



Industrial Space For Lease or Sale

2201 Advance Ave, Columbus, OH 43207

Unique centrally located warehouse available for sale or lease with excess paved acreage for outdoor storage and zoned M (manufacturing) in the City of Columbus. This property boasts new improvements such as concrete/paving work, exterior paint, interior paint, LED lighting, loading doors, and a full office renovation. The property is fully secured with two (2) gated entrances and two (2) 1,200 Amp service panels.

Primary Contact

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Building Specifications

Total Building Area	56,784 ± SF
Total Acreage	6.74 ± AC
Zoning	M - Manufacturing, City of Columbus
Office Space	3,349 ± SF office space 3,000 ± SF heavy duty mezzanine
Clear Height	22'
Dock Doors	Six (6) - (8' x 10')
Drive-In Doors	One (1) - (12' x 16') grade level (expandable)
Column Spacing	40' x 45'
Power	Two (2) 1,200 Amp 3Phase - 480V panels
Sprinkler	Wet
Misc.	Fully secured w/ two (2) gated entrances

Lease Rate \$6.15/SF NNN

Operating Expenses \$3.10/SF (est. 2026)

Sale Price \$4,950,000.00



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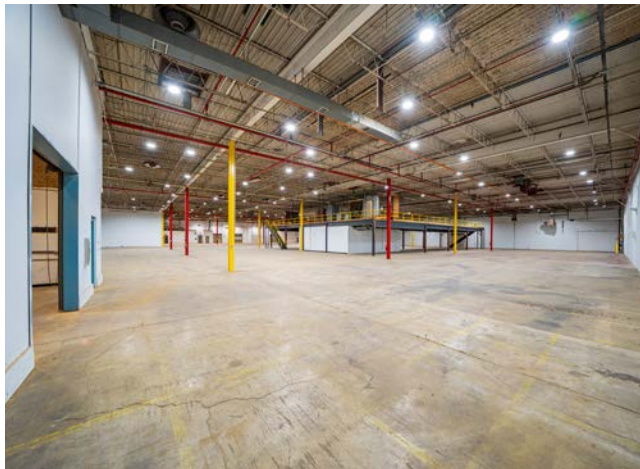
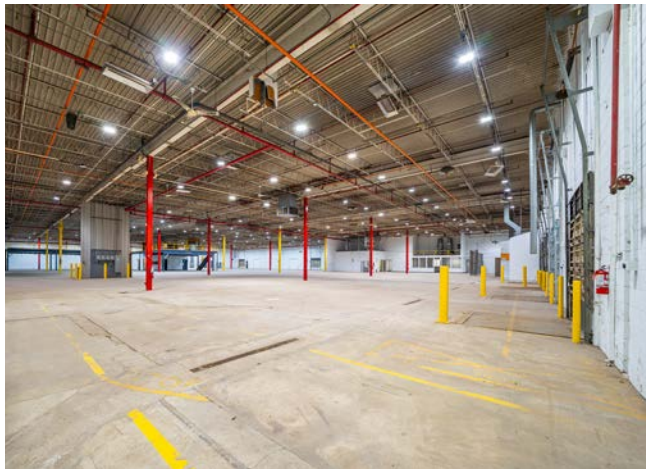
Site Overview



2201 Advance Ave, Columbus, OH



Property Photos



Area Access



Highway

Access to
SR 104

7 minutes
2.4 miles

Access to
I-70

9 minutes
2.8 miles

Access to
US 33

10 minutes
3.4 miles

Access to
I-270

12 minutes
5.3 miles

Access to
I-71

14 minutes
5.4 miles



Intermodal

CSX
Intermodal
Yard

10 minutes
3.1 miles



Downtown

Downtown
Columbus

15 minutes
5.4 miles



Contact Us

Primary Contact

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