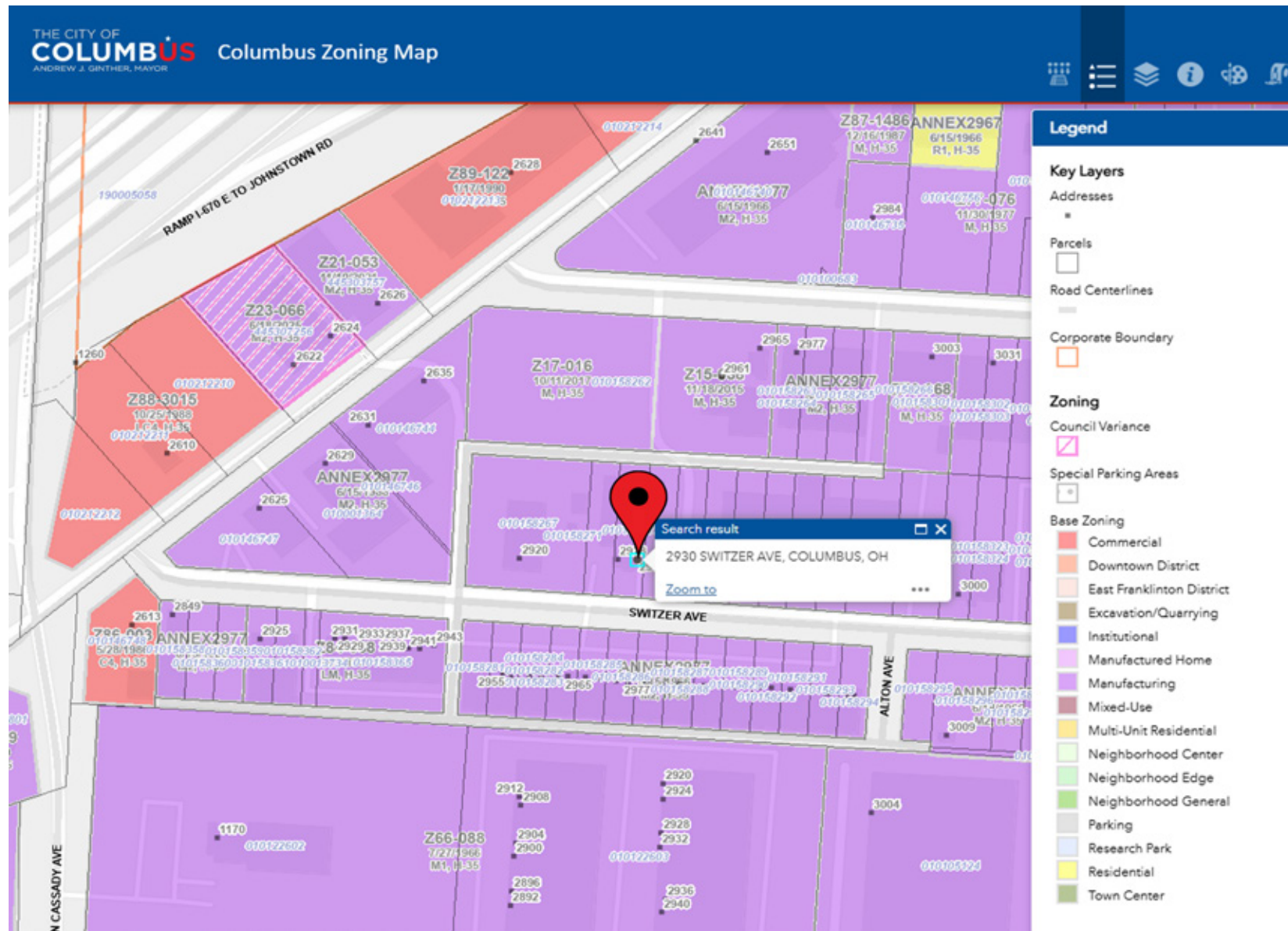


Appraisal Brokerage Consulting Development

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com

4,600 +/- SF of Flex/Warehouse space
2930 Switzer Ave, Columbus, OH 43219

Zoning Map




Click [here](#) to see zoning text

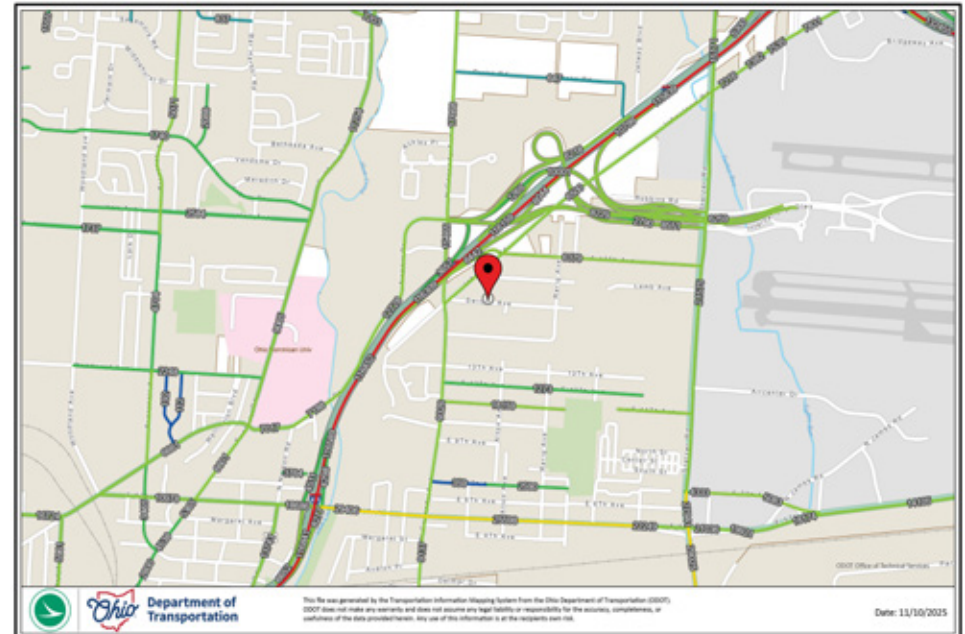



Appraisal Brokerage Consulting Development

Julie Cohen • jcohen@rweiler.com • 10 N High Street • Suite 401 • Columbus, Ohio • 43215 • 614.221.4286 ext.123 • www.rweiler.com

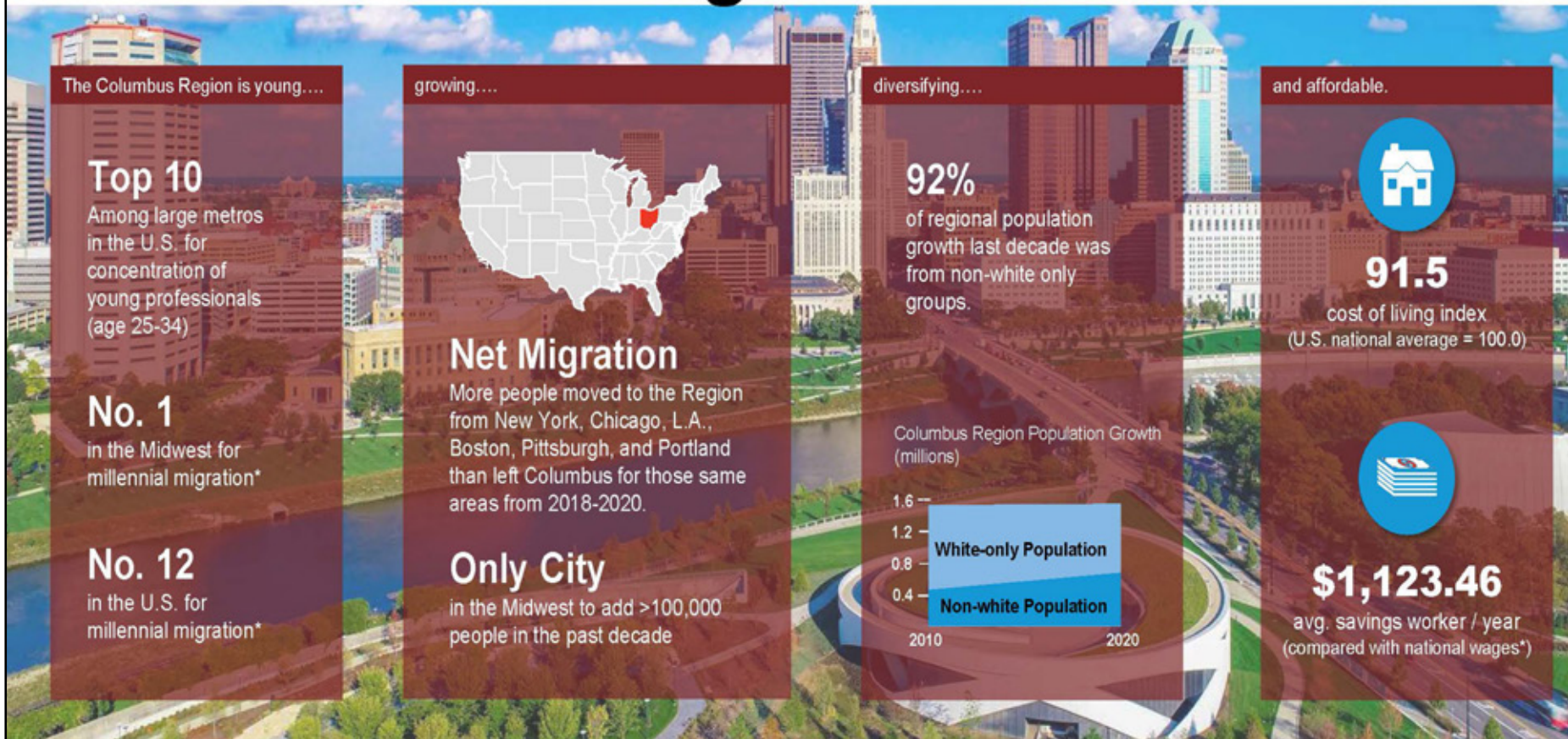
Demographic Summary Report

2928-2930 Switzer Ave, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	6,947	102,927	359,216	
2024 Estimate	6,824	102,031	356,180	
2020 Census	6,235	98,261	343,915	
Growth 2024 - 2029	1.80%	0.88%	0.85%	
Growth 2020 - 2024	9.45%	3.84%	3.57%	
2024 Population by Hispanic Origin	1,022	7,097	24,080	
2024 Population	6,824	102,031	356,180	
White	1,536 22.51%	33,501 32.83%	165,831 46.56%	
Black	3,870 56.71%	52,240 51.20%	130,812 36.73%	
Am. Indian & Alaskan	32 0.47%	445 0.44%	1,498 0.42%	
Asian	62 0.91%	2,169 2.13%	12,767 3.58%	
Hawaiian & Pacific Island	0 0.00%	39 0.04%	179 0.05%	
Other	1,325 19.42%	13,637 13.37%	45,093 12.66%	
U.S. Armed Forces	0	28	256	
Households				
2029 Projection	2,749	40,399	149,209	
2024 Estimate	2,693	40,015	147,795	
2020 Census	2,423	38,344	141,667	
Growth 2024 - 2029	2.08%	0.96%	0.96%	
Growth 2020 - 2024	11.14%	4.36%	4.33%	
Owner Occupied	1,095 40.66%	16,723 41.79%	56,427 38.18%	
Renter Occupied	1,598 59.34%	23,292 58.21%	91,368 61.82%	
2024 Households by HH Income	2,693	40,016	147,792	
Income: <\$25,000	1,005 37.32%	11,656 29.13%	36,997 25.03%	
Income: \$25,000 - \$50,000	680 25.25%	10,045 25.10%	35,522 24.04%	
Income: \$50,000 - \$75,000	491 18.23%	6,324 15.80%	24,952 16.88%	
Income: \$75,000 - \$100,000	189 7.02%	4,310 10.77%	17,209 11.64%	
Income: \$100,000 - \$125,000	222 8.24%	2,713 6.78%	11,524 7.80%	
Income: \$125,000 - \$150,000	27 1.00%	1,637 4.09%	6,903 4.67%	
Income: \$150,000 - \$200,000	50 1.86%	1,517 3.79%	7,698 5.21%	
Income: \$200,000+	29 1.08%	1,814 4.53%	6,987 4.73%	
2024 Avg Household Income	\$48,727	\$66,238	\$71,747	
2024 Med Household Income	\$39,232	\$44,848	\$51,202	



2928-2930 Switzer Ave, Columbus, OH 43219							
							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 W Johnstown Rd	E 17th Ave	0.03 NE	2025	5,439	MPSI	.12	
2 E 17TH AVE	W Johnstown Rd	0.02 SE	2025	6,722	MPSI	.13	
3 Johnstown Road	Switzer Ave	0.01 NE	2024	7,904	MPSI	.13	
4 Johnstown Road	Switzer Ave	0.01 NE	2025	7,879	MPSI	.13	
5 E 17th Ave	W Johnstown Rd	0.02 SE	2024	6,652	MPSI	.15	
6 Cassidy Avenue	Switzer Ave	0.04 SE	2025	14,804	MPSI	.16	
7 Cassidy Avenue	Switzer Ave	0.04 SE	2023	14,953	MPSI	.16	
8 RAMP	N Cassidy Ave	0.21 SW	2025	7,149	MPSI	.18	
9 N Cassidy Ave	E 14th Ave	0.02 S	2022	11,054	MPSI	.19	
10 N Cassidy Ave	E 14th Ave	0.02 S	2025	11,227	MPSI	.19	

What's Driving Investment?



Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

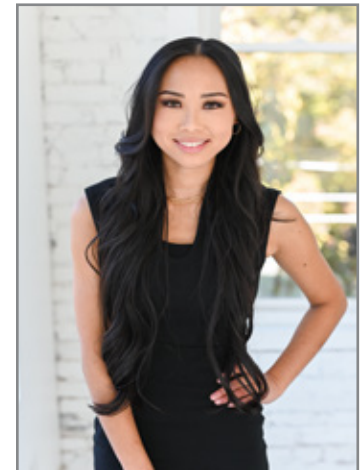
Celebrating **87** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

THE ROBERT WEILER COMPANY EST. 1938



The Robert Weiler Company is a full-service commercial real estate and appraisal firm; however, a deeper look inside our firm will show you that we are much more than that. We embrace the value of relationships and are committed to understanding clients' unique needs. We are keen on getting clients what they want.

With 87 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



Julie Cohen
Sales & Leasing Assoc.
614-221-4286 ext. 123
jcohen@rweiler.com

Learn more about us at
www.rweiler.com

This confidential Offering Memorandum has been prepared by The Robert Weiler Company for use by a limited number of parties whose sole purpose is to evaluate the possible sale/lease of the subject property/space. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers/tenants, and to establish only a preliminary level of interest in the subject property/space. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in the Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property/space for your needs.

All potential buyers/tenants must take appropriate measures to verify all the information set forth herein. Both The Robert Weiler company and the Seller/Landlord disclaim any responsibility for inaccuracies and expect prospective purchasers/tenants to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Seller/Landlord or The Robert Weiler Company for the accuracy of completeness of the Memorandum.

A prospective Buyer/Tenant must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential information, written or verbal, from the Broker or the Seller/Landlord. The Seller/Landlord expressly reserves the right, at its sole discretion, to reject any offer to purchase/lease the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully executed Real Estate Purchase Agreement/Lease, approved by Seller/Landlord, shall bind the property. Each prospective Purchaser/Tenant and/or Broker proceeds at its own risk.