



Colliers

2201 Advance Avenue
Columbus, OH 43207

For Lease or Sale

Industrial Space

Recent Renovations

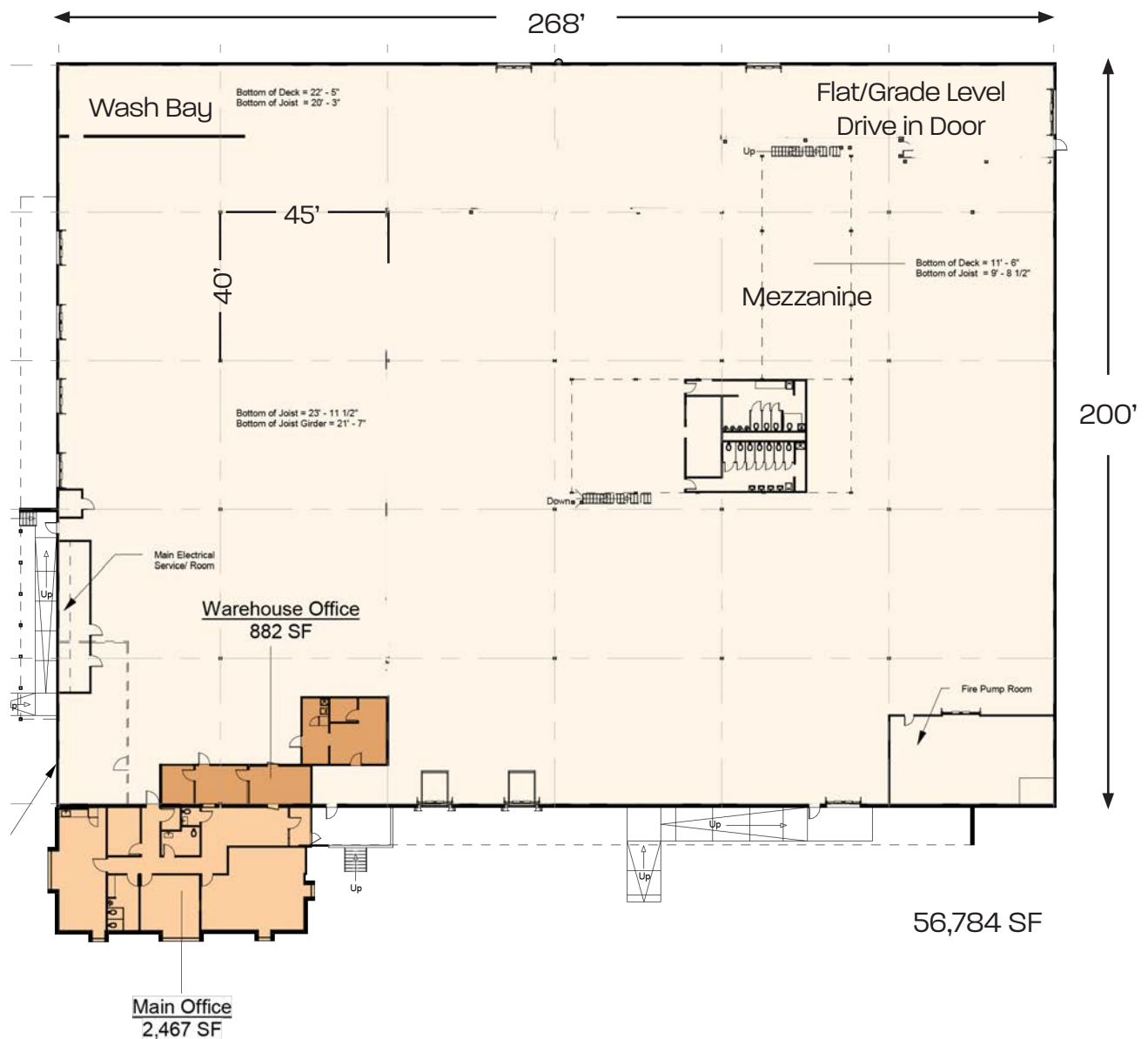
Unique centrally located standalone property available for sale or lease. In the instance of a sale the property comes with approximately 8-acres of leased, income producing trailer parking. This property boasts new improvements such as concrete/paving work, exterior paint, and LED lighting in the warehouse, along with new office and loading door renovations. The warehouse is efficiently laid out and easily demisable.

Available Space:	56,784 ± SF warehouse facility
Sale Price:	Negotiable
Lease Rate:	\$6.15/SF NNN
Operating Expenses: (estimated 2025)	\$3.10/SF
Total Site Acreage:	14.83 ± acres
Total Acreage Available:	6.74 ± acres
Zoning:	M - Manufacturing

Floor Plan

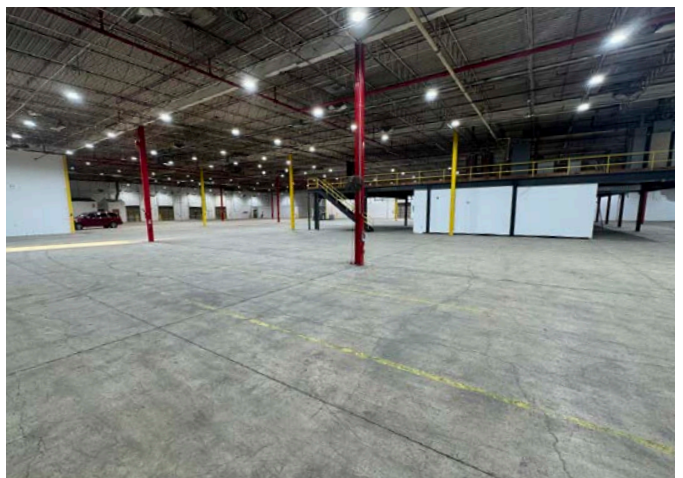
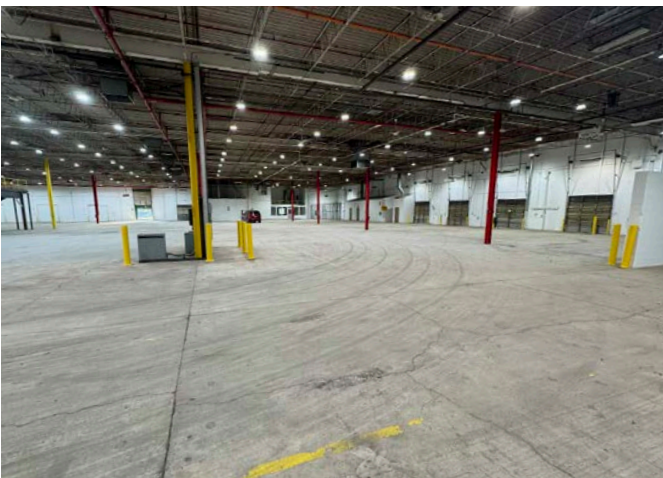
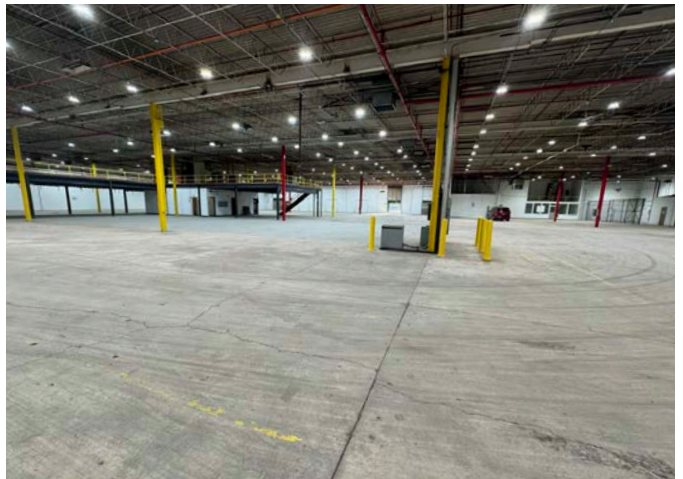
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- Fully fenced property
- Total site acreage: 14.83 ± acres
- Available acreage: 6.74 ± acres
- Paved lot
- 2,400 SF office
- 3,000 SF heavy duty mezzanine
- Interior column spacing: 40' x 45'
- Clear height 22'
- 7 loading docks (10' clear)
- 1 drive-in door (12' x 16'), grade level
- 1,200 Amp 3Phase - 480V
- Floor Drains/Wash Bay
- Wet fire suppression system



Property Photos

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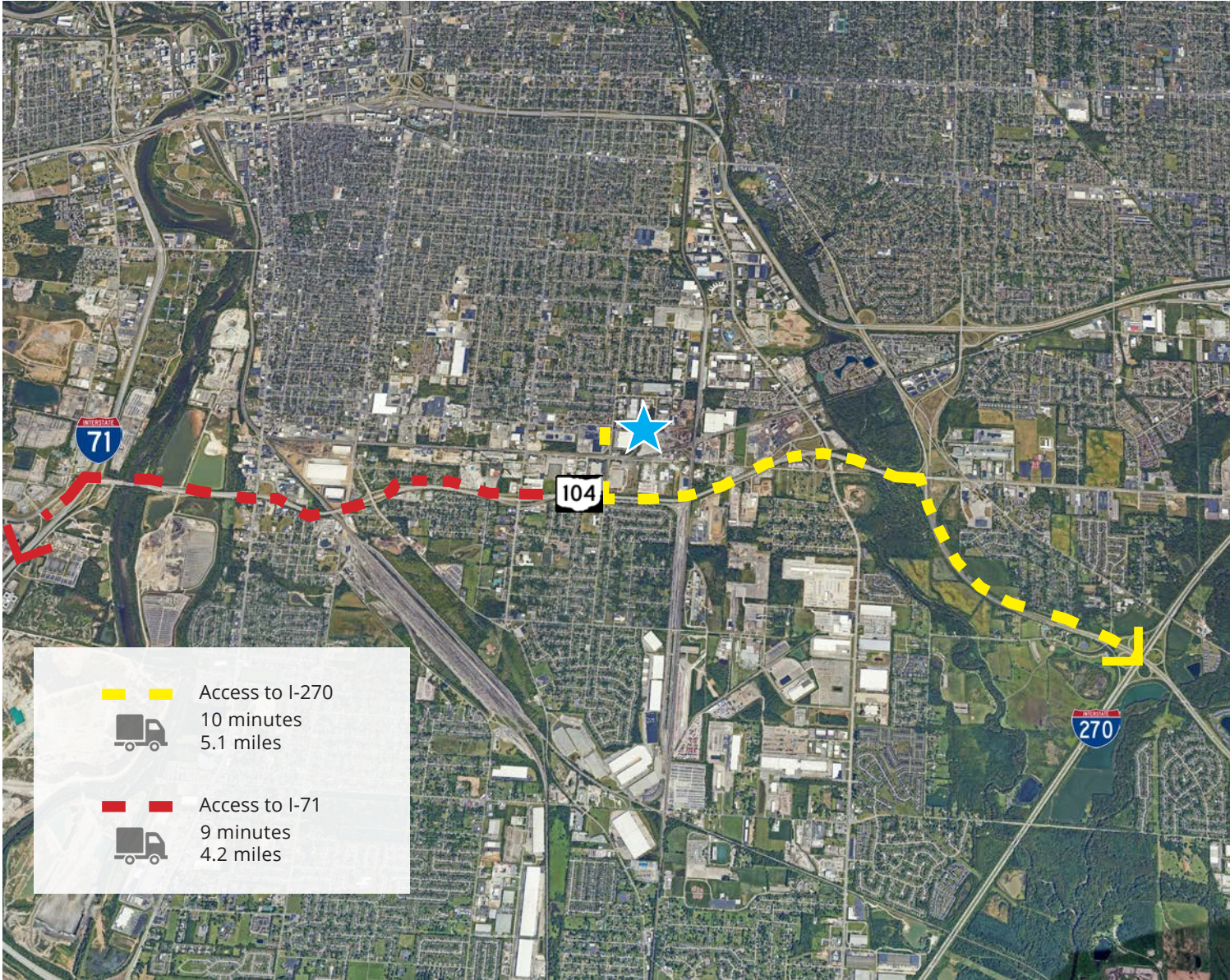
Site Overview

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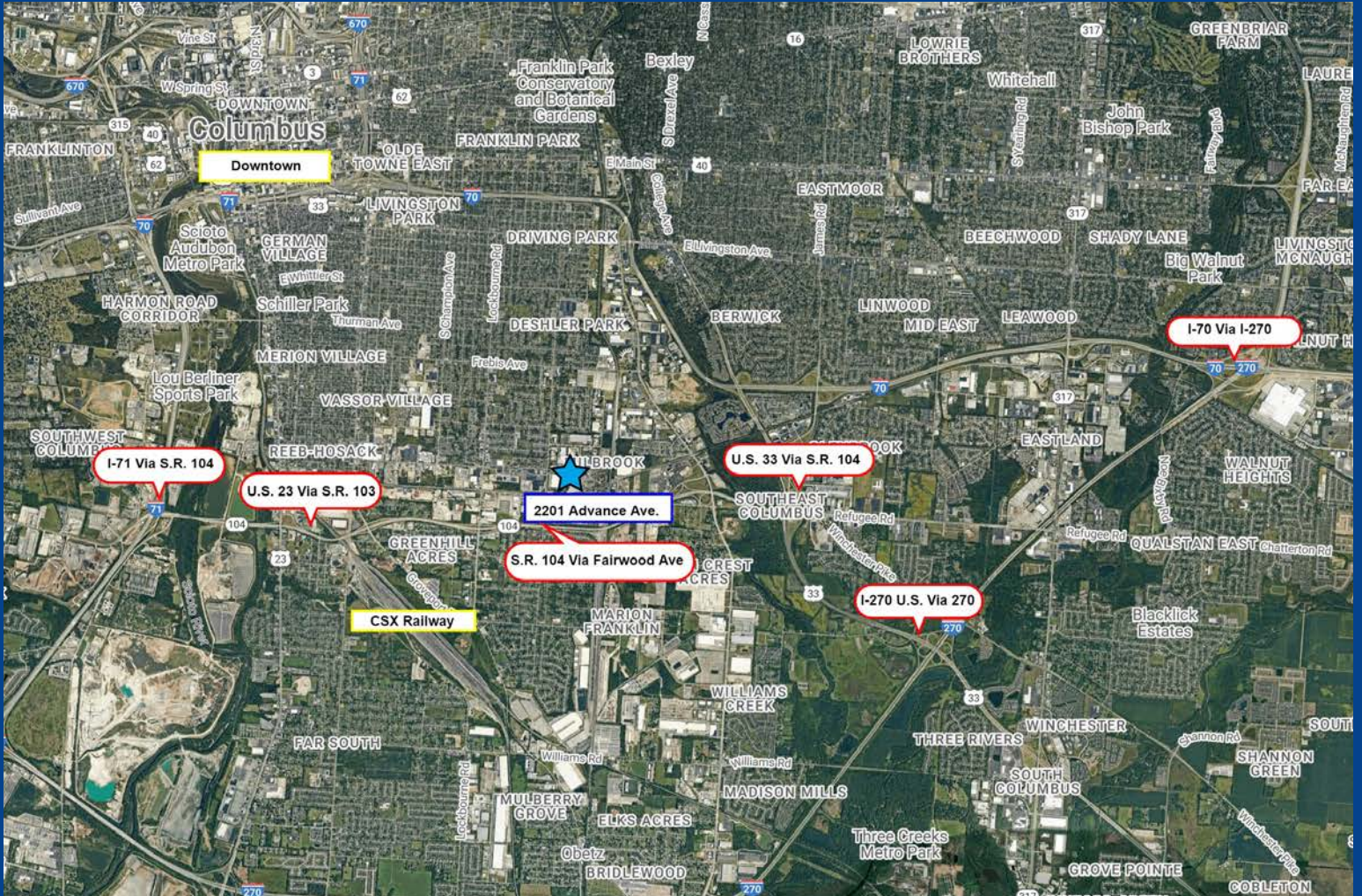


Site Access

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Access Map



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