



Offering Memorandum

808 RHOADS AVENUE COLUMBUS, OH 43205

NA Ohio Equities



OFFERING MEMORANDUM

TABLE OF CONTENTS

- 3 Executive Summary
- 4 Property Information
- 5 Floor Plans
- 6 Office Photographs
- 7 Demographics
- 8 Meet the Team

NAI OHIO EQUITIES CONTACTS

JOE MENNINGER, CCIM
Vice President
jmenninger@ohioequities.com
614-629-5262

HAILEIGH STANTON
Associate
hstanton@ohioequities.com
614-629-5266



EXECUTIVE SUMMARY

NAI Ohio Equities

- 35,756 SF Office-Warehouse Facility
- 6,170 SF Renovated Office
- Fully Fenced 2.78-Acre Site
- Well Suited for Logistics, Construction, or Industrial Operations
- 17' Clear Height and 22' X 45' Column Spacing
- Two 14' Drive-In Doors and Three Dock Doors
- Large Secured Rear Gravel Lot for Laydown, Equipment Storage, or Fleet Parking
- 45 Paved Front Lot Spaces
- Immediate Access to I-70

This 35,756 SF office-warehouse facility offers a rare turnkey opportunity for an owner-user or tenant seeking secure, industrial space. Located on a fully fenced 2.78-acre site, the property has seen significant upgrades in recent years, including a new roof, upgraded electrical, new water retention, and newly paved parking.

The 6,170 SF renovated office wing includes 8 hardwall offices, a boardroom, bullpen space, and a full kitchen. Warehouse features include 17' clear height, 22' x 45' column spacing, floor drains, a fleet manager office, an employee locker room, two 14' drive-in doors, and three dock-height doors. The property also offers a secured rear gravel lot for laydown, equipment storage, or fleet parking, plus 45 paved front lot spaces, with immediate access to I-70 and close proximity to Downtown Columbus and John Glenn International Airport.

PROPERTY INFORMATION



PARCEL ID NUMBER

010-076849



YEAR BUILT

1949



TOTAL BUILDING SF

33,756 SF



LEASE RATE

Negotiable



CURRENT ZONING

M1



ACREAGE

±2.78 Acres



DRIVE-INS/DOCK DOORS

Two Drive-In Doors
Three Dock Doors



CLEAR HEIGHT

17'



OCCUPANCY

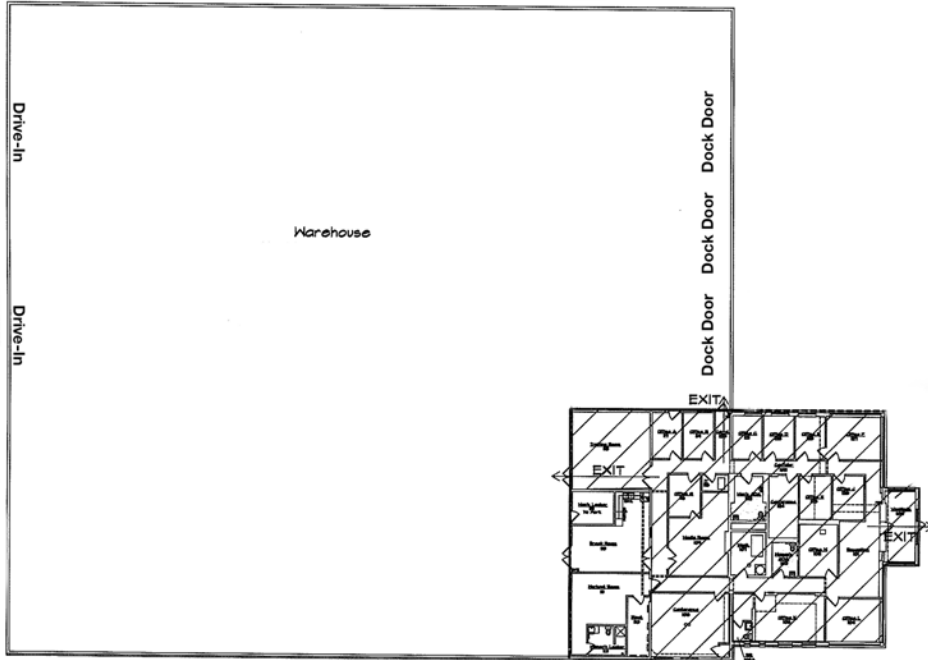
9/1/2026



Red Outline for Illustration Purposes Only

FLOOR PLANS

Entire Building



Office Space

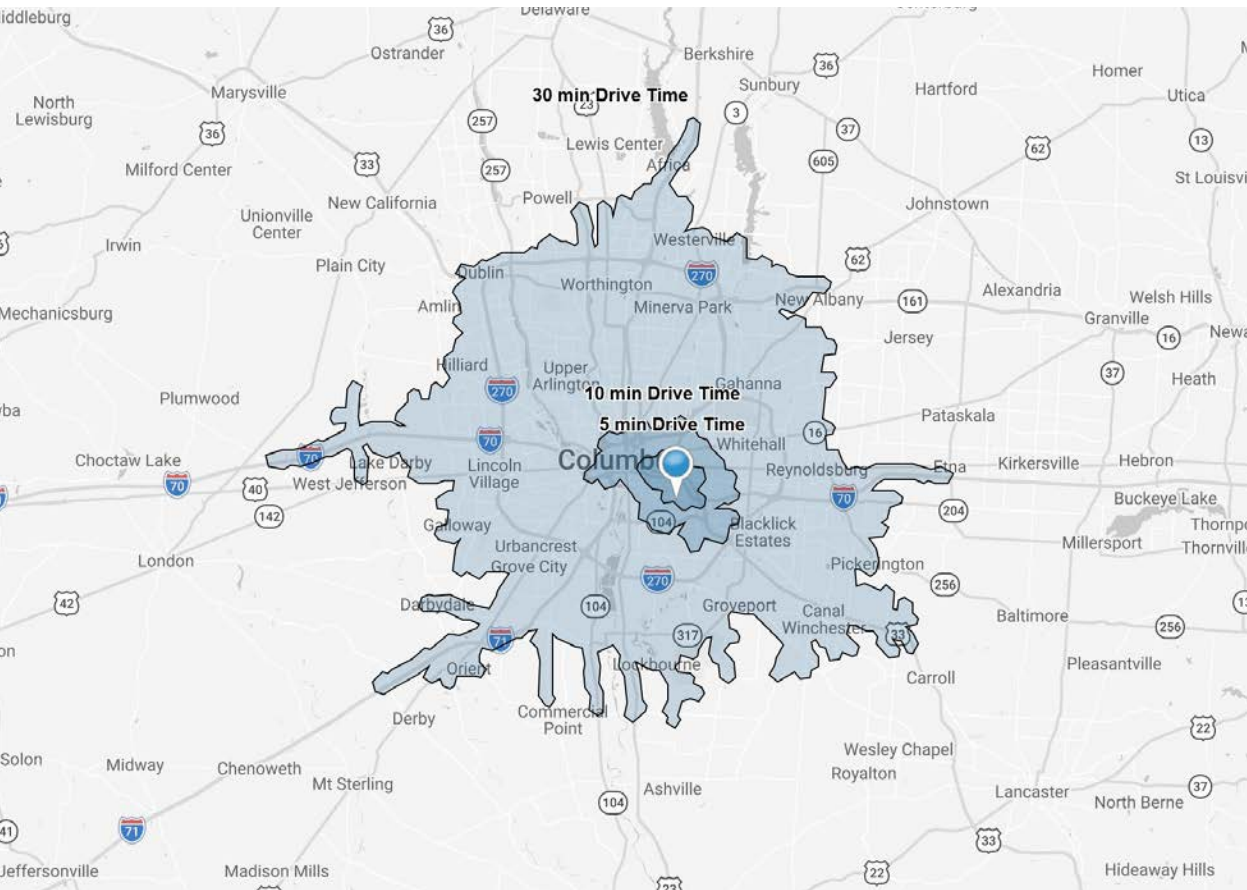


OFFICE PHOTOGRAPHS



Demographics (1, 3, and 5 Mile Radius)

Population	16,504	Labor Force	13,324
	131,487		106,703
	312,041		254,145
Average HH Income	\$129,044	Total Businesses	666
	\$104,959		7,643
	\$94,512		14,553
Households	6,604	Daytime Employment	5,936
	60,606		123,470
	135,696		288,980



DRIVE-TIME ACCESS MAP



I-70

1

MINUTE



I-670

6

MINUTES



DOWNTOWN COLUMBUS

7

MINUTES



JOHN GLENN INTERNATIONAL AIRPORT (CMH)

8

MINUTES



About Columbus Industrial Advisors



Joe Menninger, CCIM

Vice President

jmenninger@ohioequities.com

- Leads industrial sales and leasing across Central Ohio
- Handles acquisitions, dispositions, leasing, and land transactions
- Brings CCIM expertise and an appraisal-informed perspective to every deal



Haileigh Stanton

Associate

hstanton@ohioequities.com

- Leads team research and market analysis for industrial sales and leasing
- Uses data and market intelligence to guide client decisions
- Combines information systems and real estate expertise for fast, confident results



Mariana Hawley

Client Services Coordinator

mhawley@ohioequities.com

- Keeps marketing and transactions running smoothly through expert coordination
- Applies transaction management and marketing experience to support the team
- Ensures every deliverable is organized, accurate, and client-ready



NAI Ohio Equities

605 SOUTH FRONT STREET
SUITE 200
COLUMBUS OHIO 43215
OHIOEQUITIES.COM
614 224 2400
@naiohioequities

©2026 NAI Ohio Equities

The contents of this proposal are intended for the individuals to whom it is presented or delivered and their company associates.
Any dissemination or replication, without the express authorization of NAI Ohio Equities, is strictly prohibited.