

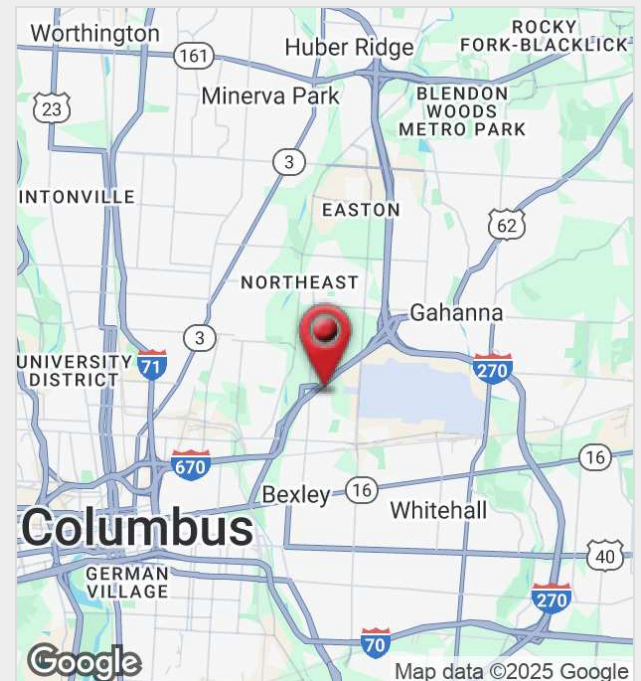


## 3051 Lamb Ave

Columbus, Ohio 43219

### Property Features

- ±21,900 SF Industrial Building with Suites For Lease
- Suite H: ±3,600 SF Office/Warehouse
- Suites J: ±5,600 SF Office/Warehouse
- **Can Be Leased Together for a Combined ±9,200 SF**
- Office Space and Drive-In Doors (10' x 12') Available in Each Suite
- 14' Clear Height
- 110V, 3-Phase Power Service in Each Suite
- Undergoing Complete Renovation Including All New: Roof, Skylights, Drive-In Doors, Interior & Exterior Paint and Lighting, Restrooms, Office Space, and Signage
- Convenient Location Within 2 Miles of I-670, I-270, and the Airport



For more information:

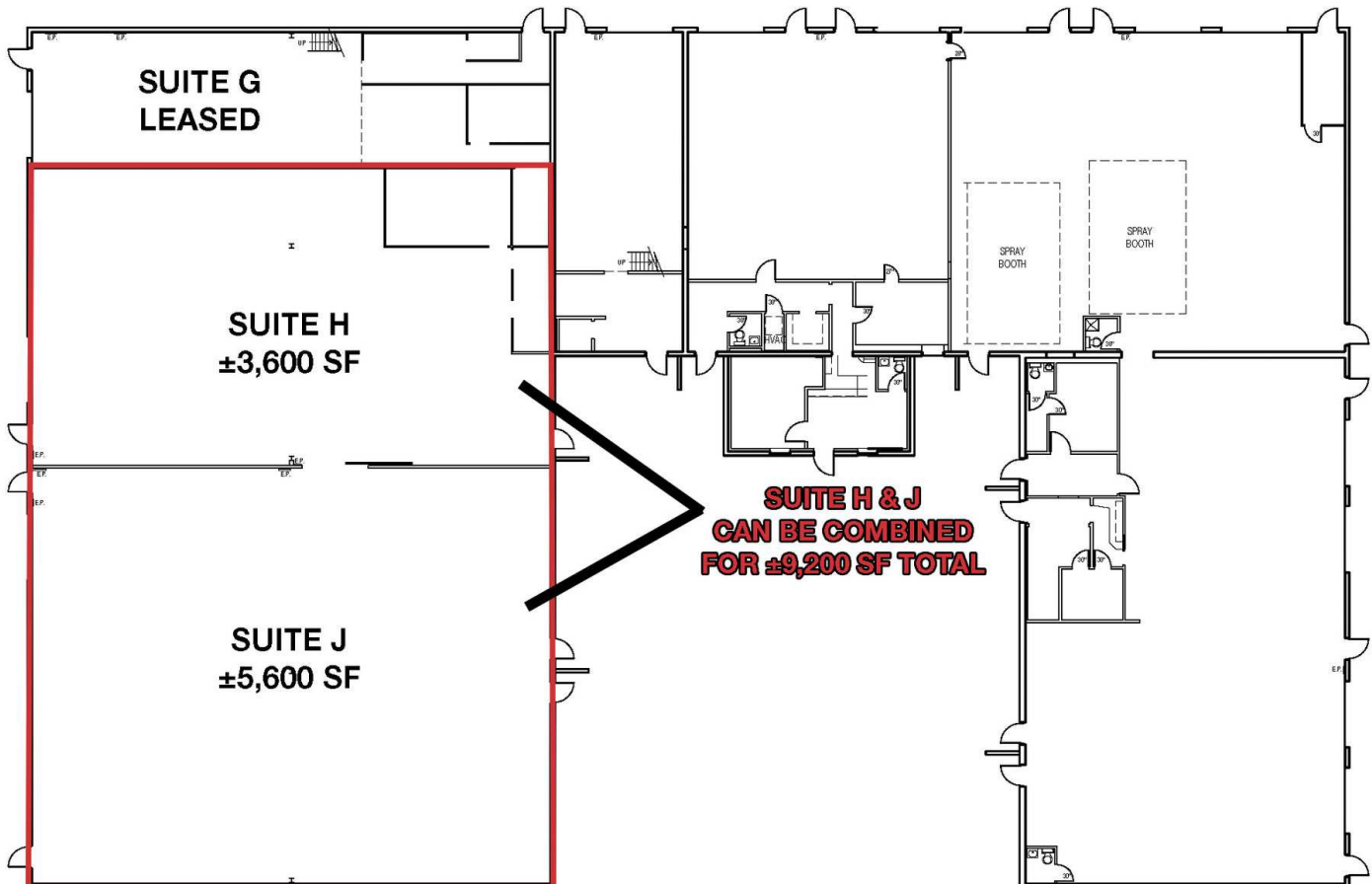
**Ryan McGreevy**


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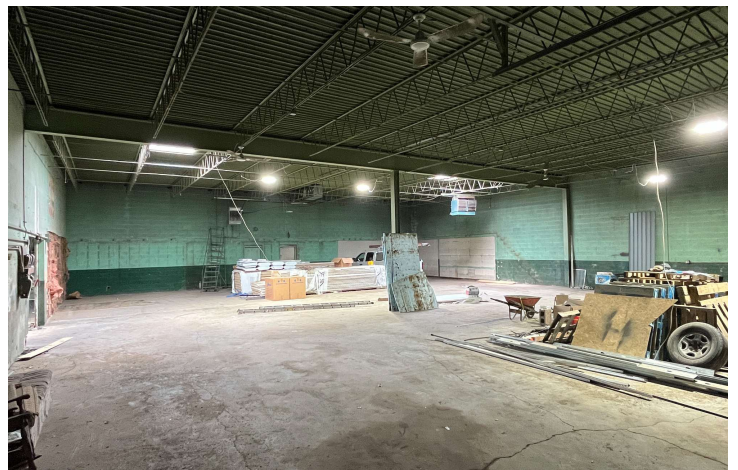
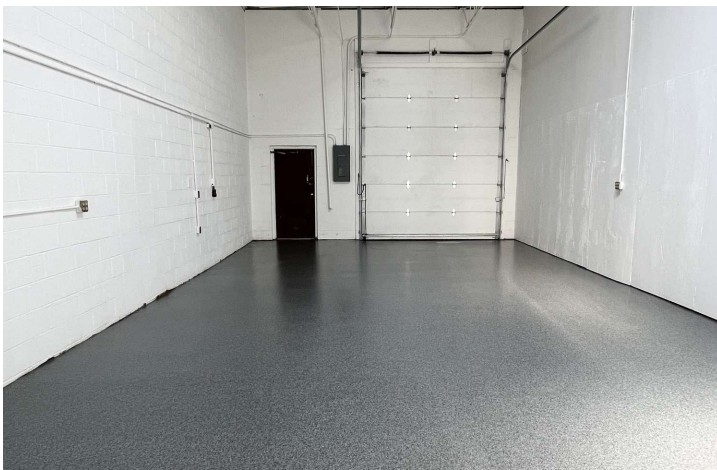
SUITE #	LEASE RATE	LEASE TYPE	OPEX	TOTAL SF	OFFICE SF	DRIVE-INS	AVAILABILITY
Suite H	\$9.95 SF/YR	NNN	\$2.00 PSF	3600 SF	400 SF	1 (10' X 12')	VACANT
Suite J	\$9.95 SF/YR	NNN	\$2.00 PSF	5600 SF	800 SF	2 (10' X 12')	VACANT



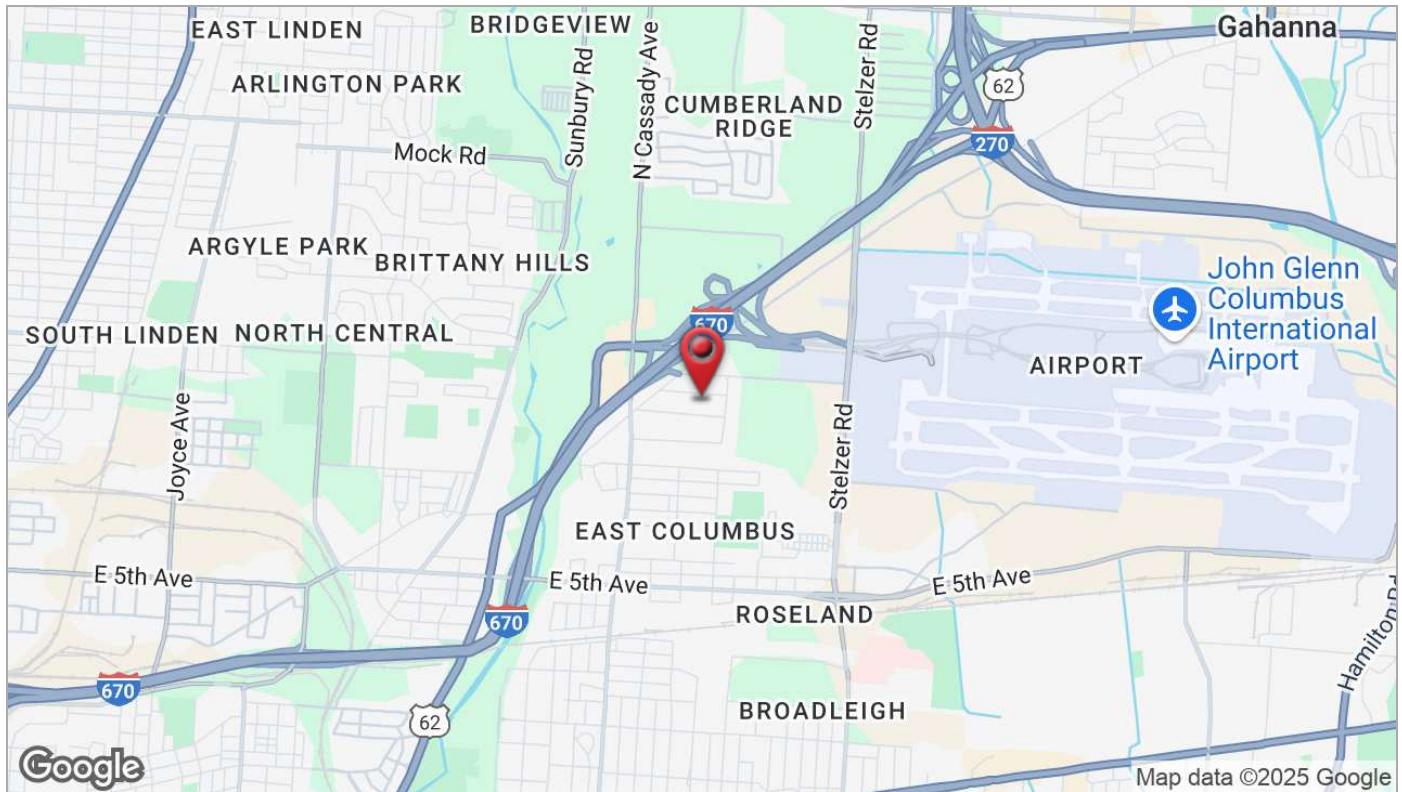
 N 3051 Lamb Ave. N.T.S.

**DRA** **DARIN RANKER ARCHITECTS**  
+ INTERIOR DESIGNERS  
5925 Wilcox Place, Suite E Dublin, OH 43016  
Ph: 614-792-1002 Fax: 614-792-1001  
admin@darinranker.com

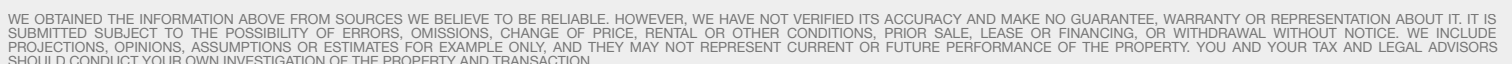


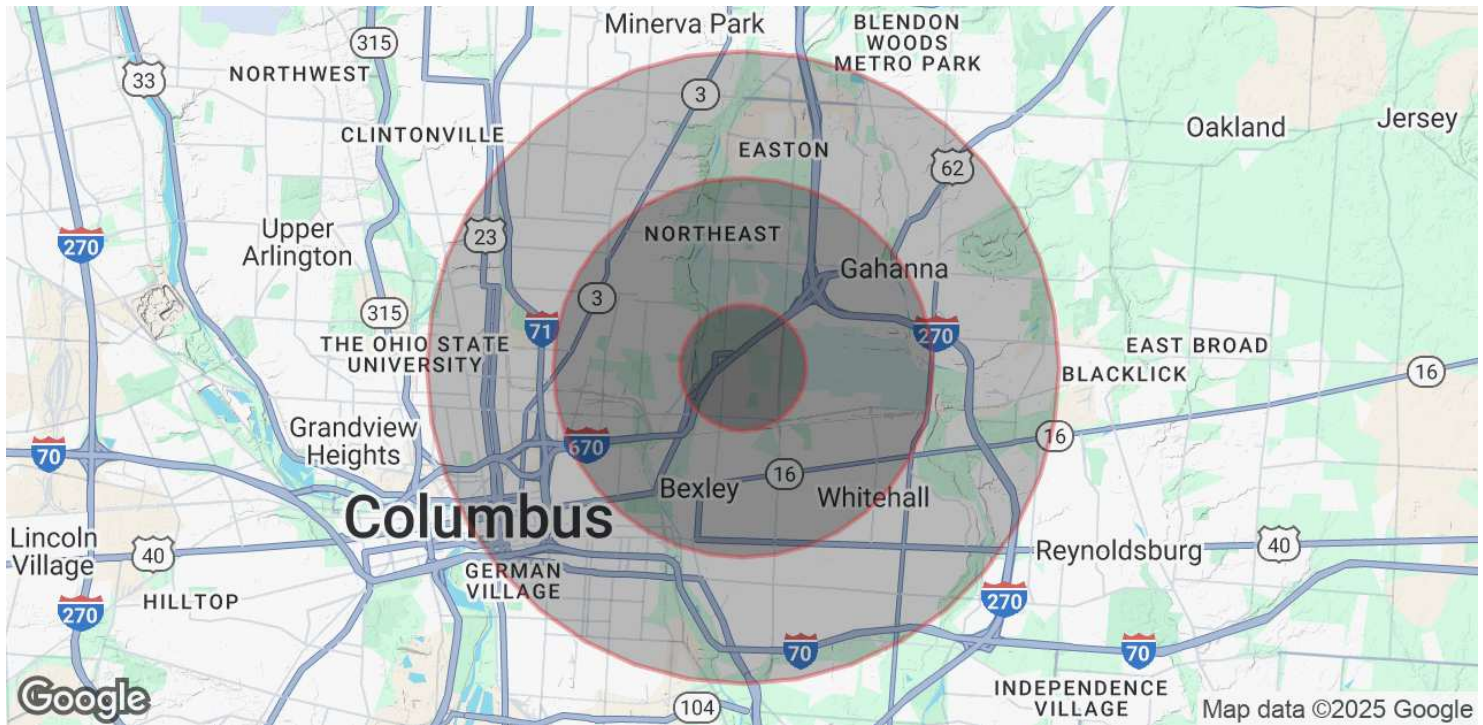












## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,732	94,033	328,182
Average Age	38	37	36
Average Age (Male)	37	35	35
Average Age (Female)	40	38	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,275	36,435	135,298
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$57,359	\$76,438	\$76,177
Average House Value	\$234,412	\$257,336	\$272,678

Demographics data derived from AlphaMap