

THE ROBERT WEILER COMPANY EST. 1938  
**OFFERING MEMORANDUM**

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**4,600 +/- SF Available**

**RW** THE ROBERT  
**WEILER**  
COMPANY  
Appraisal Brokerage Consulting Development

**FLEX/WAREHOUSE SPACE FOR LEASE**

**2930 Switzer Avenue, Columbus, OH 43219**

## Flex/Warehouse Space with Fenced Outdoor Storage FOR LEASE

4,600 +/- SF of Versatile Flex/Warehouse Space, located just minutes away from John Glenn Columbus International Airport (CMH) and situated within one of Columbus's strongest industrial corridors. Warehouse includes 18' clear ceiling height, (1) 10' rear drive-in door, (1) 14' front drive-in door, and an additional 14' interior drive-in door, along with heating and drainage throughout. Office area features a front reception area, one private office, a large open - concept workspace, a kitchenette, recreation room, and two restrooms - designed to support efficient day-to-day operations. A Rare Advantage for this size property, the site also includes a private, fenced-in lot directly adjacent to the warehouse - perfect for outdoor storage, equipment parking, or company vehicles. Strategically positioned near I-670, I-270, and I-71, the property offers excellent regional connectivity and proximity to the CMH Airport, Downtown Columbus, and the broader Central Ohio market.



### Features:

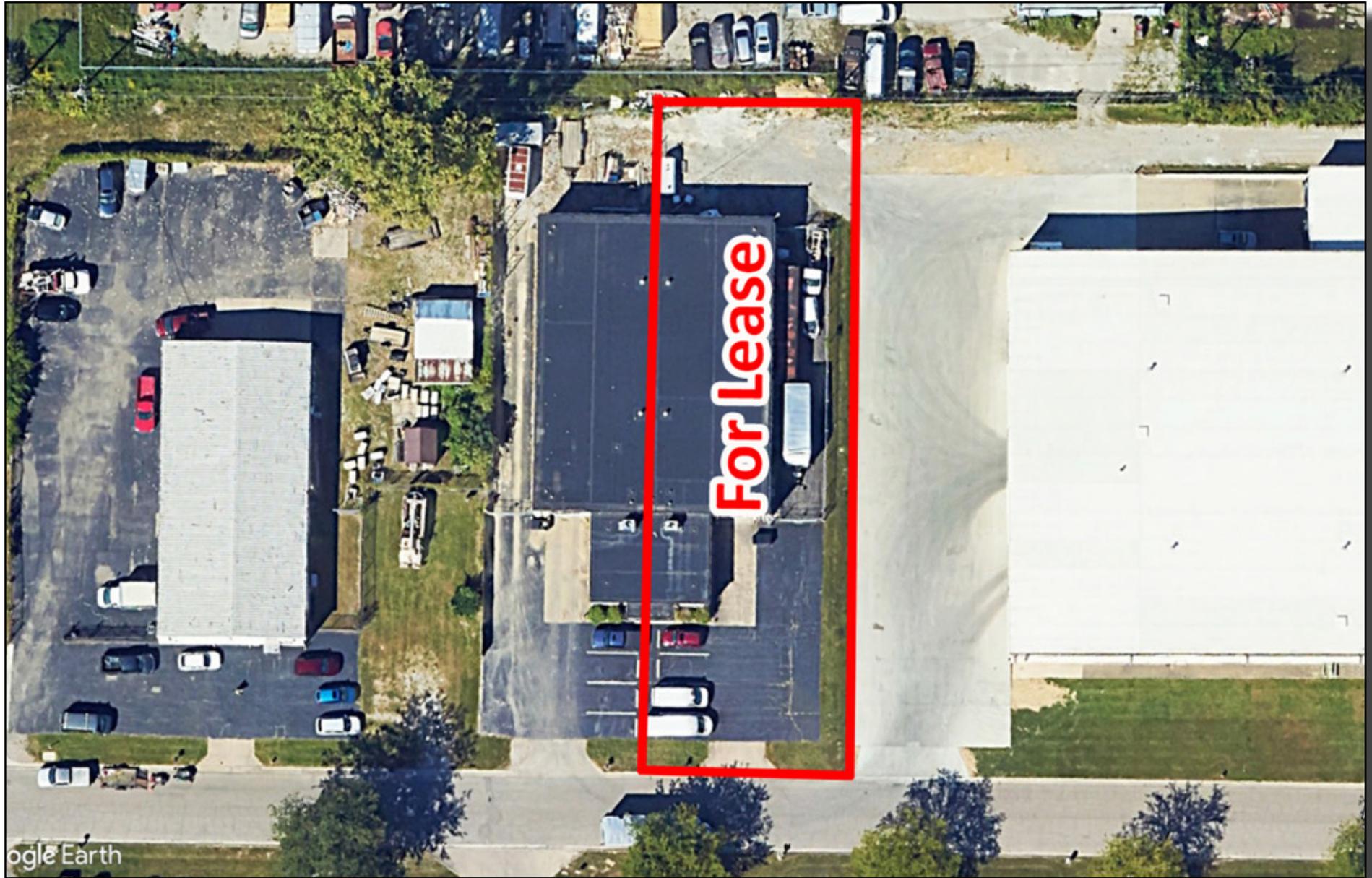
- 4,600 +/- SF of Flex/Warehouse space
- 18' clear ceiling height
- (1) 10' drive-in door (rear)
- (1) 14' drive-in door (front)
- (1) 14' interior drive-in door
- Private & Fenced Lot for Outdoor Storage
- Heated warehouse with (2) Floor Drains
- Minutes away from John Glenn Columbus International Airport (CMH) and I-670

### Property Highlights

Address:	2930 Switzer Avenue Columbus, OH 43219
County:	Franklin
PID:	010-158272-00 010-158273-00
Location:	Nort of E 13th Ave between N Cassady Ave and Stelzer Rd
Year Built:	1981
Building Size:	9,200 +/- SF
Space Available:	4,600 +/- SF
Base Lease Rate:	\$11.95/SF NNN
OpEx:	\$2.31/SF
Zoning:	M 2- Manufacturing District

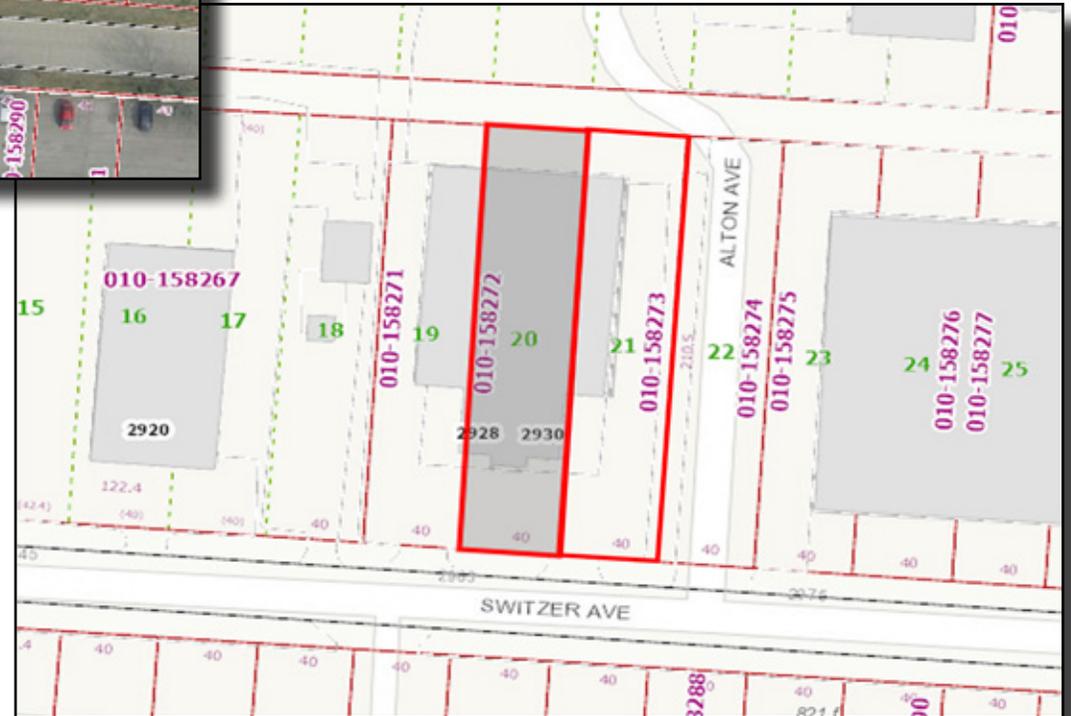
4,600 +/- SF of Flex/Warehouse space  
2930 Switzer Ave, Columbus, OH 43219

Aerial View



4,600 +/- SF of Flex/Warehouse space  
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# Aerial and Plat Map



4,600 +/- SF of Warehouse/Distribution space  
2930 Switzer Ave, Columbus, OH 43219

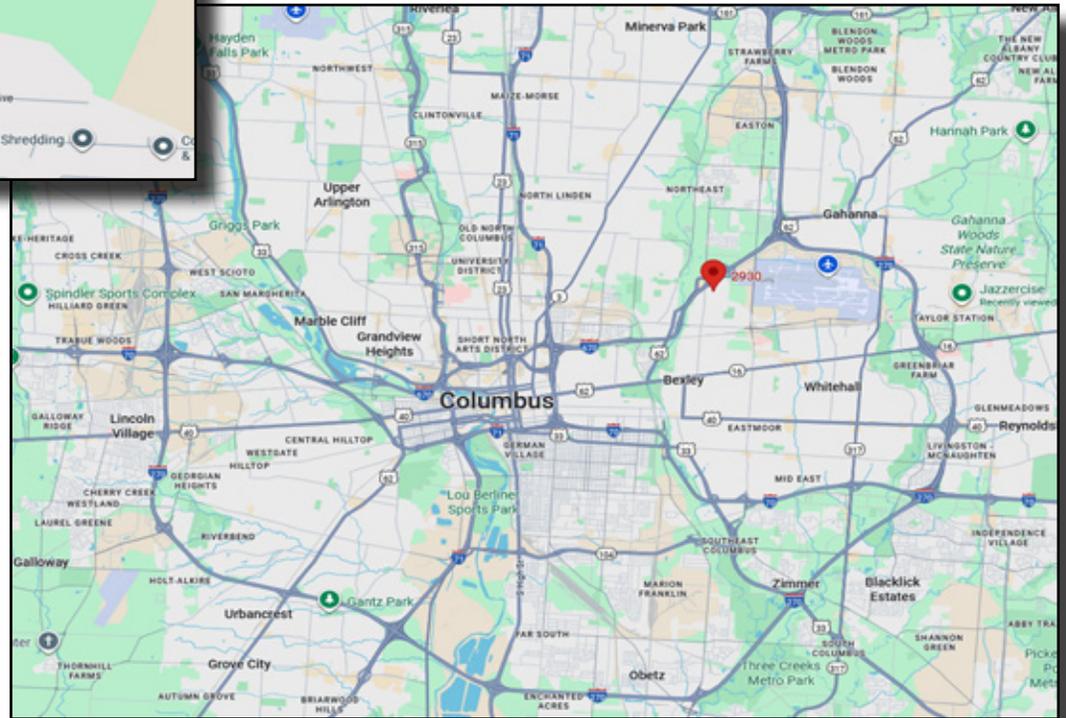
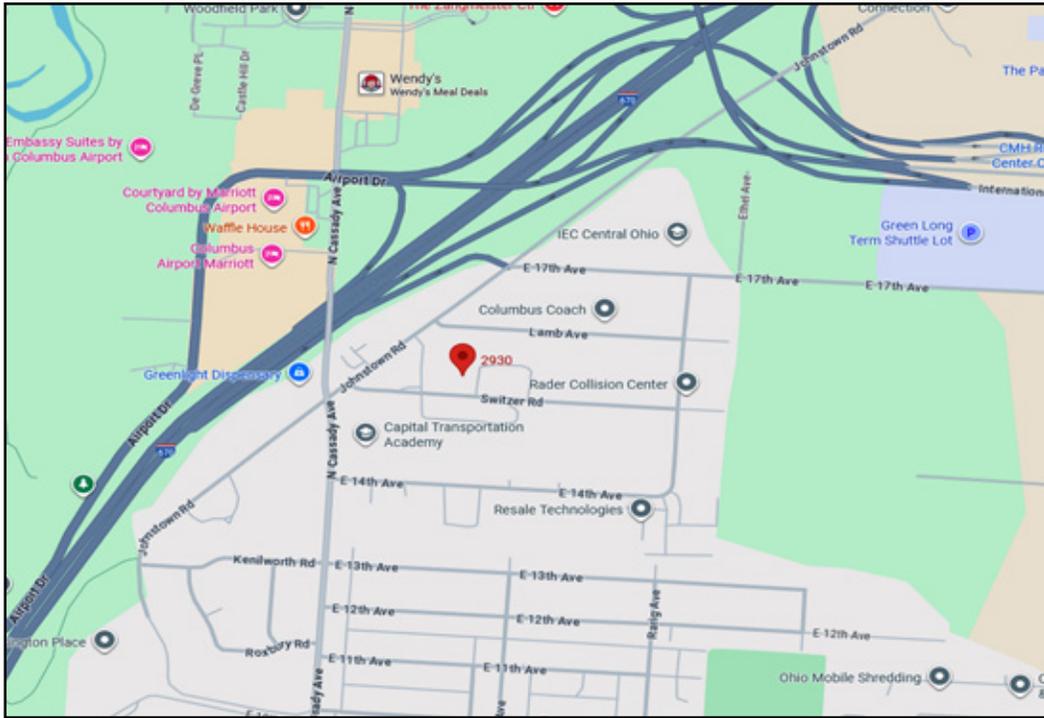
## Warehouse - Building Photos





4,600 +/- SF of Flex/Warehouse space  
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# Street Maps



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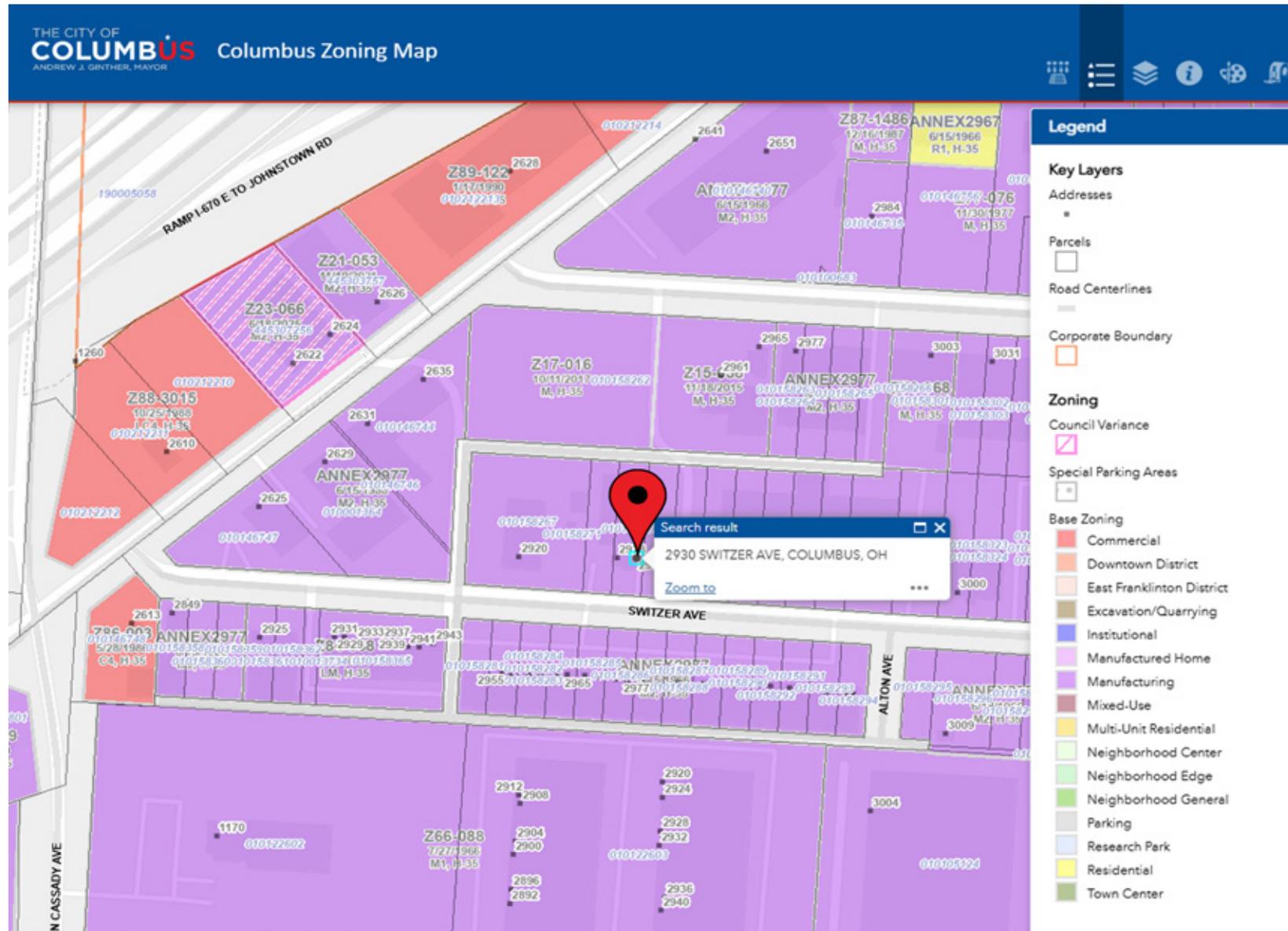
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## Location Map



### Great Location!

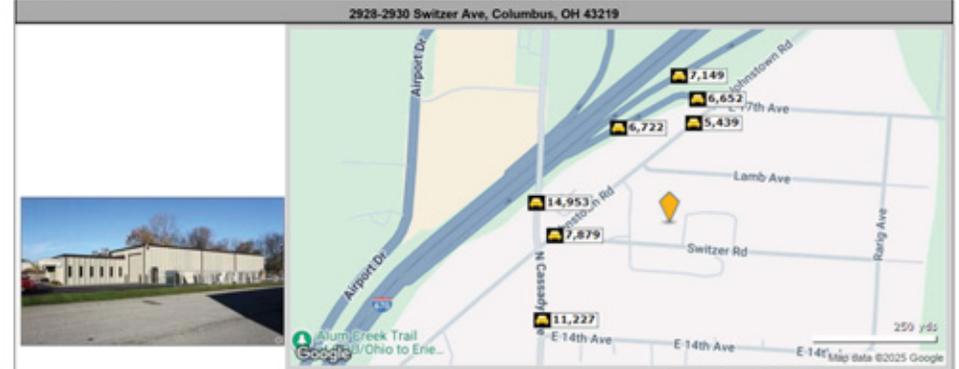
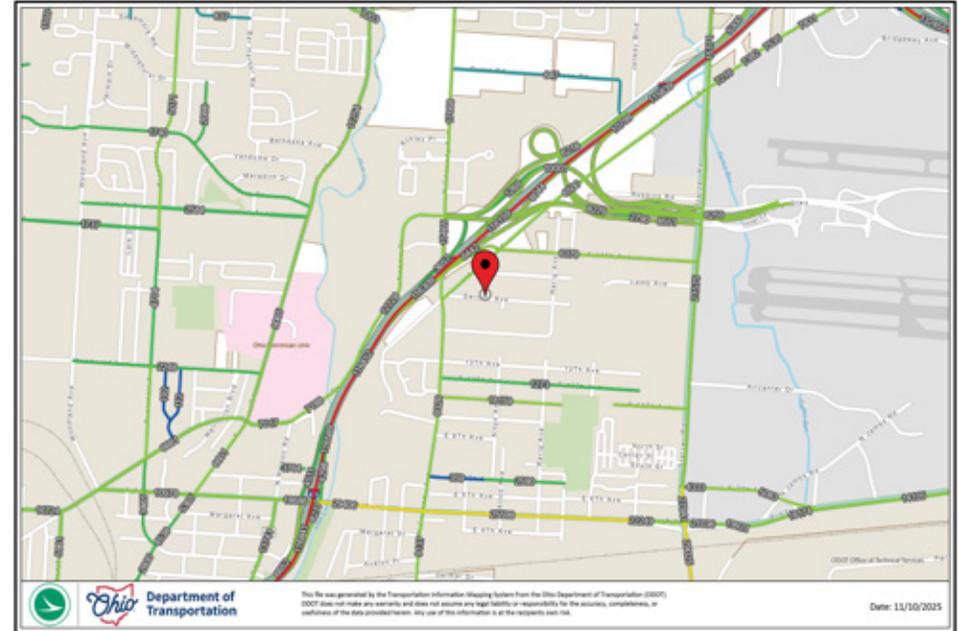
Easy access to major roads  
Minutes to John Glenn International Airport  
15 minutes to Easton Town Center



Click [here](#) to see zoning text

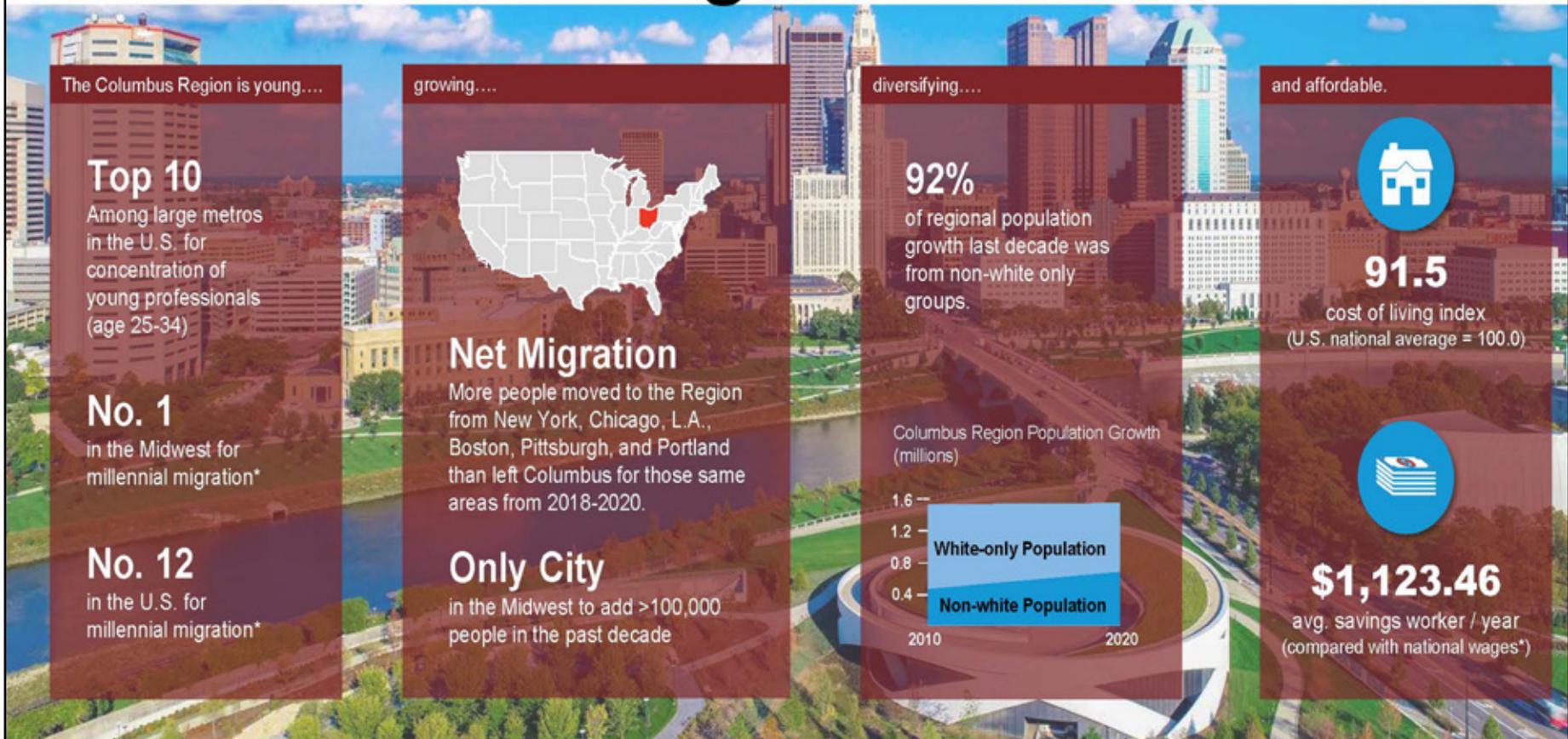
Demographic Summary Report

2928-2930 Switzer Ave, Columbus, OH 43219				
				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	6,947	102,927	359,216	
2024 Estimate	6,824	102,031	356,180	
2020 Census	6,235	98,261	343,915	
Growth 2024 - 2029	1.80%	0.88%	0.85%	
Growth 2020 - 2024	9.45%	3.84%	3.57%	
<b>2024 Population by Hispanic Origin</b>	1,022	7,097	24,080	
<b>2024 Population</b>	6,824	102,031	356,180	
White	1,536 22.51%	33,501 32.83%	165,831 46.56%	
Black	3,870 56.71%	52,240 51.20%	130,812 36.73%	
Am. Indian & Alaskan	32 0.47%	445 0.44%	1,498 0.42%	
Asian	62 0.91%	2,169 2.13%	12,767 3.58%	
Hawaiian & Pacific Island	0 0.00%	39 0.04%	179 0.05%	
Other	1,325 19.42%	13,637 13.37%	45,093 12.66%	
U.S. Armed Forces	0	28	256	
<b>Households</b>				
2029 Projection	2,749	40,399	149,209	
2024 Estimate	2,693	40,015	147,795	
2020 Census	2,423	38,344	141,667	
Growth 2024 - 2029	2.08%	0.96%	0.96%	
Growth 2020 - 2024	11.14%	4.36%	4.33%	
Owner Occupied	1,095 40.66%	16,723 41.79%	56,427 38.18%	
Renter Occupied	1,598 59.34%	23,292 58.21%	91,368 61.82%	
<b>2024 Households by HH Income</b>	2,693	40,016	147,792	
Income: <\$25,000	1,005 37.32%	11,656 29.13%	36,997 25.03%	
Income: \$25,000 - \$50,000	680 25.25%	10,045 25.10%	35,522 24.04%	
Income: \$50,000 - \$75,000	491 18.23%	6,324 15.80%	24,952 16.88%	
Income: \$75,000 - \$100,000	189 7.02%	4,310 10.77%	17,209 11.64%	
Income: \$100,000 - \$125,000	222 8.24%	2,713 6.78%	11,524 7.80%	
Income: \$125,000 - \$150,000	27 1.00%	1,637 4.09%	6,903 4.67%	
Income: \$150,000 - \$200,000	50 1.86%	1,517 3.79%	7,898 5.21%	
Income: \$200,000+	29 1.08%	1,814 4.53%	6,987 4.73%	
<b>2024 Avg Household Income</b>	\$48,727	\$66,238	\$71,747	
<b>2024 Med Household Income</b>	\$39,232	\$44,848	\$51,202	



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Johnstown Rd	E 17th Ave	0.03 NE	2025	5,439	MPSI	.12
2 E 17TH AVE	W Johnstown Rd	0.02 SE	2025	6,722	MPSI	.13
3 Johnstown Road	Switzer Ave	0.01 NE	2024	7,904	MPSI	.13
4 Johnstown Road	Switzer Ave	0.01 NE	2025	7,879	MPSI	.13
5 E 17th Ave	W Johnstown Rd	0.02 SE	2024	6,652	MPSI	.15
6 Cassidy Avenue	Switzer Ave	0.04 SE	2025	14,804	MPSI	.16
7 Cassidy Avenue	Switzer Ave	0.04 SE	2023	14,953	MPSI	.16
8 RAMP	N Cassidy Ave	0.21 SW	2025	7,149	MPSI	.18
9 N Cassidy Ave	E 14th Ave	0.02 S	2022	11,054	MPSI	.19
10 N Cassidy Ave	E 14th Ave	0.02 S	2025	11,227	MPSI	.19

# What's Driving Investment?



# Notable Projects YTD



Source: One Columbus, data analyzed 9/28/2022

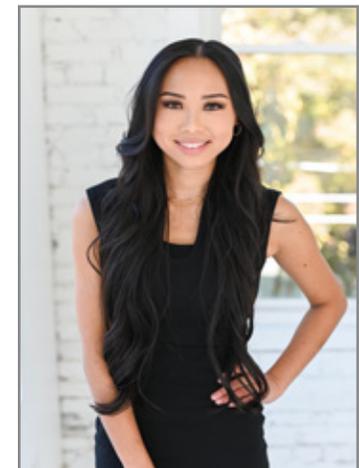
Celebrating **88** Years as Central Ohio's **Trusted** Commercial Real Estate Experts

## THE ROBERT WEILER COMPANY EST. 1938



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With 88 years in the business, we have a competitive advantage in the market... a value that clients will not find from any other firm specializing in commercial real estate in Columbus, Ohio, or beyond.



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[www.rweiler.com](http://www.rweiler.com)

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