

For Lease

120,116 SF; 28 Acres Commercial Mfg. Warehouse



4500 Groves Rd

Columbus, Ohio 43232

Property Features

- Modern 120,116 SF Industrial Mfg Warehouse For Lease
- Includes 9.600 SF of Office Space
- · Additional 14 Acres Available
- Divisible for Multiple Users, Spaces can be Leased Separately
- M1 Industrial Zoning
- Located on a 28.5-Acre Fenced Lot with Gated Access with 4,000 AMP and New LD Lighting
- Sprinkler System
- 14 Dock Doors and 6 Drive-In Doors with a Clear Height Ranging from 20' to 30' and Repair Facility
- Approx. 10 Acres of Trailer Parking that can be Leased Separately Improved with Electric Hookups
- Well-Maintained Facility with a New Roof Installed in 2020

Starting From Lease Rate: \$8.25 SF/Yr (NNN) Est. Expenses: \$1.33

Www.4500Groves.Com



For more information:

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For Lease 120,116 SF Exterior Photographs

















For Lease 120,116 SF Additional Exterior Photographs







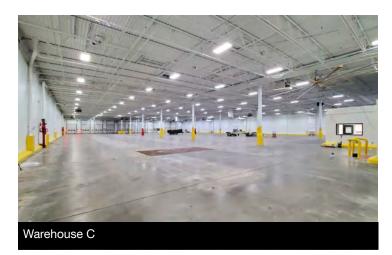








For Lease 120,116 SF Warehouse Photographs

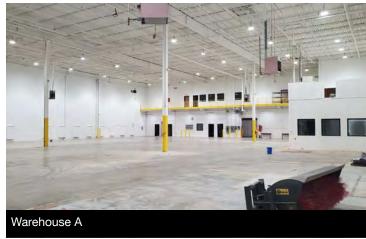














For Lease 120,116 SF Office Photographs





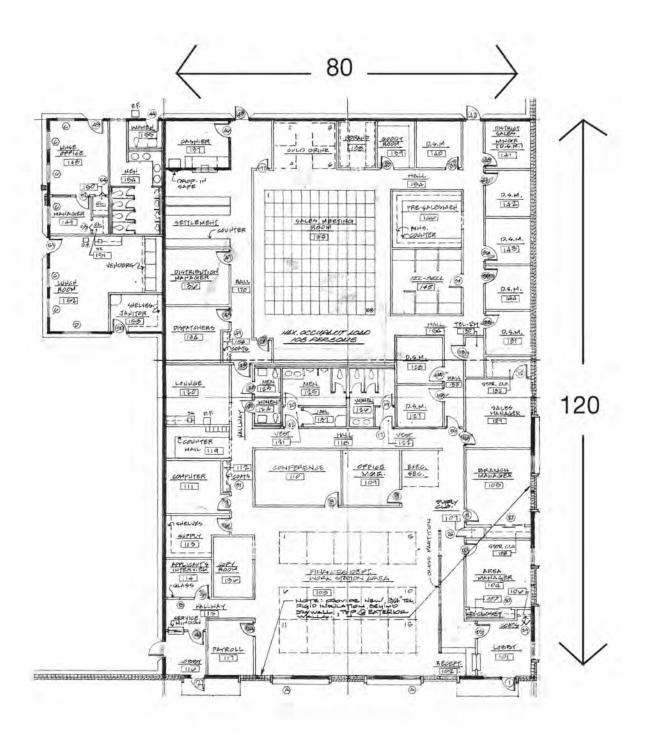








For Lease 120,116 SF Office Floor Plan

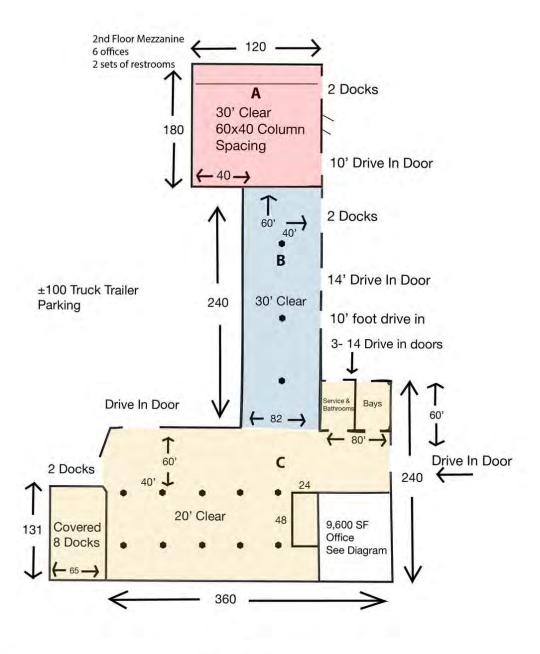






For Lease 120,116 SF

Warehouse Floor Plan- Divisible



Key:

A: 21,960 SF; 30' Clear

B: 19,680 SF; 30' Clear

C: 78,410 SF with 9,600 SF office; 20' Clear



73 Auto Parking



For Lease 120,116 SF Locations Map

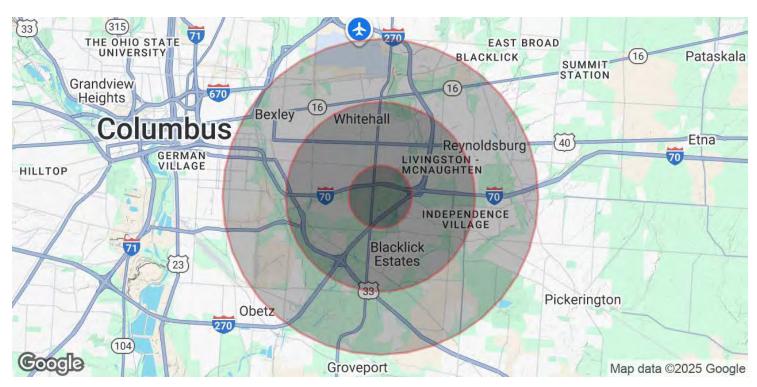








For Lease 120,116 SF Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,951	112,397	248,014
Average Age	37	38	38
Average Age (Male)	36	36	37
Average Age (Female)	37	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 4,937	3 MILES 45,754	5 MILES 100,890
Total Households	4,937	45,754	100,890
Total Households # of Persons per HH	4,937 2.4	45,754 2.5	100,890 2.5

Demographics data derived from AlphaMap

