

VALLEYVIEW COMMERCE CENTER



EXPERIENCE MATTERS

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1480 Dublin Rd ♦ Columbus, OH, 43215 ♦ 614.228.5547 ♦ krgre.com



Property Offering Summary

3260 Valleyview Dr, Columbus, OH 43204

Positioned on Columbus' thriving far west side near Hilliard, this well-maintained, multi-tenant industrial property offers unmatched convenience and versatility. Strategically located just off N. Wilson Road, the site boasts immediate connectivity to I-70, with seamless access to I-270 and I-670—placing downtown Columbus just 10 minutes away.

Designed for adaptability, this property is ideal for a variety of business operations. Whether you're looking to expand or establish a new hub, this location offers the infrastructure and accessibility to support your growth.



AVAILABLE UNIT(S)

Address	SF Available	Rate	Type
409 Industry Dr	1,200 SF	\$11.00 SF/yr	Modified Gross

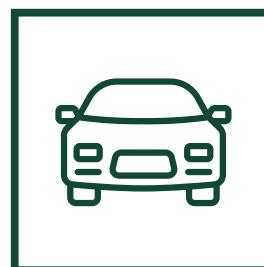
Market Overview - Valleyview

Valleyview Commerce Center is located on the west side of Columbus, Ohio—an area known for its convenient access to I-70, growing business presence, and nearby amenities. With a mix of commercial and residential spaces, it offers a strategic and welcoming environment for business.



Demographic Snapshot

	2 miles	5 miles
Population	48,736	214,168
Households	18,694	90,233
Avg HHI	\$66,299	\$124,586
Businesses	2,059	10,0761
Employees	20,153	110,354



Wilson Rd Traffic Counts

At Valleyview Dr	23,128
At Site	5,664

Fantastic Location

1. Consumer Square West Shopping Center
2. Great Western Shopping Center
3. Chase
4. Certified Oil
5. Tee Jayes
6. Dunkin'
7. Ding Ho
8. Hollywood Casino
9. Sheetz
10. La Plaza Tapatia
11. Huntington Bank
12. Wahlburgers
13. Pilot
14. Wendy's
15. Waffle House
16. Logan Services A/C, Heat & Plumbing
17. Speedway
18. Grismer Tire & Auto Service Center



About KRG



Kohr Royer Griffith Inc.
Commercial Real Estate Services

EXPERIENCE MATTERS

Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies. Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

For more information on this property, please contact:



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Offering Memorandum

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.