



CAPITOL
EQUITIES

FOR SALE OR LEASE

Providing creative commercial real estate solutions since 1997



STAND-ALONE WAREHOUSE

NEAR AIRPORT

2004 LEONARD AVENUE, COLUMBUS, OH 43219

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com



**CAPITOL
EQUITIES**

FOR SALE/LEASE | INDUSTRIAL NEAR AIRPORT

2004 LEONARD AVENUE, COLUMBUS, OH 43219



Property Description

Stand-alone shop and warehouse building available to purchase or lease for your business needs. This two-story, sprinklered building provides a great mix of first and second floor finished offices; large training rooms and locker room with showers on the second floor; clean storage and ample shop space.

Property Highlights

- Building includes three drive-in doors
- Existing freight elevator to access second floor storage and training areas
- Shop clearance 10.5' and extra-high ceilings in long-term storage area
- Site can accommodate approximately 32+/- parking spaces through a perpetual easement with adjacent property owner (see attached aerial)

Location Description

Warehouse/shop space with an excellent central Columbus location. Easy access to I-670 via Leonard Avenue, just moments from John Glenn International Airport and downtown Columbus.

OFFERING SUMMARY

Available SF:	18,810 SF
Sale Price:	\$1,274,000
Lease Rate:	\$8.00 SF/yr
Utilities:	Utilities Paid by Tenant

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

CAPITOLEQUITIES.COM

The information contained herein was furnished by sources believed to be reliable, but it is not guaranteed, warranted or represented by Capitol Equities. The presentation of this property is submitted subject to errors, omissions, change of price or condition prior to sale or lease, or withdrawn without notice.



CAPITOL
EQUITIES

SALE OR LEASE | WAREHOUSE NEAR AIRPORT

2004 LEONARD AVENUE, COLUMBUS, OH 43219



Map
data
©2024

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

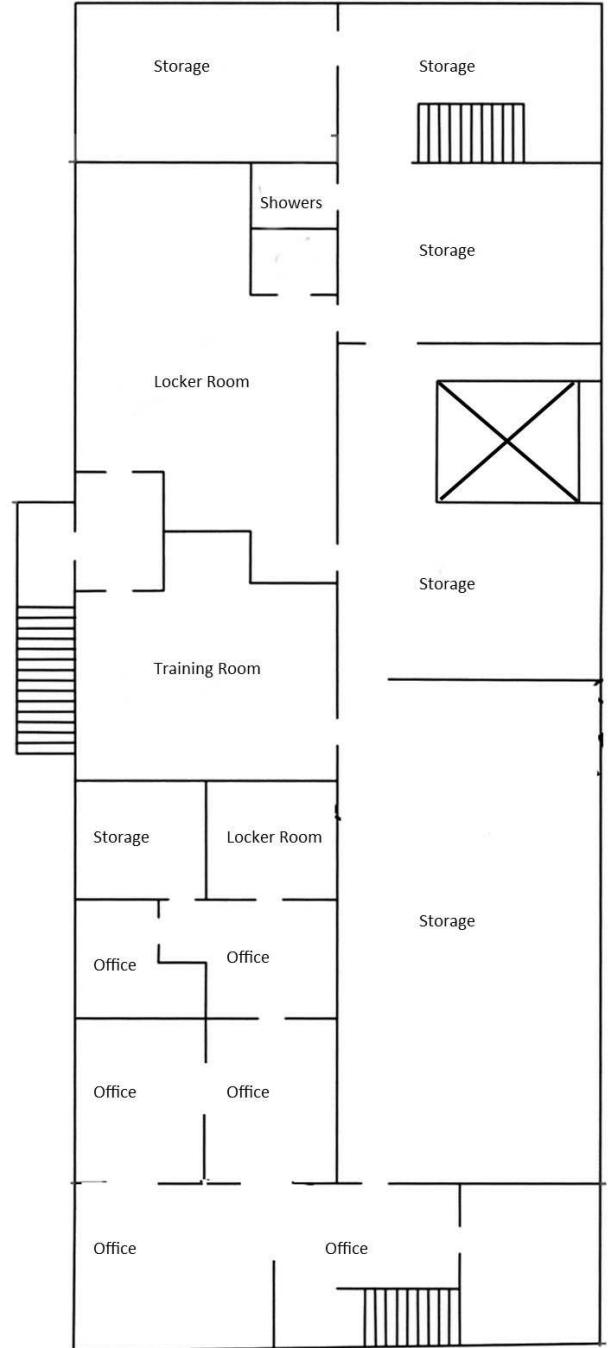
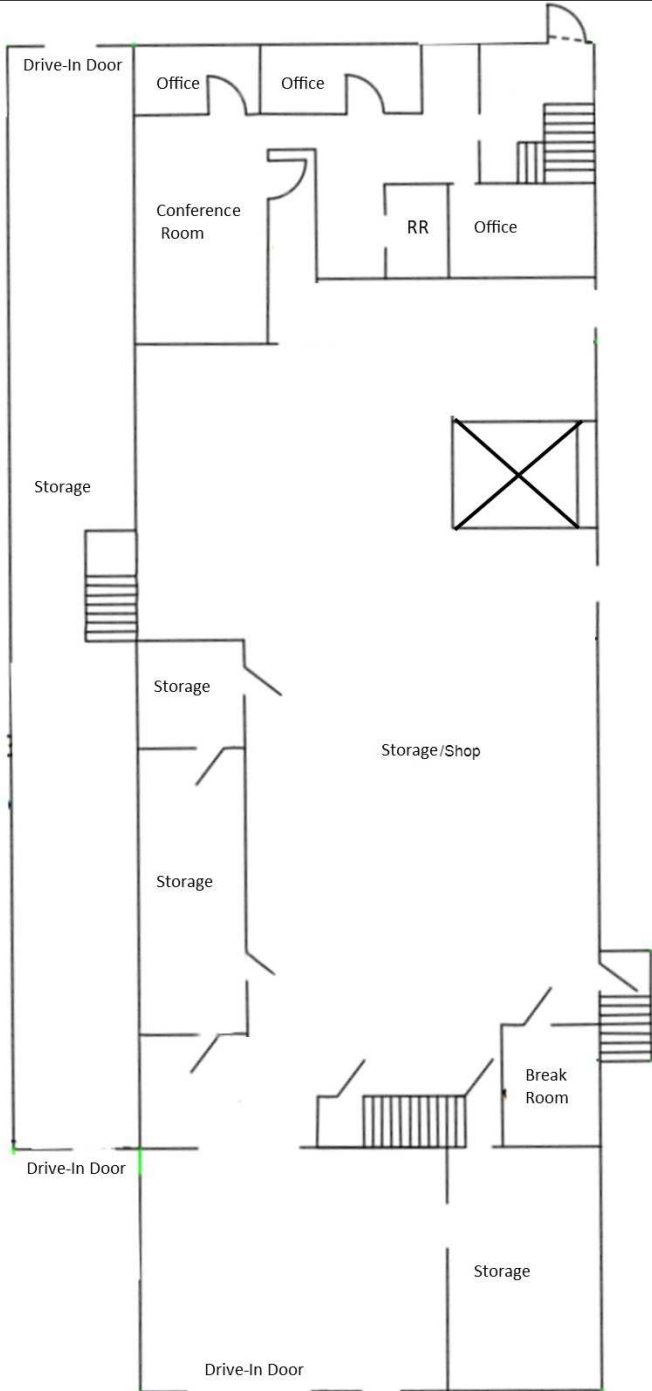
CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

SALE OR LEASE | WAREHOUSE NEAR AIRPORT

2004 LEONARD AVENUE, COLUMBUS, OH 43219



1st Floor includes offices, storage and open shop area

Second Floor includes training/offices and storage

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

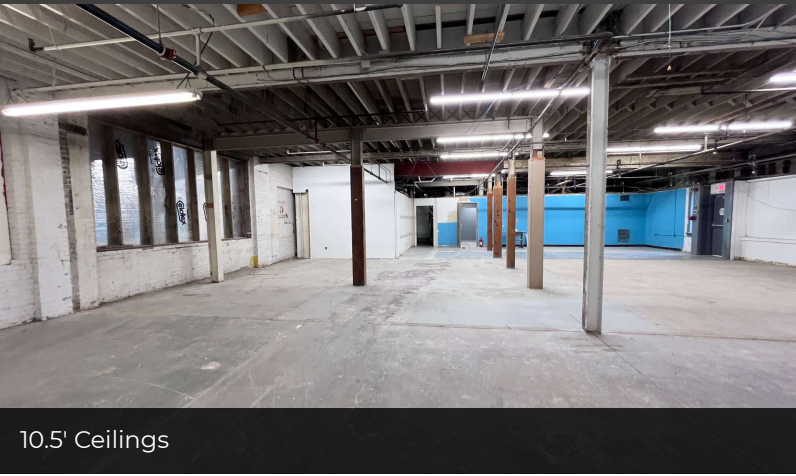
President
614.760.5660 x124
jrkern@capitolequities.com



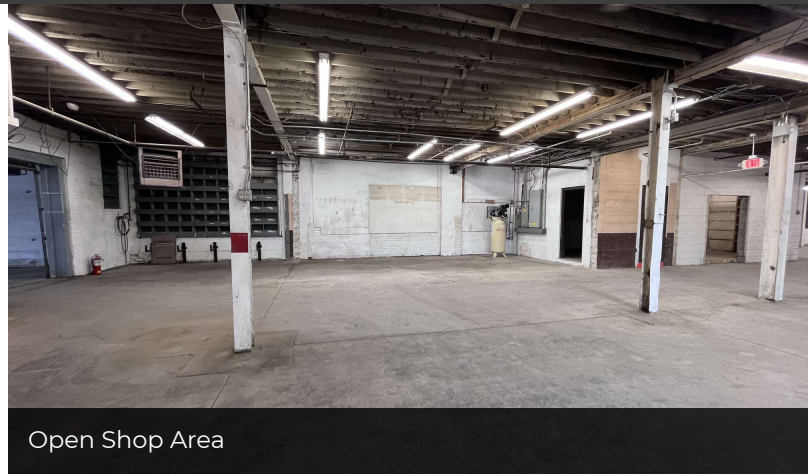
CAPITOL
EQUITIES

SALE OR LEASE | WAREHOUSE NEAR AIRPORT

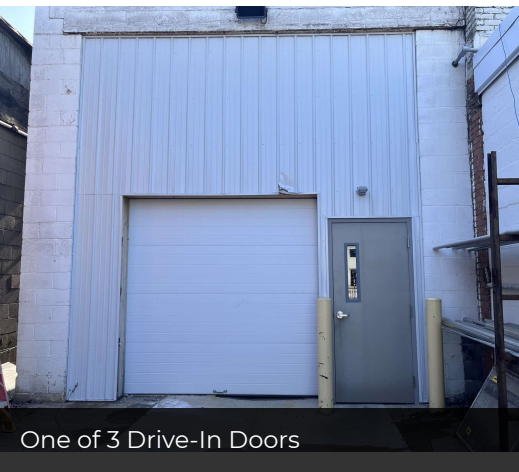
2004 LEONARD AVENUE, COLUMBUS, OH 43219



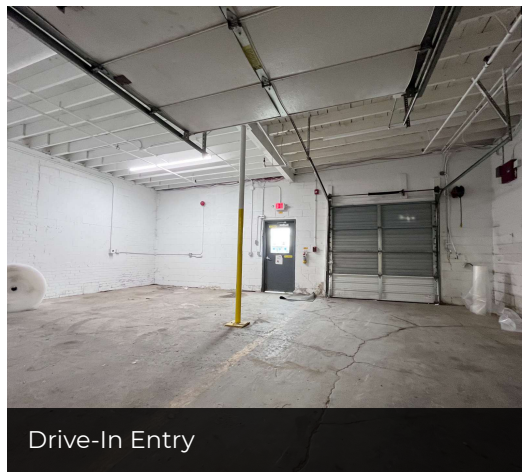
10.5' Ceilings



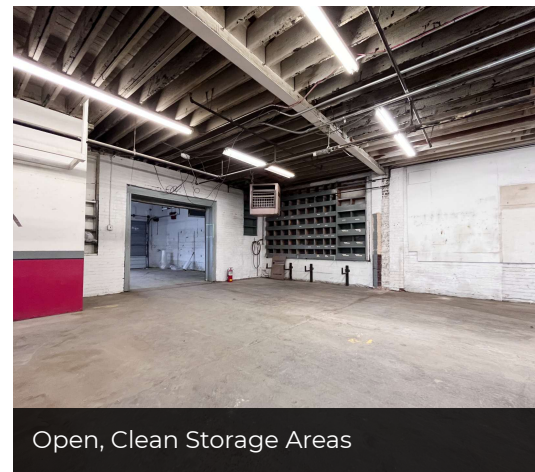
Open Shop Area



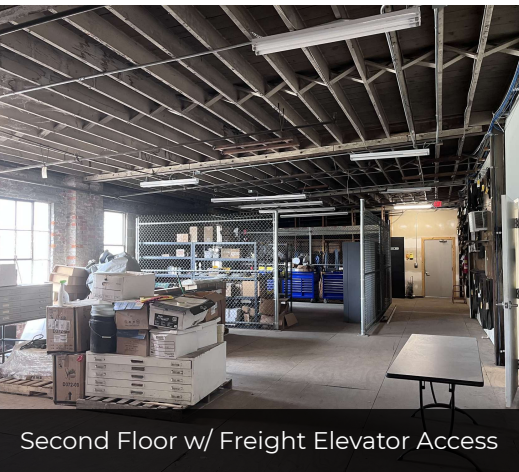
One of 3 Drive-In Doors



Drive-In Entry



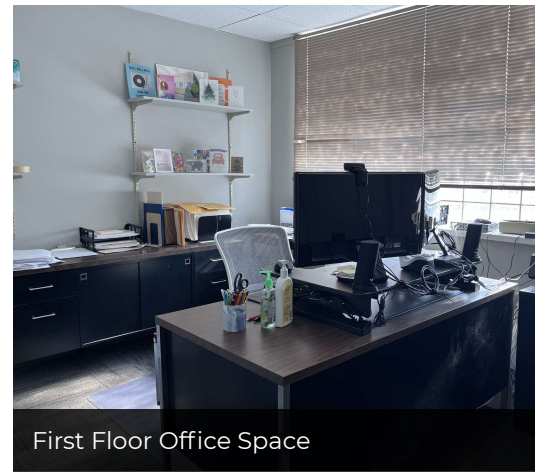
Open, Clean Storage Areas



Second Floor w/ Freight Elevator Access



Second Floor Training Room



First Floor Office Space

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com

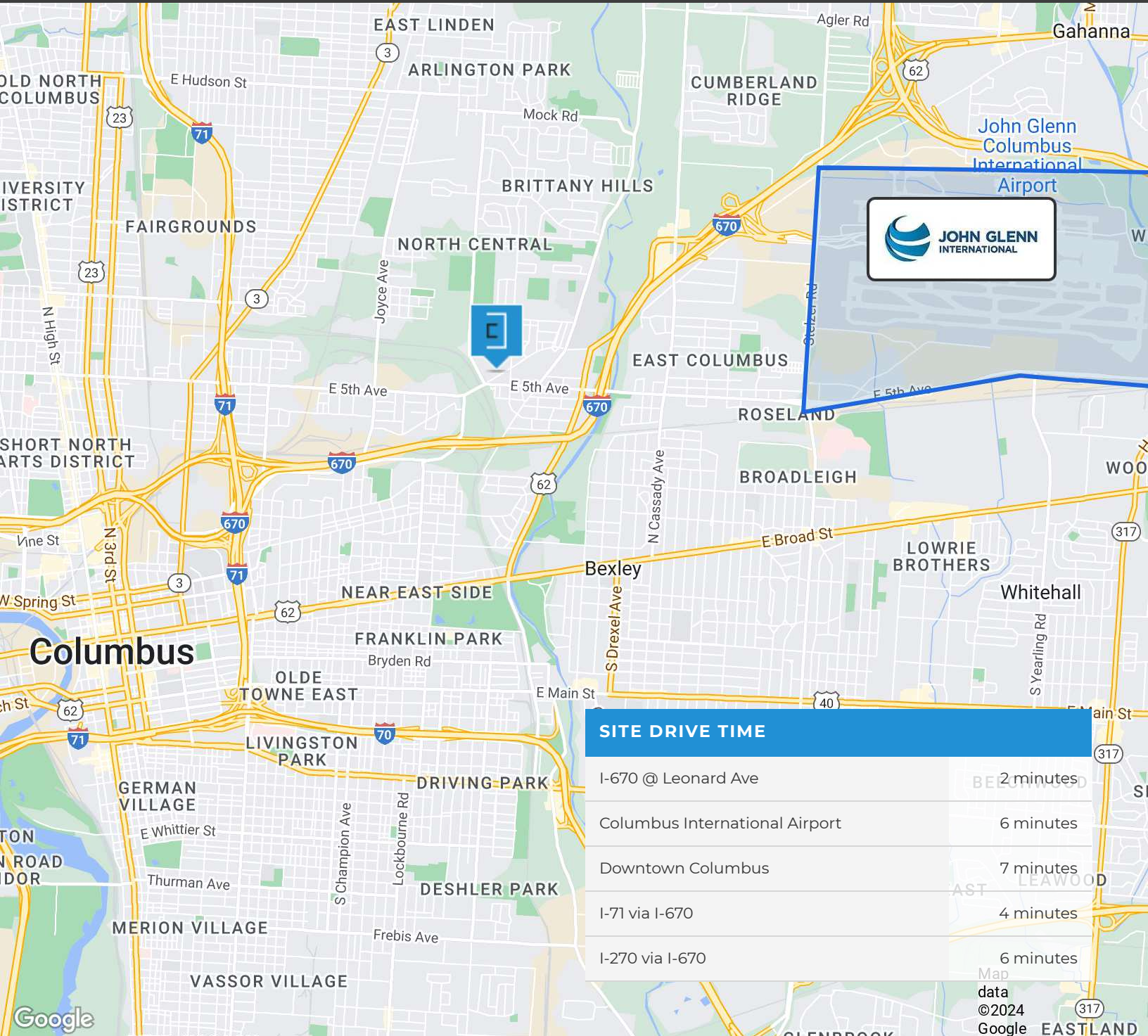
CAPITOLEQUITIES.COM



CAPITOL
EQUITIES

SALE OR LEASE | WAREHOUSE NEAR AIRPORT

2004 LEONARD AVENUE, COLUMBUS, OH 43219



SITE DRIVE TIME

I-670 @ Leonard Ave	2 minutes
Columbus International Airport	6 minutes
Downtown Columbus	7 minutes
I-71 via I-670	4 minutes
I-270 via I-670	6 minutes

Map data ©2024 Google

ED FELLOWS

VP Brokerage
614.760.5660 x123
efellows@capitolequities.com

J.R. KERN

President
614.760.5660 x124
jrkern@capitolequities.com