



## 1025 Stimmel Rd

1025 Stimmel Rd, Columbus, Ohio 43223

### Property Features

- ±5,700 SF Total Across Two Buildings
- ±3,200 SF Renovated Warehouse/Shop With ±500 SF of Office Space
- New LED Lighting in Warehouse Building
- ±2,500 SF Standalone Office Building (Complete Renovation in Progress)
- 16' Clear Height
- Four (4) Drive-In Doors (14' x 14')
- ±0.67 Acres Total, Including ±0.32 Acres Fenced & Paved with Mixed Asphalt
- Zoned General Industrial (GI) in Franklin Township
- Convenient Access to I-70, I-71, and I-270 (All Within 5 Miles)

**Lease Rate: \$16.00 SF/Yr (Gross)**



For more information:

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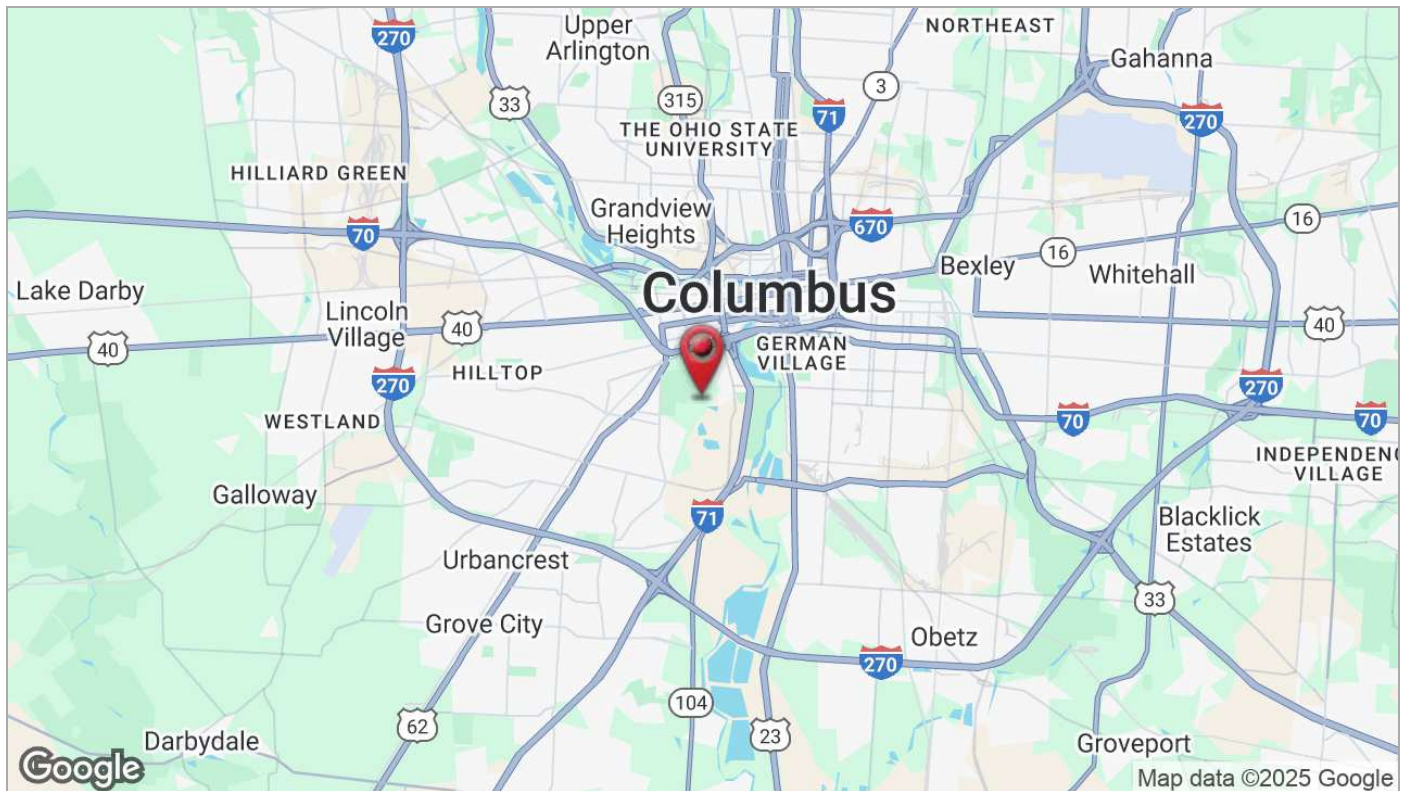
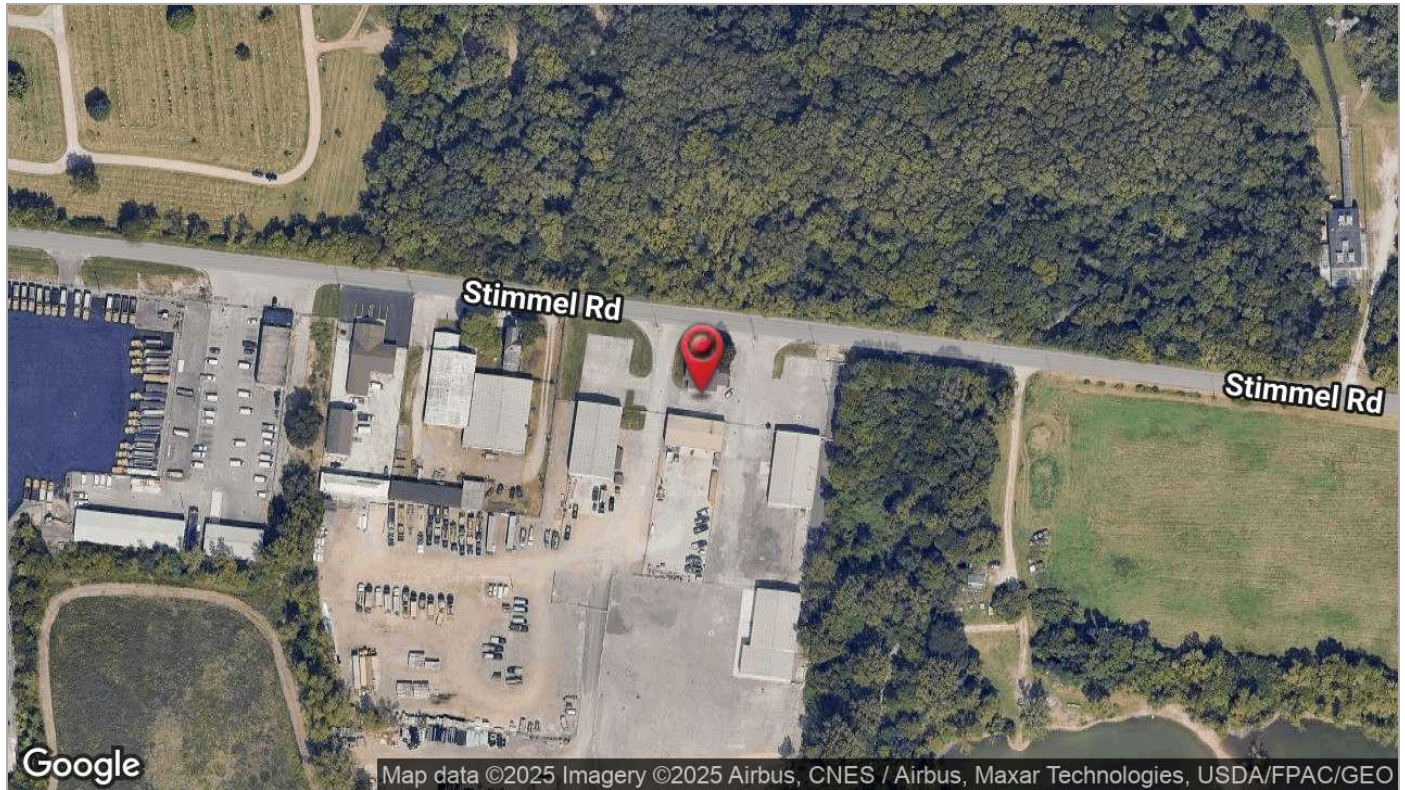


AVAILABLE SPACE	SPACE USE	LEASE RATE	LEASE TYPE	TOTAL SIZE	OFFICE SIZE	SHOP SIZE	AVAILABILITY
1025 Stimmel	Office/Industrial Shop	\$16.00 SF/YR	Gross	±5,700 SF	±3,000 SF	±2,700 SF	11/1/2025

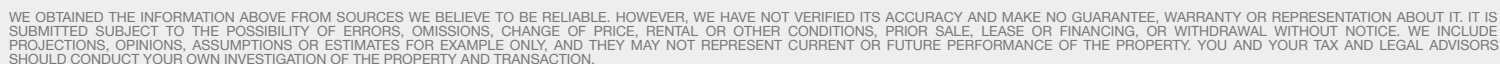


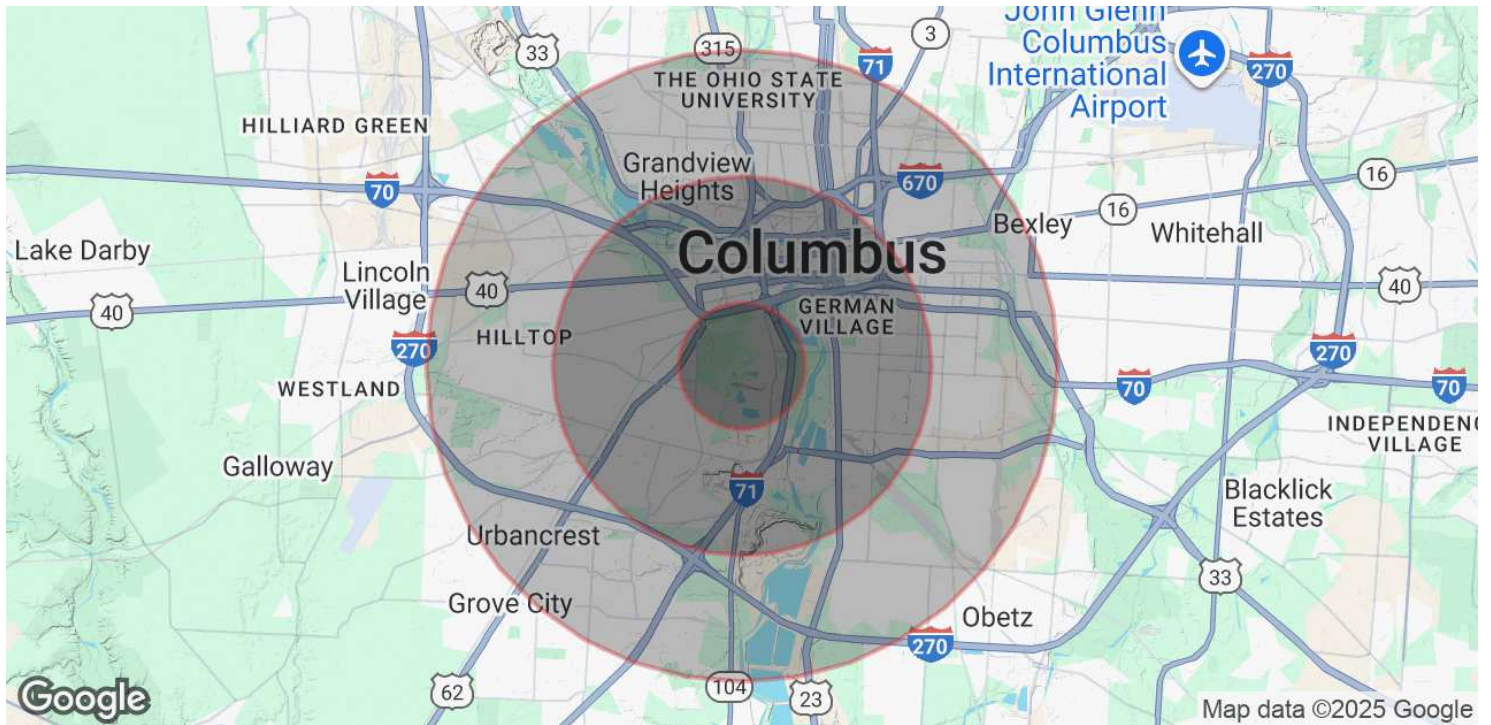












### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,271	98,851	281,188
Average Age	36	38	36
Average Age (Male)	36	38	36
Average Age (Female)	36	38	37

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,945	43,291	122,916
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$51,041	\$77,274	\$79,771
Average House Value	\$149,837	\$291,554	\$318,220

Demographics data derived from AlphaMap