

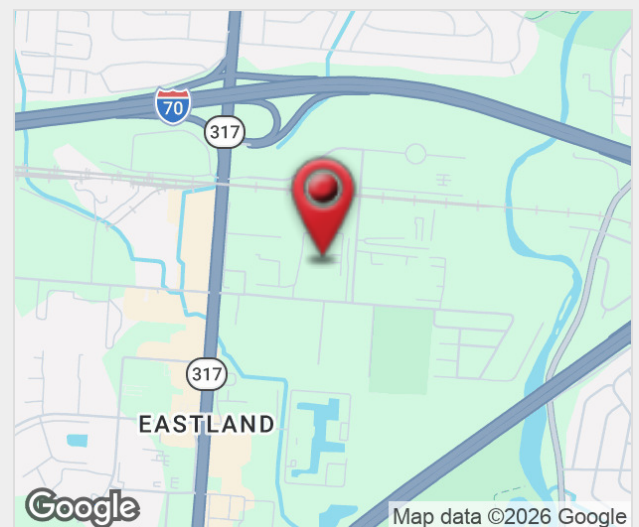
4500 Groves Rd - C

Columbus, Ohio 43232

Property Features

- ±78,836 SF of Warehouse Space
- ± 9,600 SF of Office Space
- Divisible for Multiple Users, Spaces can be Leased Separately
- M1 Industrial Zoning
- Located on a 28.5-Acre Fenced Lot with Gated Access
- Sprinkler System
- Motion Activated LED Lights
- 10 Docks Doors and 2 Drive-In Doors (14')
- ± 7 Acres of Trailer Parking that can be Leased Separately Improved with Electric Hookups
- Well-Maintained Facility with a New Roof Installed in 2020

Lease Rate Starting From: \$3.95 SF/yr (NNN)
Starting Price Is For First Year On Qualified Lease
www.4500Groves.com



For more information:

Dan Sheeran

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Dan Sheeran, Jr.

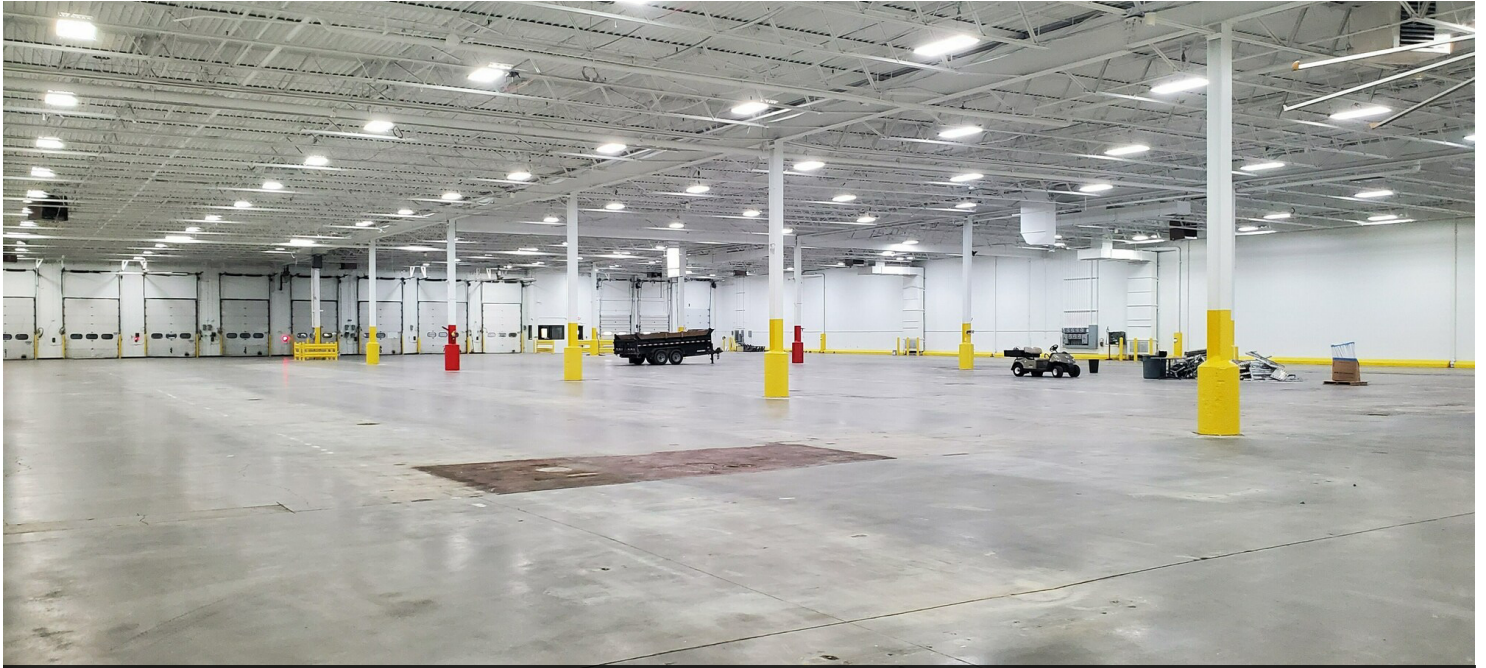
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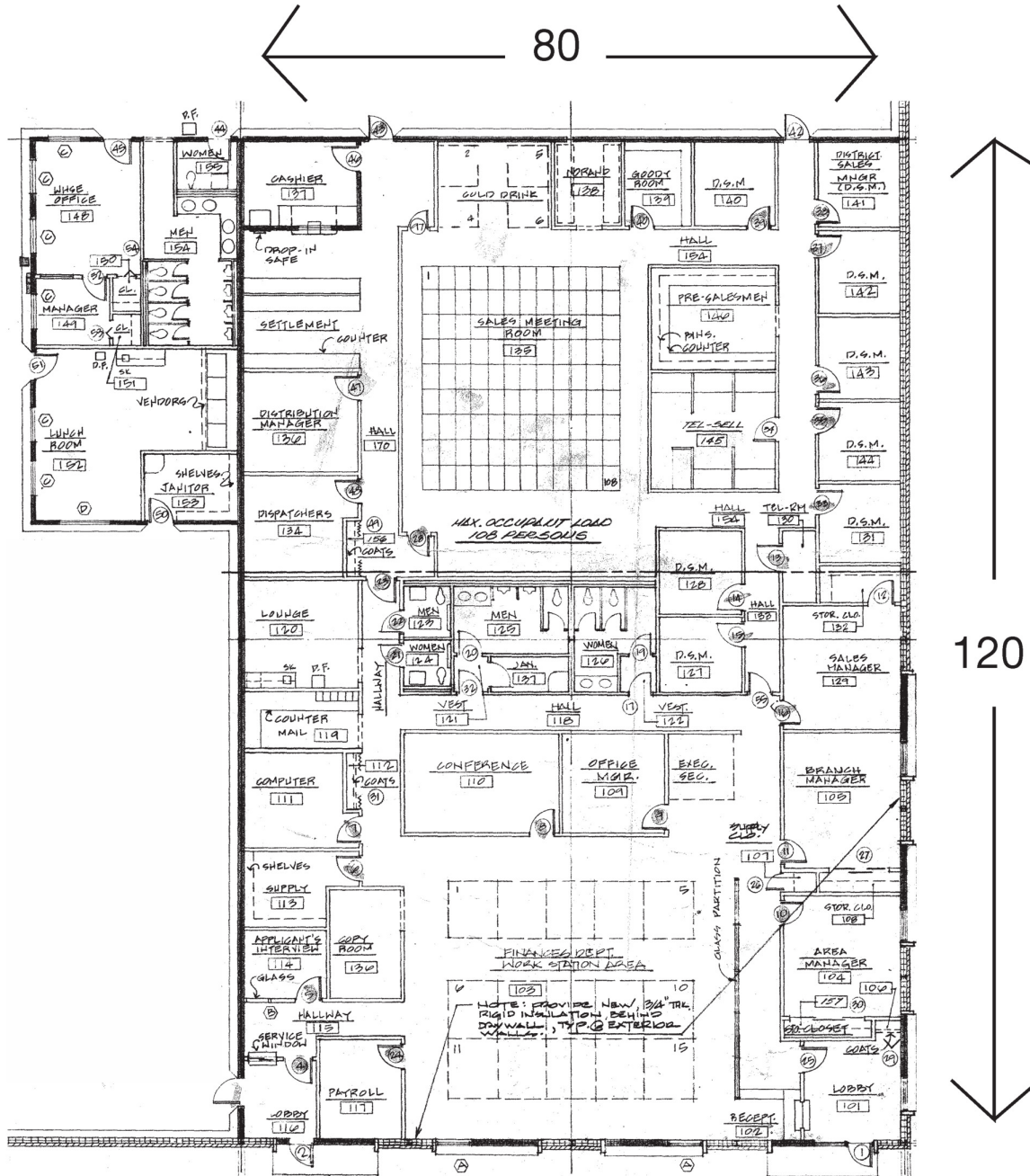


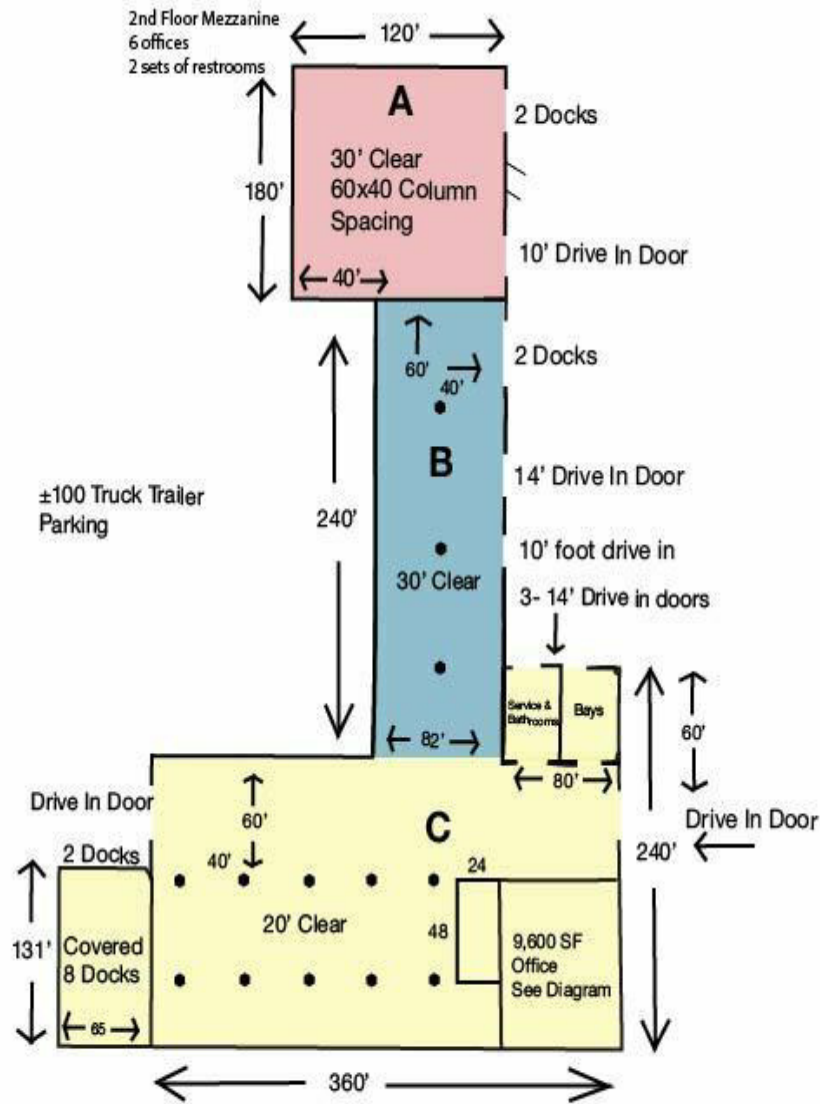
Warehouse C



Warehouse C

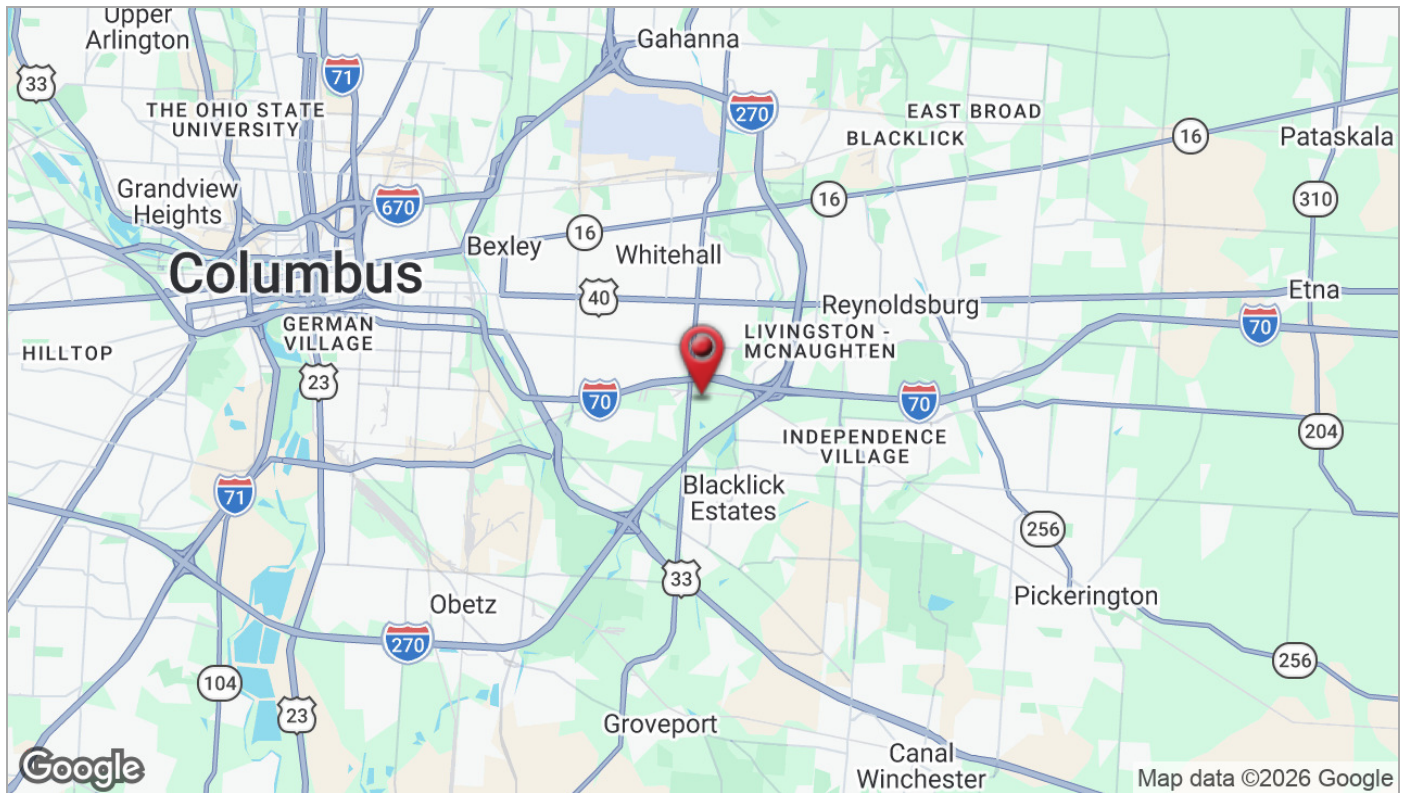
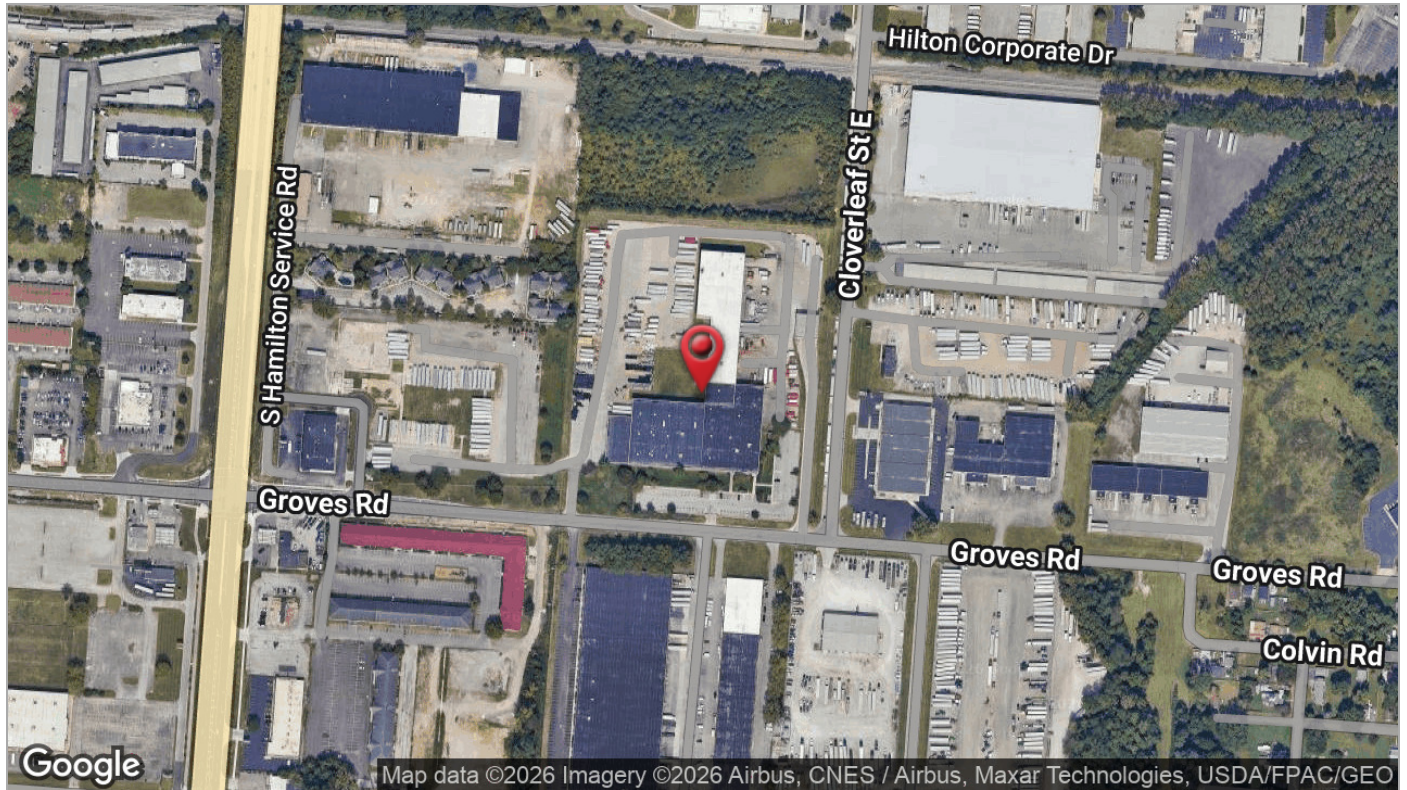


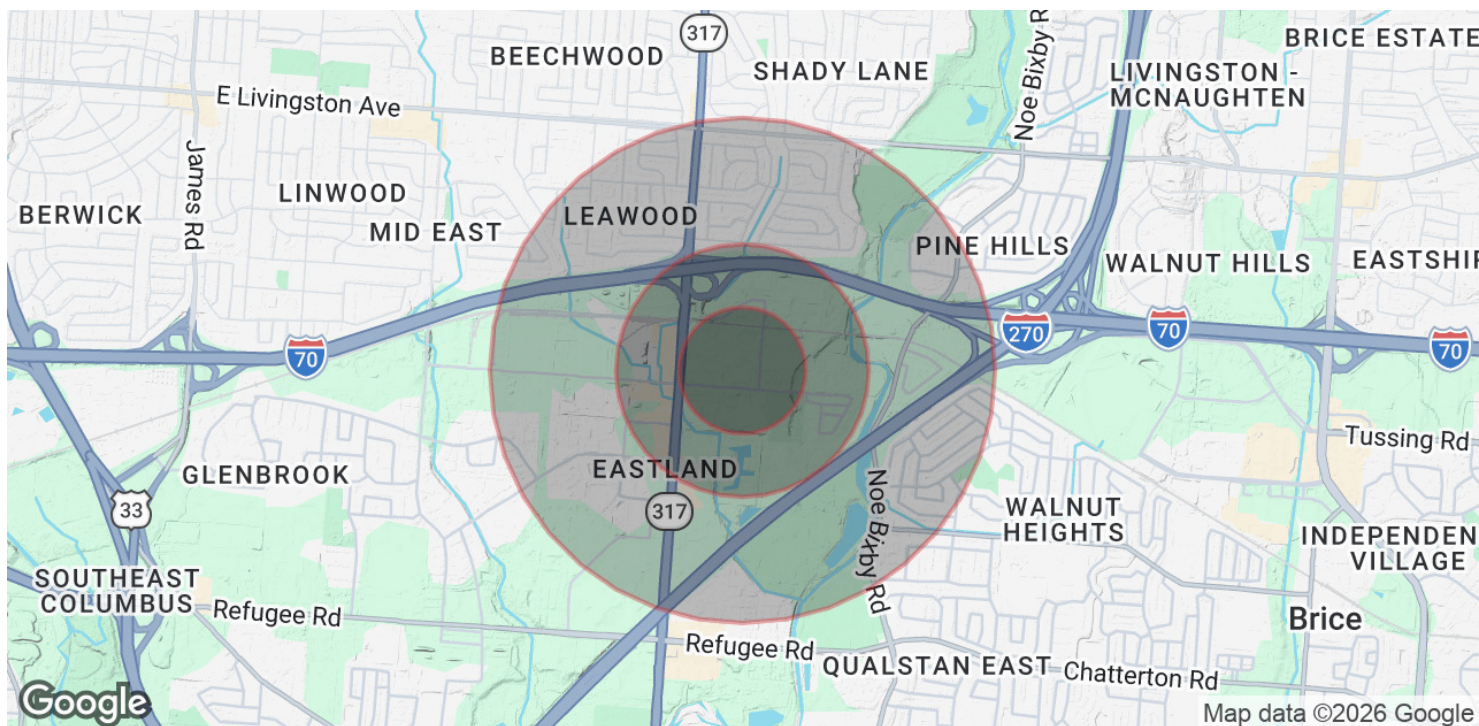




Key:
A: 21,600 SF; 30' Clear
B: 19,680 SF; 30' Clear
C: 78,836 SF with 9,600 SF Office; 20' Clear

73 Auto Parking





POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	97	759	11,411
Average Age	65.9	45.5	35.7
Average Age (Male)	67.3	44.9	37.0
Average Age (Female)	65.5	50.3	35.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	93	488	4,700
# of Persons per HH	1.0	1.6	2.4
Average HH Income	\$20,146	\$28,659	\$57,417
Average House Value	\$0	\$659,864	\$397,574

2023 American Community Survey (ACS)