



Colliers

2201 Advance Avenue
Columbus, OH 43207

For Lease or Sale

Industrial Space

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.

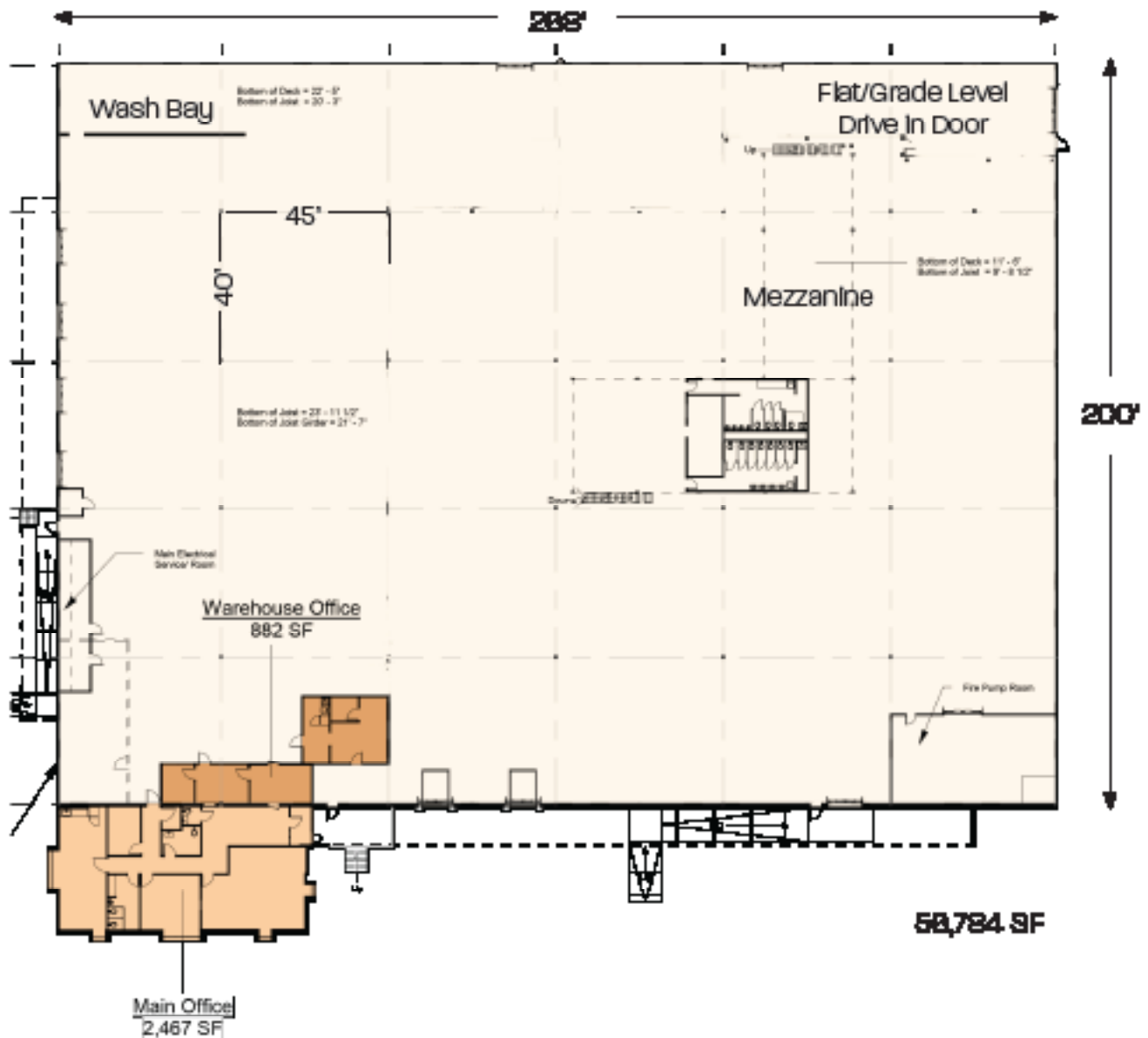
Recent Renovations

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

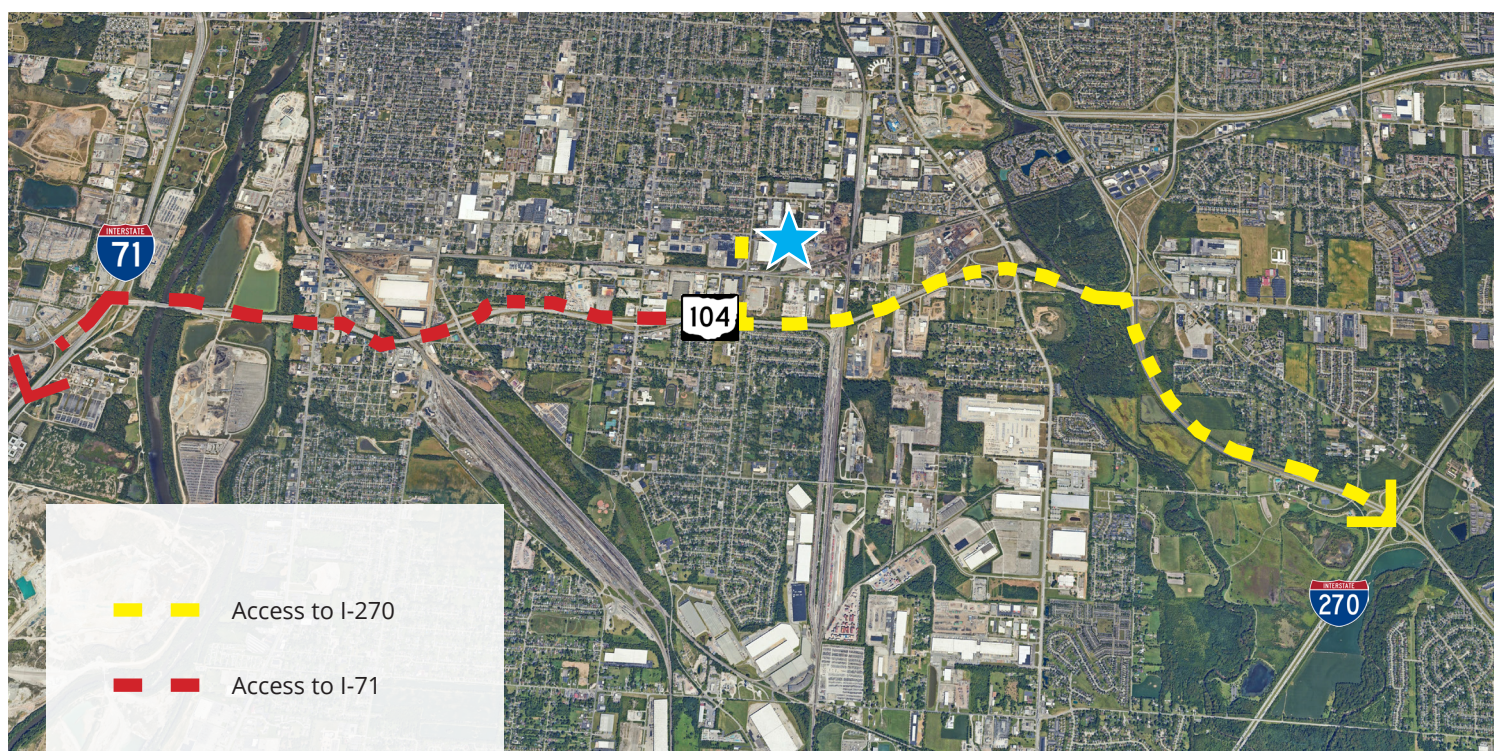
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- Fully fenced property
- Total site acreage: 14.83 ± acres
- Available acreage: 6.74 ± acres
- Paved lot
- 2,400 SF office
- 3,000 SF heavy duty mezzanine
- Interior column spacing: 40' x 45'
- Clear height 22'
- 7 loading docks (10' clear)
- 1 drive-in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

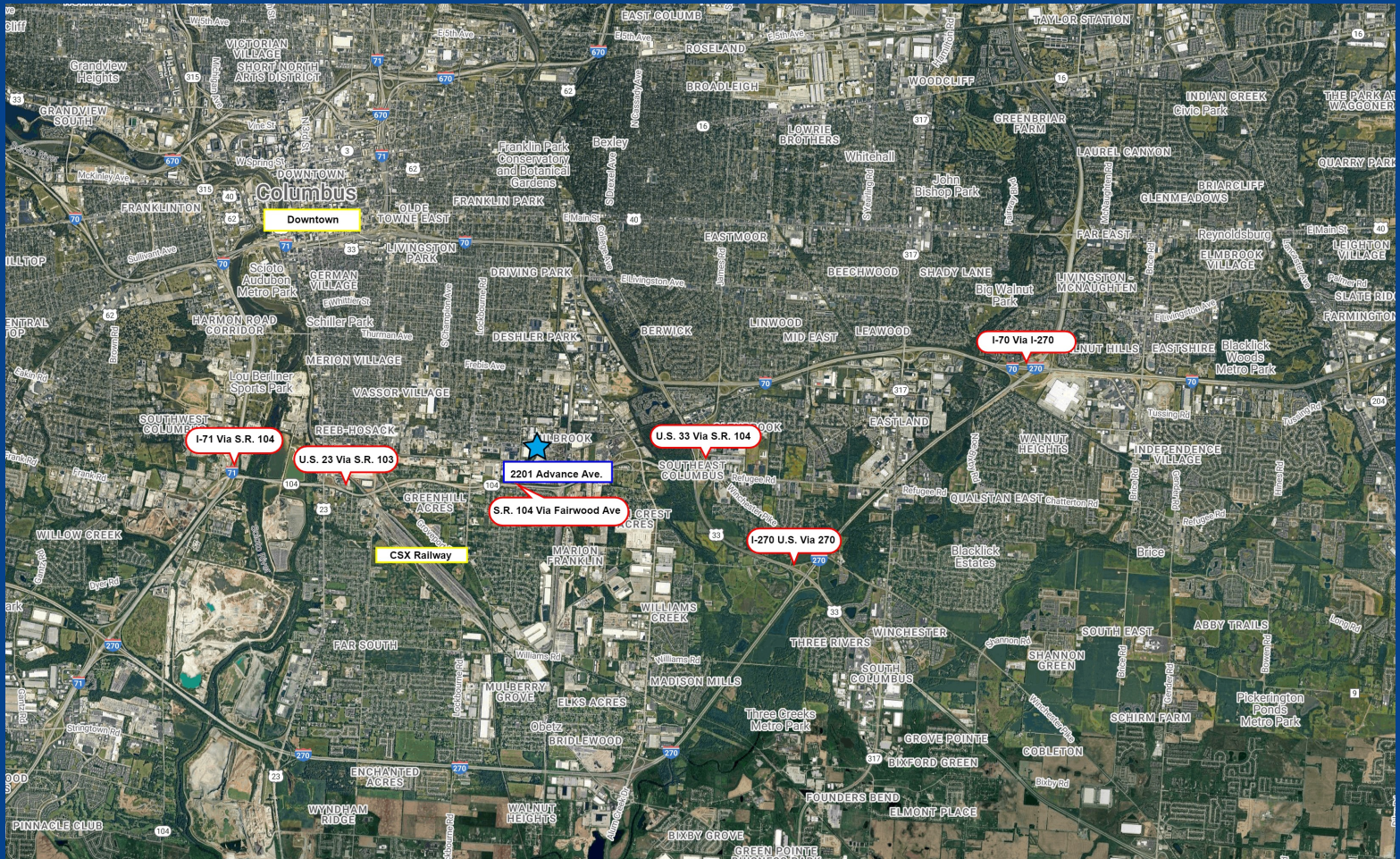


Site Plan

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Access



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Colliers | Greater Columbus Region

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