

33549 E Royalton Rd Unit 9

Columbia Station, OH 44028

FOR SALE

Property Summary



Property Description

Well-maintained and move-in ready, this flex warehouse with office offers an ideal setup for light industrial, distribution, or mixed-use businesses. Built in 2003 and recently updated, including LVP flooring, the property provides functionality, excellent accessibility, and comfort in a professional setting. The office space features a reception area, private office with abundant natural lighting, plenty of electrical access, baseboard heating, and a dedicated restroom. A front entry door offers convenient access for clients and staff. The warehouse area includes 1400 sq. ft. of open space with a 42' x 10' loft with overlook wall, accessible by a wide stairway—perfect for additional storage or operations oversight. 26' ceiling height and a drive-in door with 12'4" clearance and 16' width, accommodating semi-truck drive-in, the space is equipped for efficient loading/unloading and accommodates a wide range of uses. Both the warehouse and office are supported by 208V, 3-phase electric, heating systems, and a ventilation system, making the property fully operational for year-round use. This versatile property is ready to serve a wide range of business needs — whether light manufacturing, warehousing, or professional services that require both office and commercial functionality. There is Gas radiant heat source in the Warehouse and Electric baseboard heat source in the office area. The loft area adds an additional 300 sq ft approximately.

Offering Summary

Sale Price:	\$250,000
Lot Size:	1,809 SF
Building Size:	1,800 SF

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Additional Photos



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Location Map



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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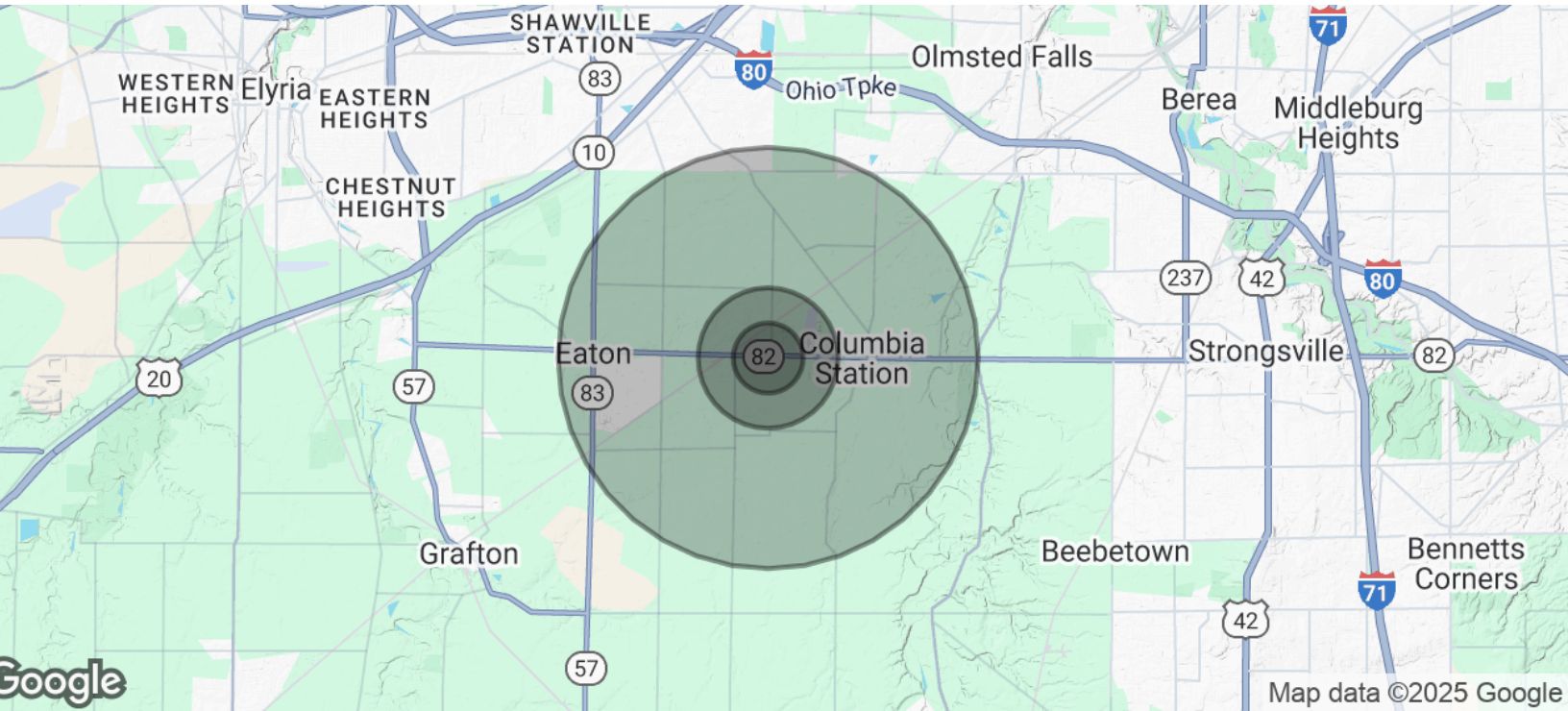
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Demographics Map & Report



Population	0.5 Miles	1 Mile	3 Miles
Total Population	141	484	7,397
Average Age	45	45	44
Average Age (Male)	44	44	44
Average Age (Female)	47	47	46

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	50	168	2,679
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$105,979	\$106,904	\$111,288
Average House Value	\$308,950	\$312,919	\$297,947

Demographics data derived from AlphaMap

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