

# FOR LEASE



**\$8.00/ SF MG**

## **626 Phillipi Rd, Columbus, OH 43228**

***Free Standing 12,000 SF industrial building available for lease.***

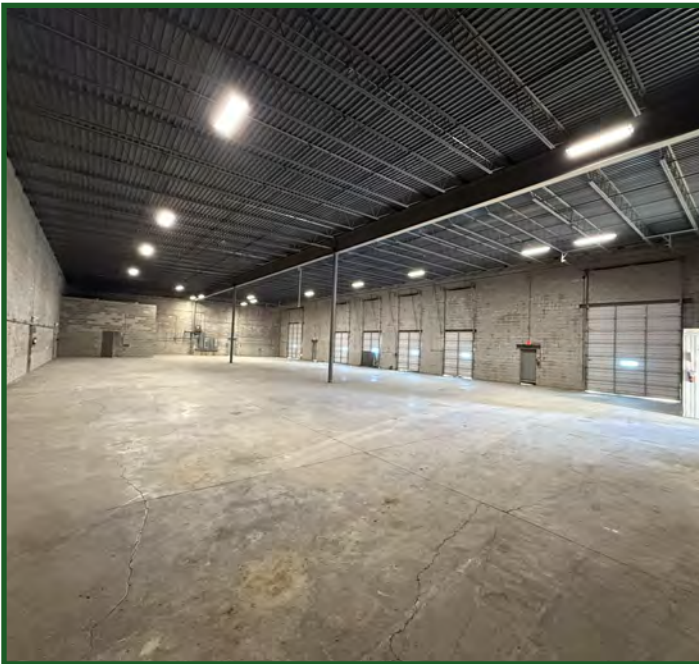
- This facility has four dock doors and two 14' drive-in-doors with 20'-22' clear heights.
- Water and a restroom are currently being added to the property.
- Additional improvements including heat can be added for an increased rental rate.



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## Property Information

### LEGAL

Legal Property Description:	<b>Industrial Building for Lease</b>
Price:	<b>\$8.00/SF Modified Gross</b>
Parcel:	<b>140-005588</b>
Occupancy:	<b>0%</b>

### LAND

Land Acreage:	<b>16.16</b>
Current Zoning:	<b>General Industrial</b>
Designated Use:	<b>Industrial/Warehouse</b>

### STRUCTURAL

Building Square Footage:	<b>12,000</b>
Unit Square Footage:	<b>12,000 (12</b>
Floors Above Ground:	<b>1</b>
Year Built:	<b>2017</b>

### ADDITIONAL INFO

Drive-in Doors:	<b>2 14' Drive-In Doors</b>
# of Docks:	<b>4</b>
Lot Specifics:	<b>Water and a Restroom being Added</b>
HVAC:	<b>None</b>
Water System:	<b>Coming Soon</b>
Sewer System:	<b>Coming Soon</b>

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## Aerial

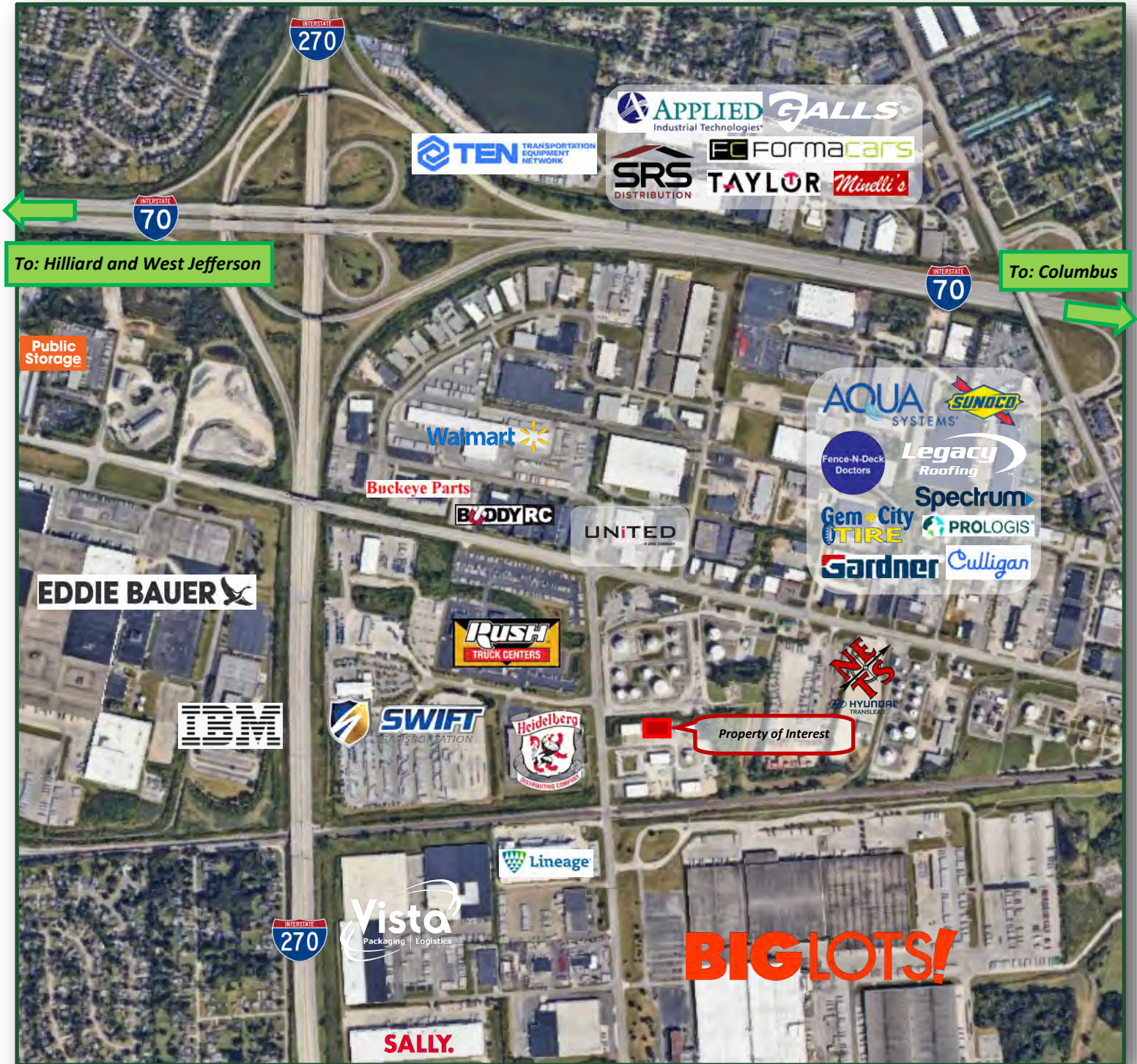


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## Trade Aerial



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## SITE LOCATION

# TRAFFIC COUNT (2023)

Street	Avg Daily Volume
Phillipi Rd - Parkwest Dr	10,095
Fisher Rd - Distribution Dr	16,149
Phillipi Rd - Janitrol Rd	8,022

## NEARBY MAJOR ROADS & HIGHWAYS



## DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2023)		1,187	61,691	189,728
Households (2023)		2,316	39,186	94,860
Avg Household Income (2023)		\$52,505	\$46,195	\$57,826

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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

This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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