

# FOR LEASE

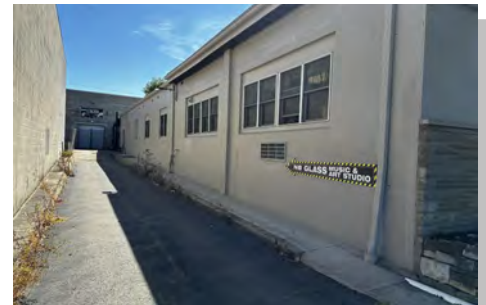


**\$8.83/SF MG**

## **4608 Indianola Avenue, Columbus, OH 43214**

### ***Office / Warehouse for Lease in Columbus***

- +/- 3,600 SF of Total Area.
- +/-1,800 SF of Office Space and +/-1,800 SF of Warehouse Space.
- 8-foot drive-in door.
- Air conditioned warehouse space.
- 3 compartment sink and floor drains present.



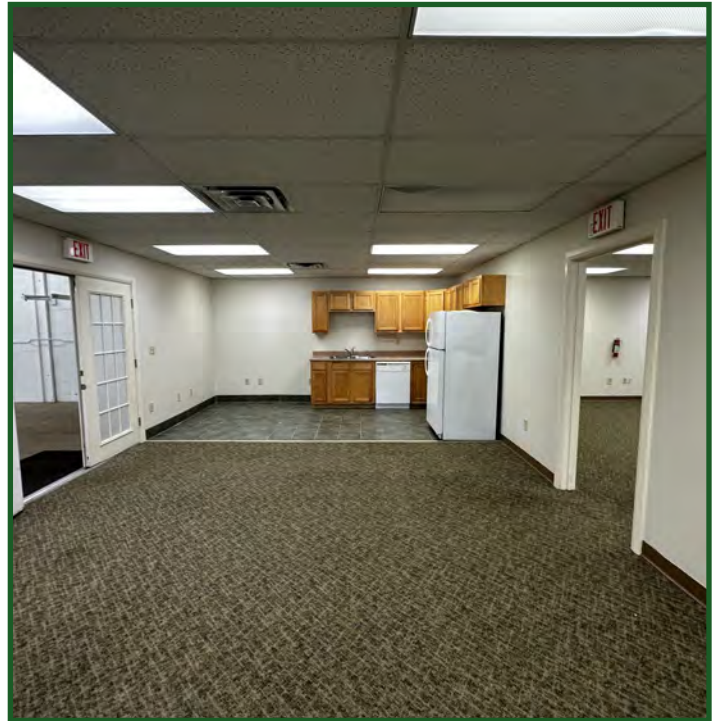
**Click Here for Video**

BEST CORPORATE REAL ESTATE  
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## Property Information

### LEGAL

**Legal Property Description:** **Flex—Office/Warehouse**  
**Price:** **\$8.83/SF Modified Gross**  
**Parcel:** **010-078848-00**

### LAND

**Land Acreage:** **0.48**  
**Current Zoning:** **CAC**  
**Designated Use:** **Multi-Use**

### STRUCTURAL

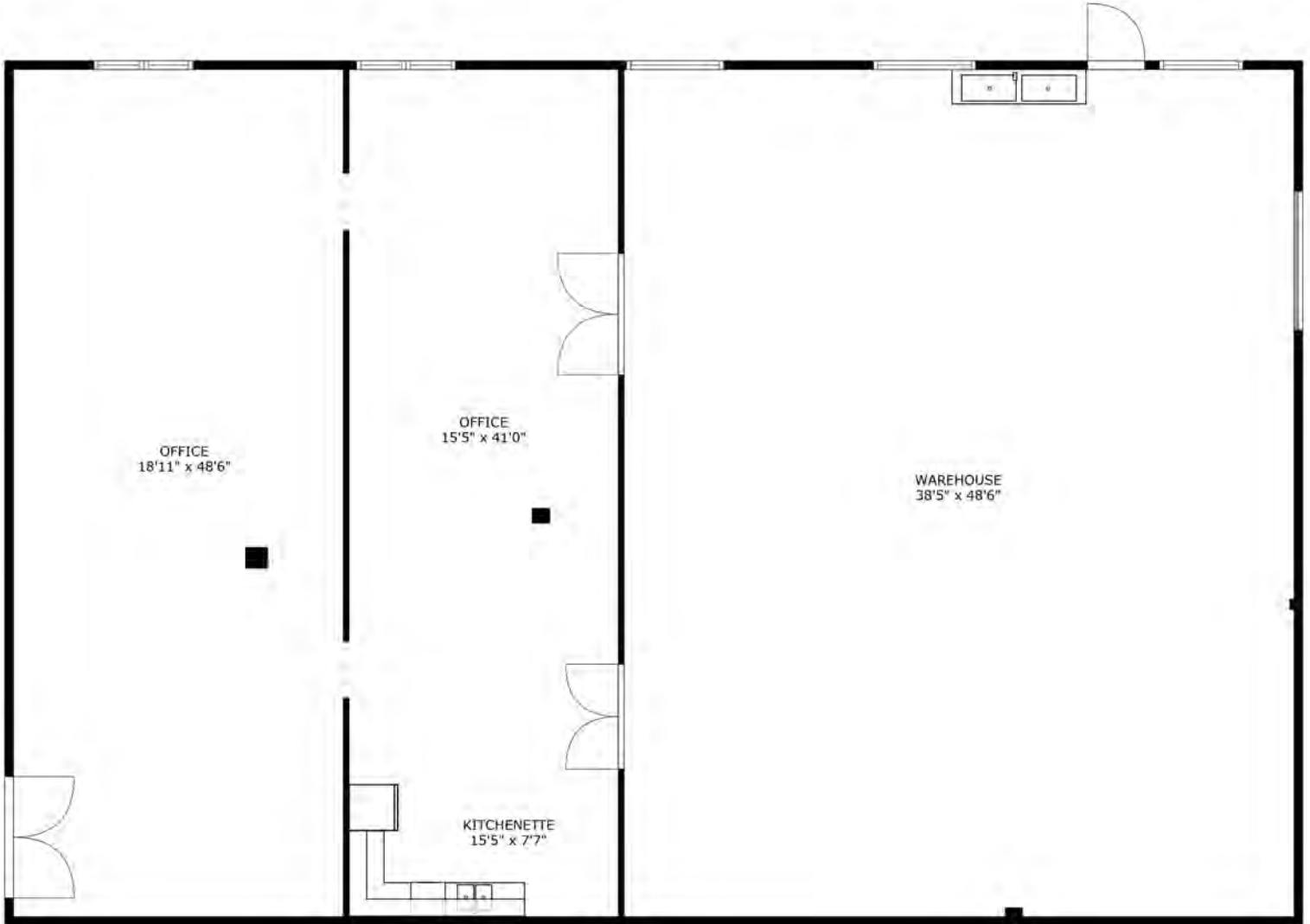
**Building Square Footage:** **16,637**  
**Unit Square Footage:** **3,600**  
**Floors Above Ground:** **1**  
**Office SF / Warehouse SF** **1,800 SF / 1,800 SF**

### ADDITIONAL INFO

**Drive-in Doors:** **1 (8-foot)**  
**# of Docks:** **0**  
**Lot Specifics:** **Overhead door access from side**  
**HVAC:** **Reznor Heat and Central Air**  
**Water System:** **City**  
**Sewer System:** **City**

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## Floor Plan



FLOOR 1

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 **Accessible Alleyway**

**Parcel View**



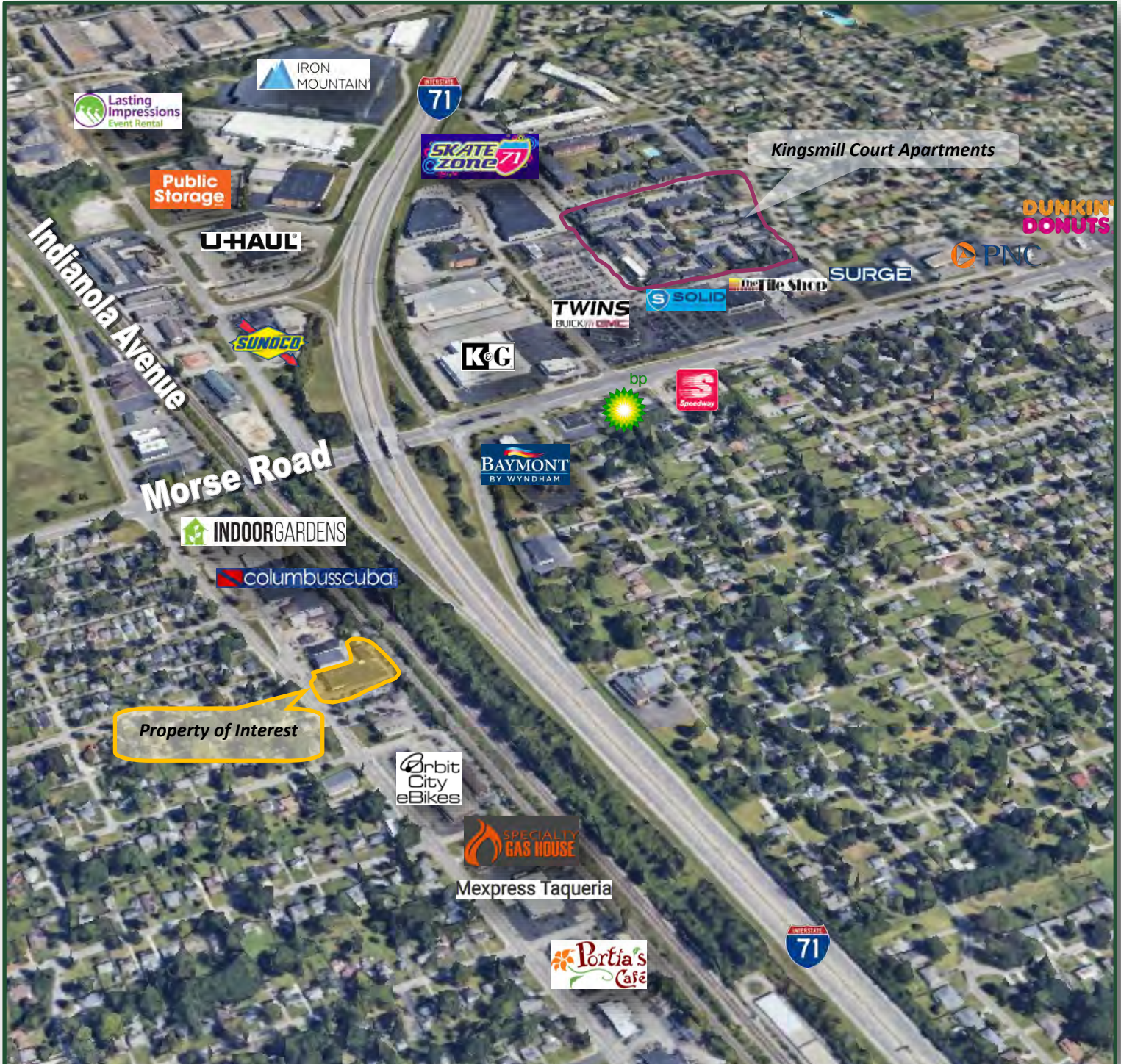
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## Nearby Amenities



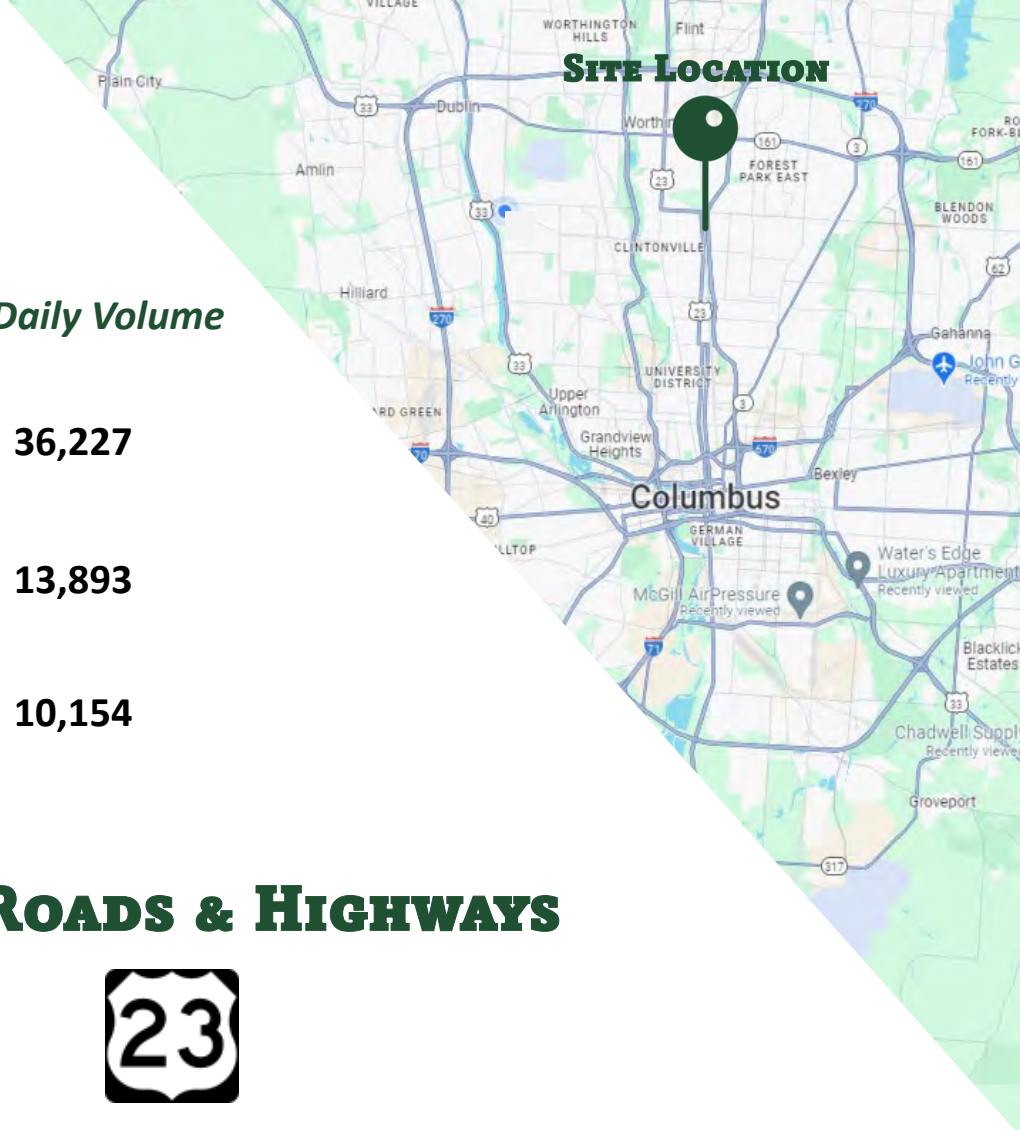
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# TRAFFIC COUNT

Street	Avg Daily Volume
Morse Road—Sinclair Road	36,227
Indianola Avenue (Northbound)	13,893
Indianola Avenue (Southbound)	10,154



## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		7,567	81,238	236,137
Households (2020)		7,553	43,419	113,687
Avg Household Income (2020)		\$56,778	\$52,105	\$55,993

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**E.20.100 Uses**

Table E.20.100.A Use Table							
	UGN-1	UGN-2	UCT	UCR	UCR-R	CAC	RAC
<b>Residential</b>							
Accessory Dwelling Unit (ADU)	●	●	●	●	●	●	●
Dormitory	●	●	●	●	●	●	●
Family Child Care Home (Type A)	●	●	●	●	●	●	●
Family Child Care Home (Type B)	●	●	●	●	●	●	●
Halfway House/Community Residential Treatment Facility	●*	●*	●*	●*	●*	●*	●*
Live/Work <sup>1</sup>	●	●	●	●	●	●	●
Manufactured Home	--	--	--	--	--	--	--
Multiple Unit Residential	●	●	●	●	●	●	●
Nursing Home	●	●	●	●	●	●	●
Residential Care Facility	●	●	●	●	●	●	●
Rooming House	●	●	●	●	●	●	●
Senior Housing	●	●	●	●	●	●	●
Shared Living Facility	●	●	●	●	●	●	●
Single-Unit Residential	●	●	●	●	●	●	●
Single Room Occupancy (SRO)	●	●	●	●	●	●	●
Temporary Shelter	●	●	●	●	●	●	●
Three-/Four-Unit Residential	●	●	●	●	●	●	●
Two-Unit Residential	●	●	●	●	●	●	●
<b>Civic, Recreation, Education, and Assembly</b>							
Artist Work or Sales Space	●	●	●	●	●	●	●
Colleges and Universities	●	●	●	●	●	●	●
Commercial Recreation Facility, Indoor	●	--	●	●	--	●	●
Commercial Recreation Facility, Outdoor <sup>2</sup>	●	--	●	●	--	●	●
Correctional Facility	--	--	--	--	--	--	--
Library or Museum	●	●	●	●	●	●	●
Meeting or Gathering Facility, Public and Private	●	●	●	●	●	●	●
Public Parks and Facilities	●	●	●	●	●	●	●
Schools, Public and Private	●	●	●	●	●	●	●
Schools, Specialized and Studios	●	●	●	●	●	●	●
Theater and Auditorium	●	--	●	●	--	●	●
Trade School	●	●	●	●	●	●	●

<sup>1</sup> Maximum five nonresidential workers or employees are allowed to occupy the nonresidential area at any one time.

<sup>2</sup> Outdoor Amphitheatres, Amusement Parks, and Drive-in Theaters require a Special Permit. See Chapter 3389 (Special Permit Uses).

**Key** ● = Allowed ●\* = Special Permit (See Chapter 3389 (Special Permit Uses)) -- = Not Allowed



Table E.20.100.A Use Table (Continued)							
	UGN-1	UGN-2	UCT	UCR	UCR-R	CAC	RAC
<b>Retail</b>							
Adult Entertainment Establishment/Store	--	--	--	--	--	--	--
Billboard	--	--	--	--	--	--	--
Farmers Market/Market	●	--	●	●	--	●	●
General Retail Business (≤ 2,500 sf)	●	●	●	●	●	●	●
General Retail Business (>2,500 sf and ≤100,000sf)	●	--	●	●	--	●	●
General Retail Business (> 100,000 sf)	--	--	--	--	--	●	●
General Retail Business with Outside Sales and Display	--	--	--	--	--	●	●
General Retail with Pickup Unit	●	--	●	●	--	●	●
Marijuana Medical <b>Dispensary</b>	●*	--	●*	●*	--	●*	●*
<b>Food and Beverage Establishments</b>							
Eating and Drinking Establishment (≤ 2,500 sf)	●	●	●	●	●	●	●
Eating and Drinking Establishment (> 2,500 sf)	●	--	●	●	--	●	●
Eating and Drinking Establishment with Pickup Unit/Drive-Thru	--	--	--	--	--	●	●
Micro-Brewery/Micro-Distillery	●	--	●	●	--	●	●
<b>Office and Service Uses</b>							
Animal Kennel or Animal Shelter <sup>3</sup>	●	--	●	●	--	●	●
Animal Daycare	●	--	●	●	--	●	●
Bed and Breakfast	●	●	●	●	●	●	●
Commercial Day Care Center	●	●	●	●	●	●	●
Crematorium	--	--	--	--	--	--	--
Extended Stay Hotel	●	--	●	●	--	●	●
Funeral Home and Services	●	●	●	●	●	●	●
General Commercial Services	●	--	●	●	--	●	●
General Commercial Services with Outside Sales and Display	--	--	--	--	--	--	--
Hospital	--	--	●	●	--	●	●
Hotel/Motel	●	--	●	●	--	●	●

<sup>3</sup> Animal Kennels or Animal Shelters with outside runs require a Special Permit. See Chapter 3389 (Special Permit Uses).

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Table E.20.100.A Use Table (Continued)							
	UGN-1	UGN-2	UCT	UCR	UCR-R	CAC	RAC
Mini-Storage Facility/Personal Storage	--	--	--	--	--	--	--
<b>Office and Service Uses (Continued)</b>							
Offices	●	●	●	●	●	●	●
Personal Services	●	●	●	●	●	●	●
Public Services, Emergency Services	●	●	●	●	●	●	●
Research, Development, and Testing Laboratory	●	--	●	●	--	●	●
Veterinary Clinic/Hospital	●	--	●	●	--	●	●
<b>Vehicle Sales and Service</b>							
Automobile Service Station and Convenience Store	--	--	--	--	--	●	●
Automobile/Vehicle Parts Sales	●	--	●	●	--	●	●
Automobile/Vehicle Rental and Sales, Major	--	--	--	--	--	●	●
Automobile/Vehicle Rental and Sales, Minor	--	--	--	--	--	●	●
Automobile and Large Vehicle and Equipment Storage	--	--	--	--	--	--	--
Auto Service and Repair, Major	--	--	--	--	--	●	●
Auto Service and Repair, Minor	--	--	--	--	--	●	●
Car Wash	--	--	--	--	--	●	●
<b>Transportation and Infrastructure</b>							
Parking Garage (stand alone)	●	--	●	●	--	●	●
Parking Lot (non-accessory, private) <sup>4</sup>	--	--	--	--	--	●	●
Public Transit Center	●	●	●	●	●	●	●
Public Utilities, Major	--	--	--	--	--	--	--
Public Utilities, Minor	--	--	--	--	--	--	--
Wireless Communication Facilities (not including rooftop)	--	--	--	--	--	●*	●*
<b>Agriculture</b>							
Community Garden	●	●	●	●	●	●	●
Urban Agriculture	●	●	●	●	●	●	●
<b>Manufacturing</b>							
Artisan Food and Beverage Production (≤ 10,000 sf)	●	--	●	●	--	●	●
Artisan Manufacturing (≤ 10,000 sf)	●	--	●	●	--	●	●
<b>Miscellaneous</b>							
Accessory Use	●	●	●	●	●	●	●
Temporary Uses per CC 3390 (Temporary Uses)	●	●	●	●	●	●	●

<sup>4</sup> Temporary Parking Lots require a Special Permit. See Chapter 3389 (Special Permit Uses).

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# THE CITY OF COLUMBUS

## Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46% of the United State's population. Central Ohio region is projected to reach a 3.15 million population by 2050.



2,230,960

Residents (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a Business

#5

City for Entrepreneurs and Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

## Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM [www.columbusregion.com](http://www.columbusregion.com) and The One Columbus Organization

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