



Colliers



For Lease or Sale

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3232 Allegheny Avenue Columbus, OH 43209

Flex Space Available For Sale or Lease

Sale Price: Negotiable

Lease Rate: Negotiable | OPEX \$1.05/SF (Est. 2026)

Property Details

- Available: 06/01/2026
- Total Size: 34,155 ± SF
- Land Size: 2 ± AC
- Zoning: M - Manufacturing
- Parcel ID: 010088536
- 2025 Taxes: \$21,834.56

Building Specifications

Total Building Area	34,155 ± SF
Office Area	8,761 ± SF
Land Area	2 ± AC, fully fenced, gated and secured
Year Built	1961
Clear Height	13' minimum
Dock Doors	Two (2) well docks & One (1) interior ramped dock door
Drive-In Doors	One (1) - 14' x 12'

About this Property

Newly available office warehouse building listed for sale or for lease. Building will be available for occupancy on or before June 1, 2026, and offers several amenities for a wide array of users. Site is fully fenced and secured, with possibility of clearing additional land to the north as laydown area, outdoor storage and/or additional parking. Approximately 8,761 square feet of finished office space, some of which is within the warehouse area and could be reduced if necessary. Warehouse is served by two well docks along with an interior ramped dock high door, drive-in door and 13' clear height.

Site Overview



Floor Plan





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Contact Us

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Area Access & Amenities

Distances

CMH Airport	1.6 miles
I-670 via E 5th Ave	2.2 miles
I-71 via I-670	5.7 miles
Downtown Columbus	6.5 miles
I-70 via I-71	6.8 miles

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