

For Sale



\$12.00/SF NNN

Village Pointe Drive, Powell, Ohio 43065

Office/Warehouses For Lease in Powell, Ohio

- Units Available from \pm 2,400 to \pm 6,000 SF.
- ADA restrooms, kitchenettes, and high ceilings.
- Well maintained business park.
- Warehouse units feature a 12' x 12' drive-in door.
- Lease rate of \$12.00 per SF per unit.
- Operating expenses \$4.41 per SF.
- Easy access from high traffic Powell Road, with ample parking available, and dedicated parking for units.
- Just minutes from the Columbus Zoo and Muirfield Village



[Click Here to View Property Video](#)

James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

4608 Sawmill Road

Columbus, Ohio 43220

www.BestCorporateRealEstate.com



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Complex Overview



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Available Units

Unit 22

Price	\$12.00 / Square Foot
Unit Type	Office/Warehouse
Unit Size	± 2,400 Square Feet
Operating Expenses	\$4.41 / Square Foot

Unit 24

Price	\$12.00 / Square Foot
Unit Type	Office/Warehouse
Unit Size	± 3,600 Square Feet
Operating Expenses	\$4.41 / Square Foot

[Click Here to View Unit Video](#)

Unit 58

Price	\$12.00 / Square Foot
Unit Type	Office/Warehouse
Unit Size	± 2,400 Square Feet
Operating Expenses	\$4.41 / Square Foot

Unit 62

Price	\$12.00 / Square Foot
Unit Type	Office/Warehouse
Unit Size	± 2,400 Square Feet
Operating Expenses	\$4.41 / Square Foot

[Click Here to View Unit Video](#)

Unit 82

Price	\$12.00 / Square Foot
Unit Type	Office Only
Unit Size	± 2,400 Square Feet
Operating Expenses	\$4.41 / Square Foot

Unit 86

Price	\$12.00 / Square Foot
Unit Type	Office Only
Unit Size	± 2,400 Square Feet
Operating Expenses	\$4.41 / Square Foot

[Click Here to View Unit Video](#)

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Unit 22



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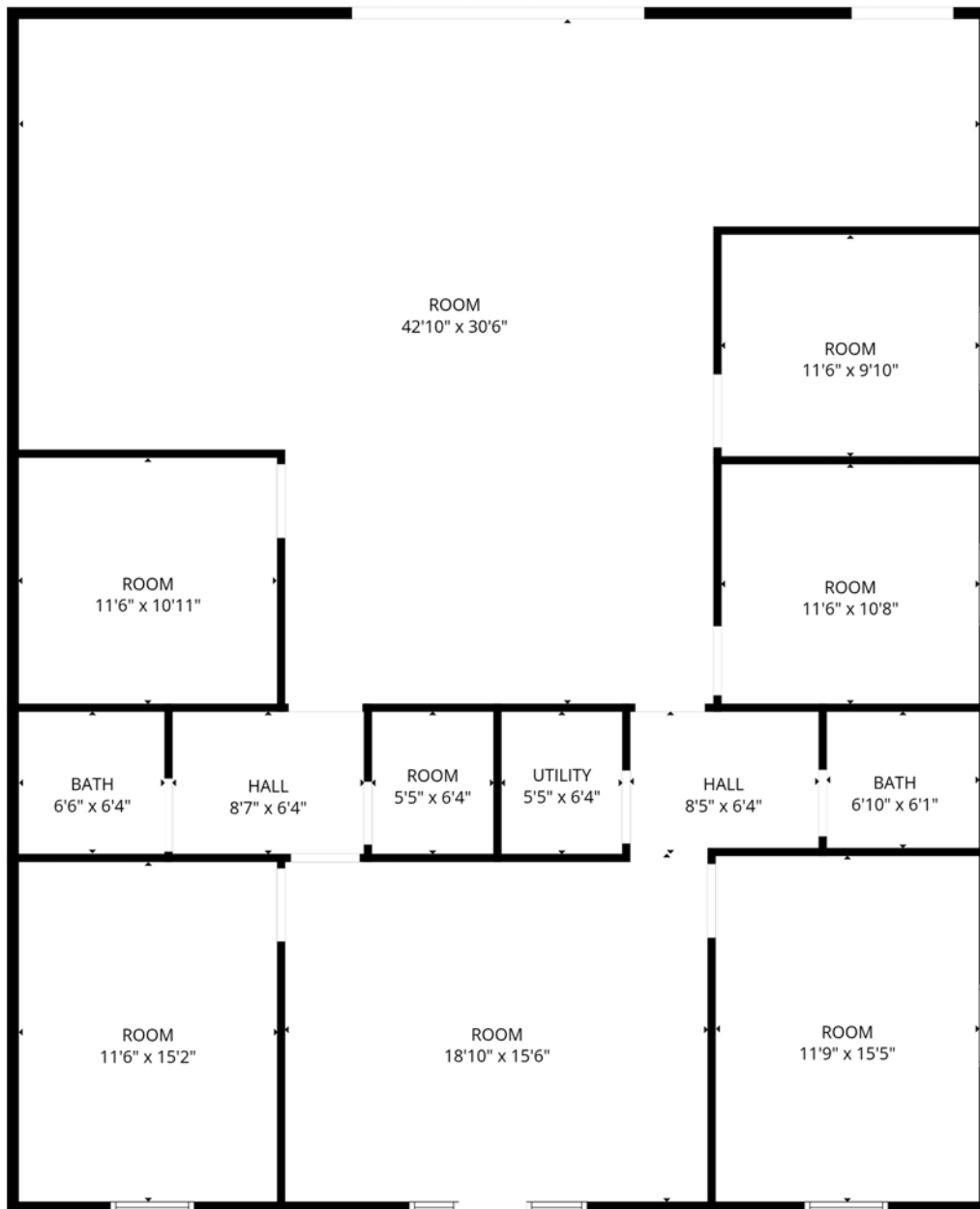
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Unit 22 Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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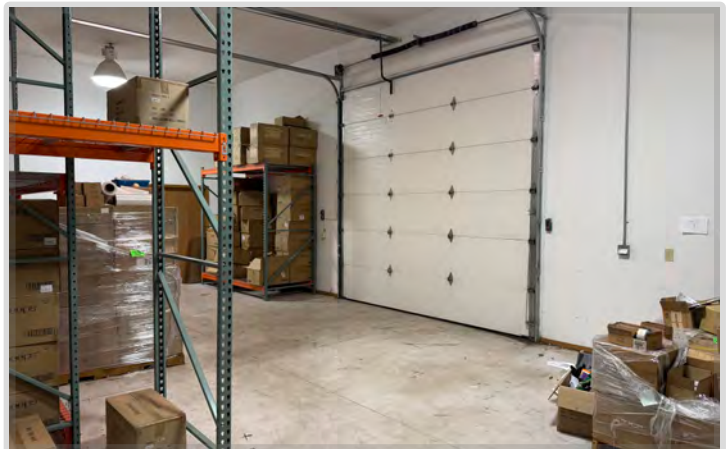
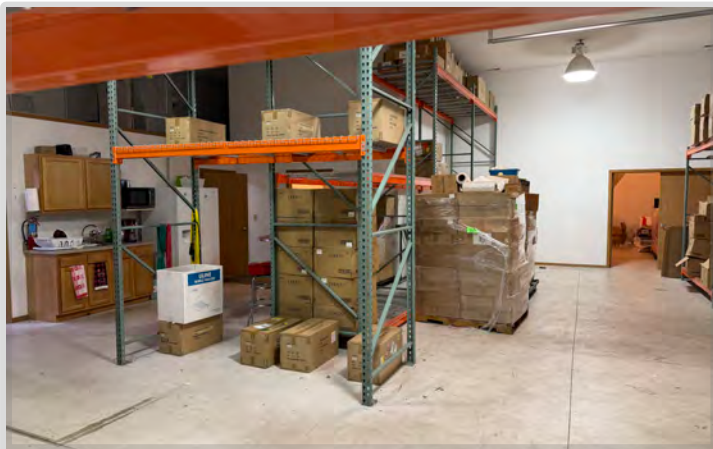
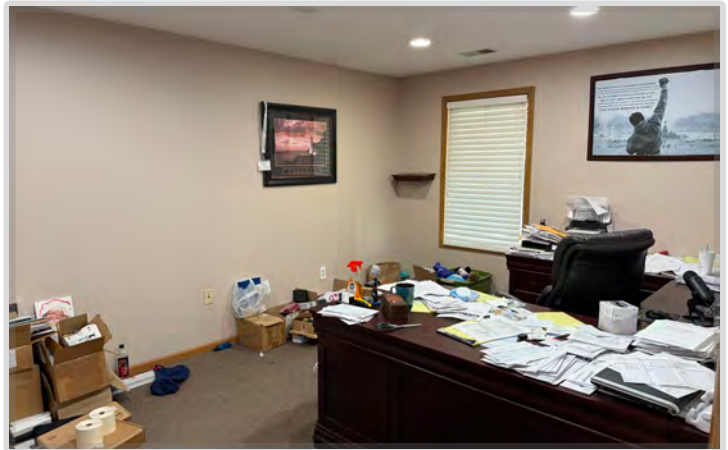
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Unit 24



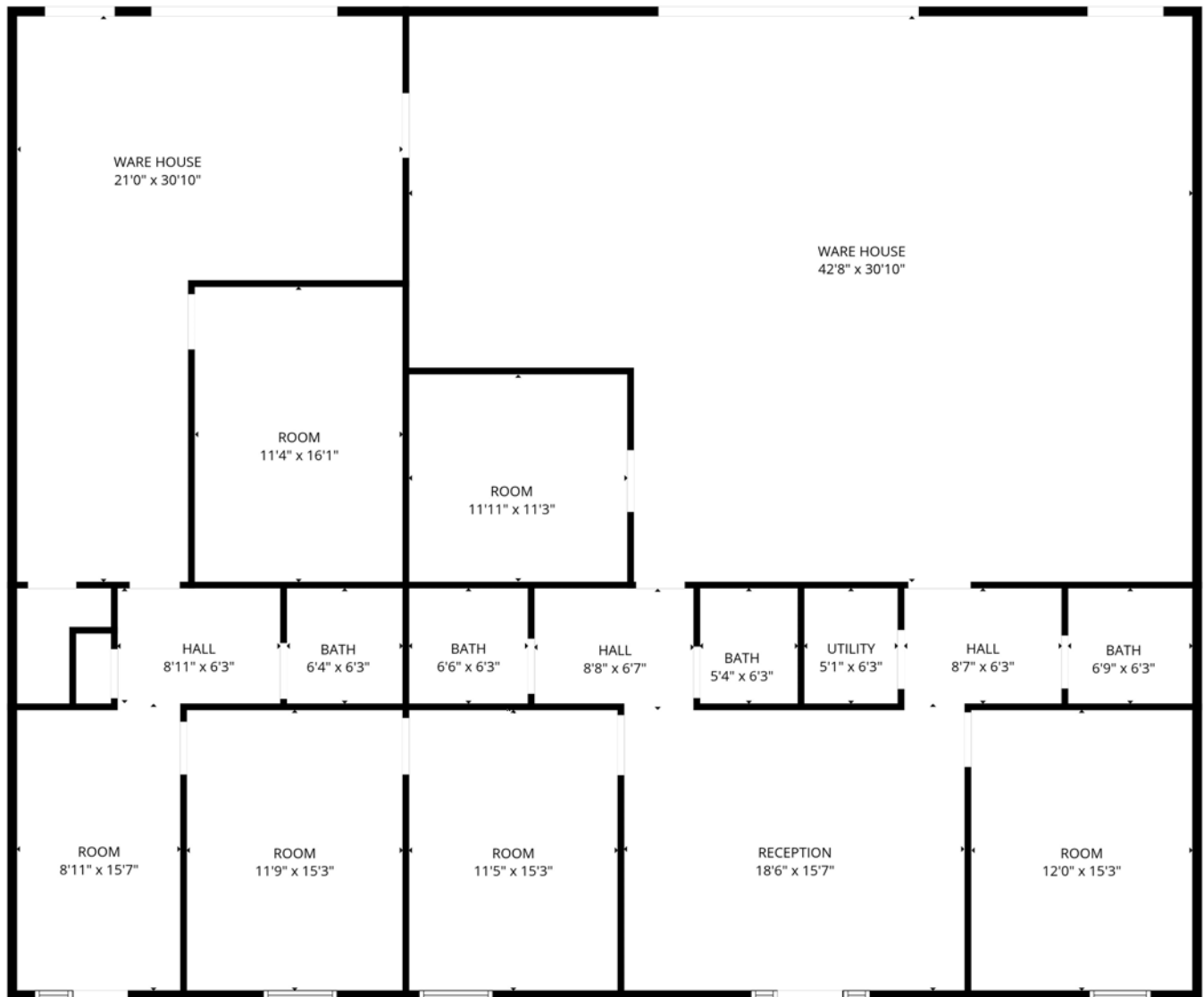
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Unit 24 Floor Plan



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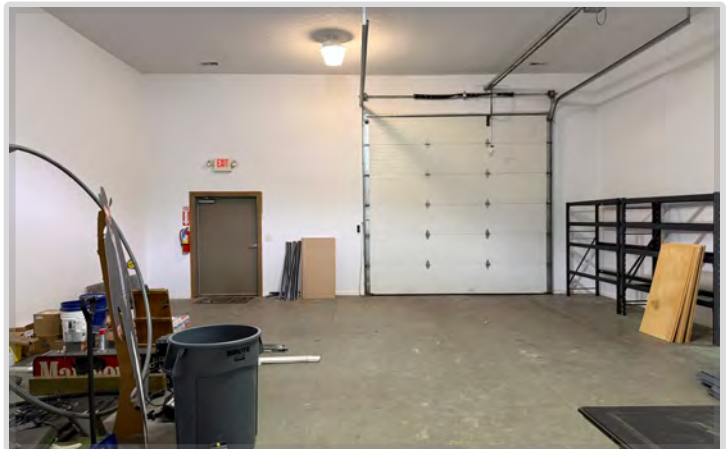
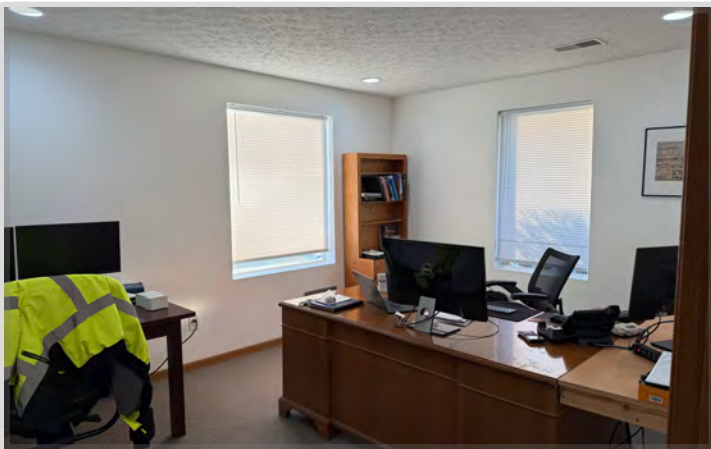
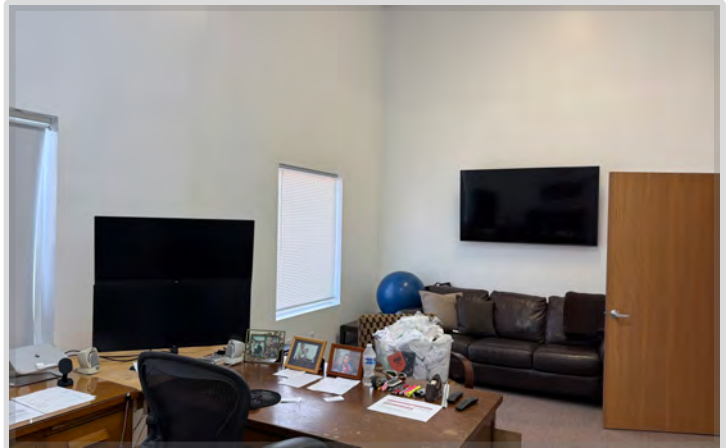
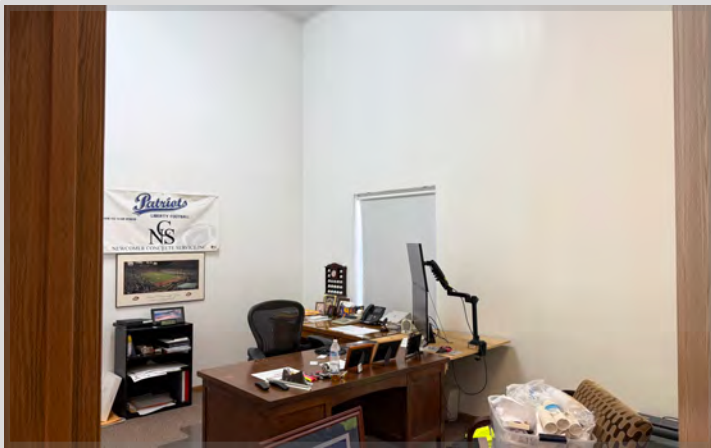
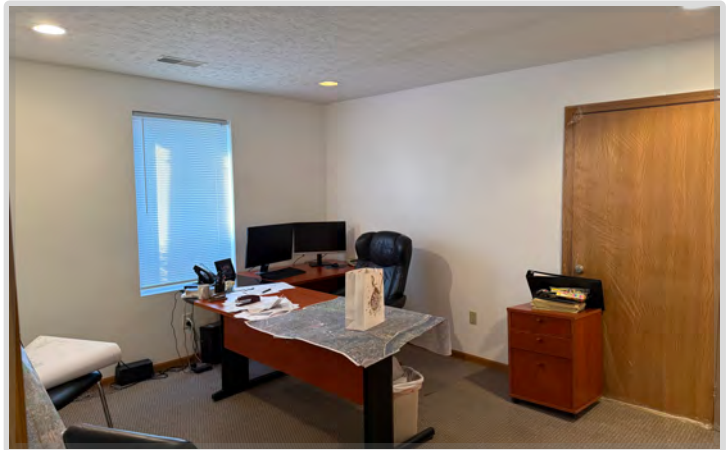
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Unit 58



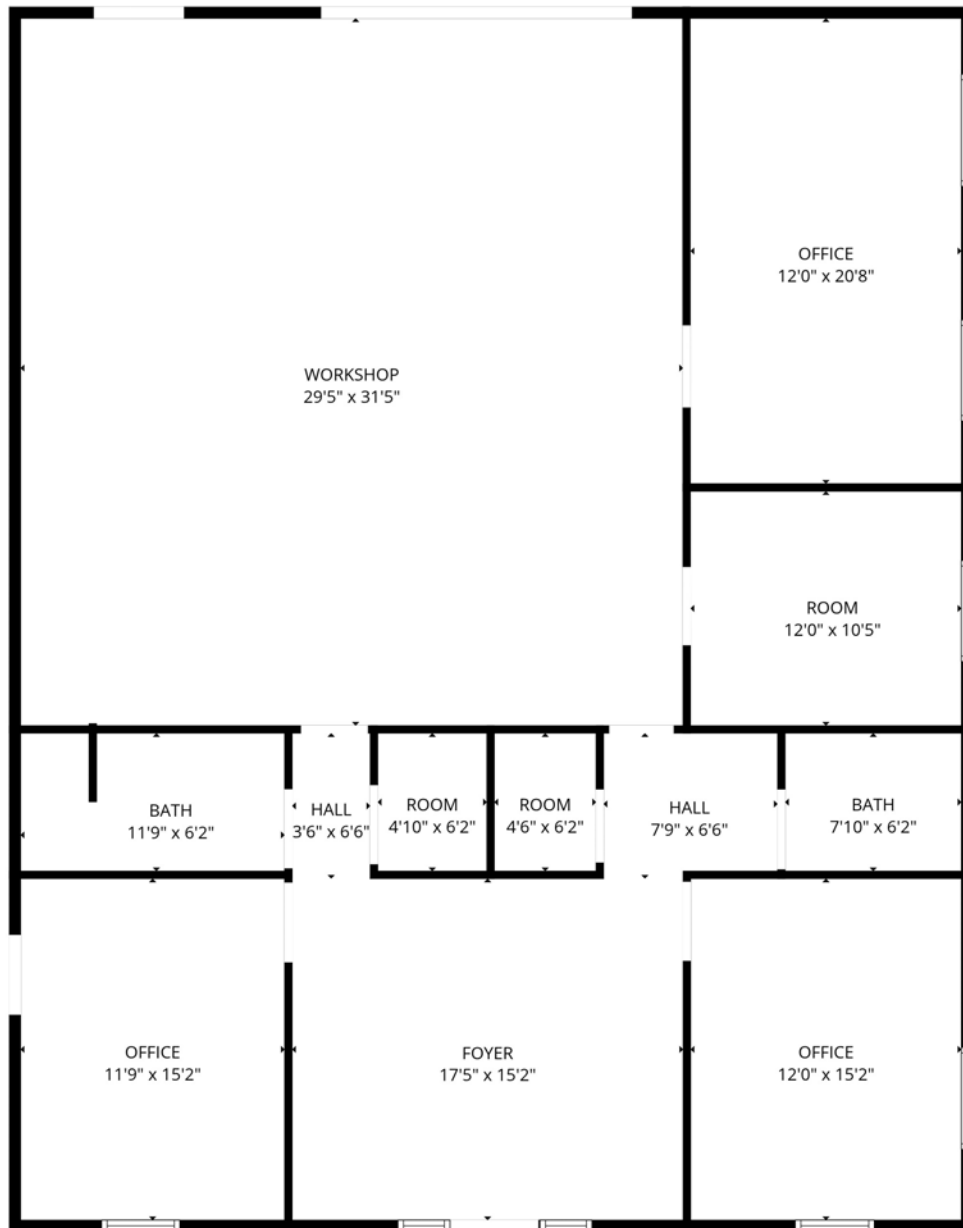
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Unit 58 Floor Plan



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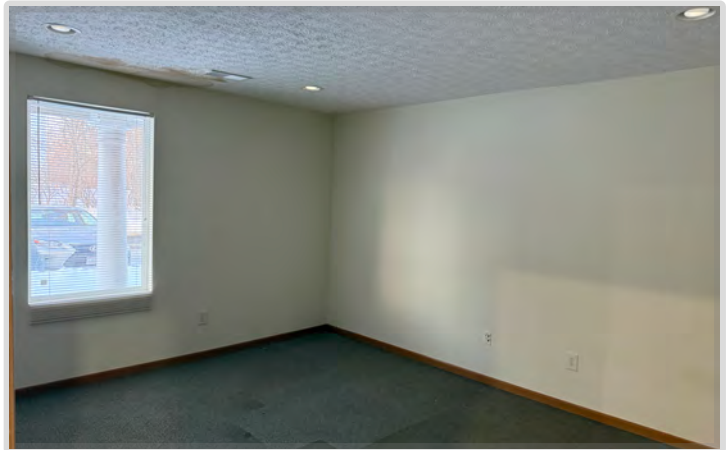
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Unit 82



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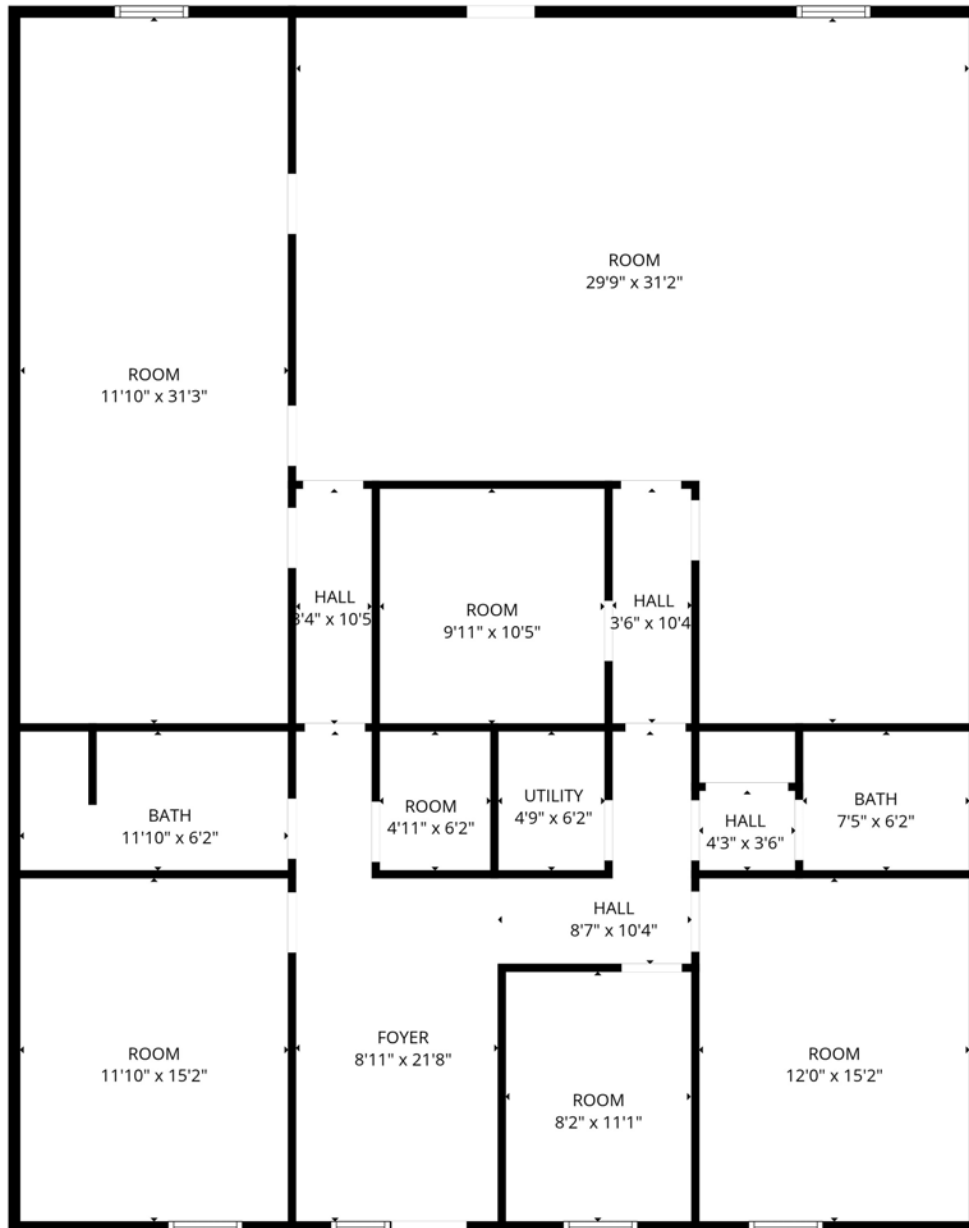
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Unit 82 Floor Plan



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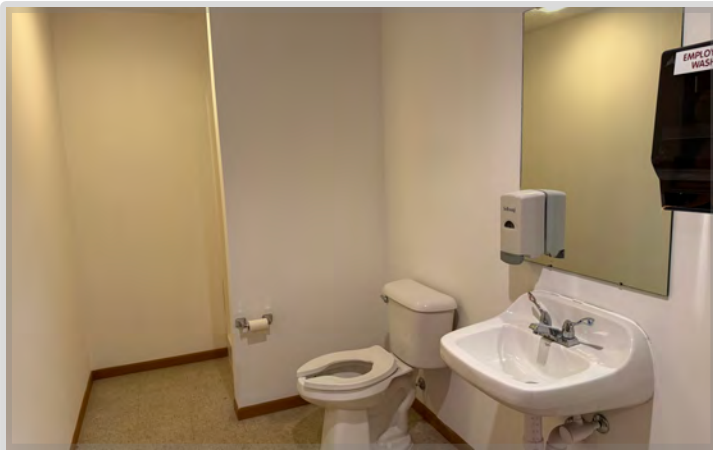
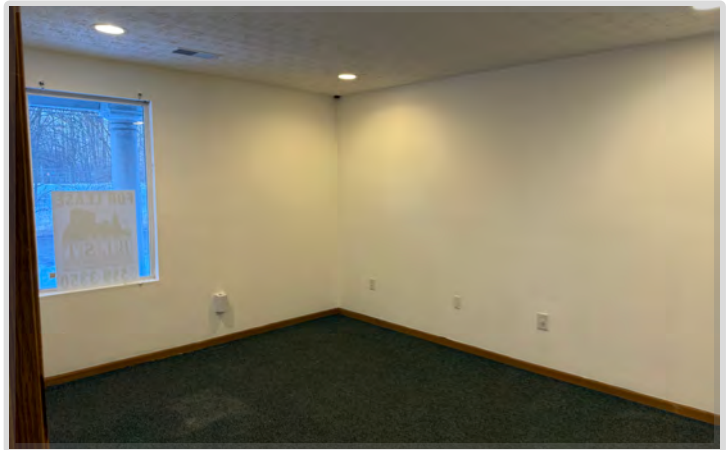
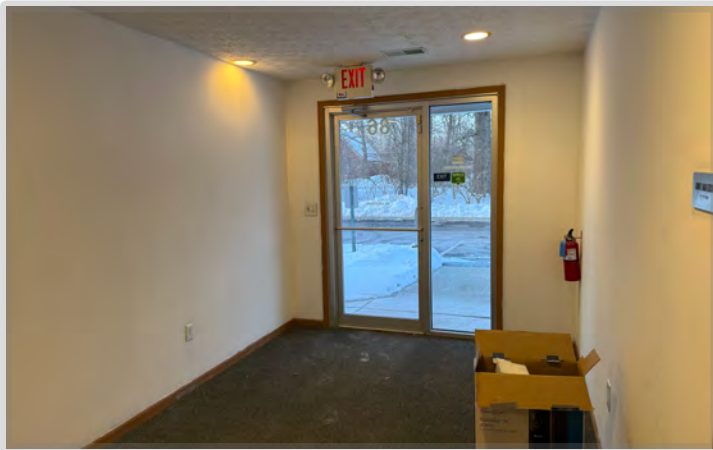
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Unit 86



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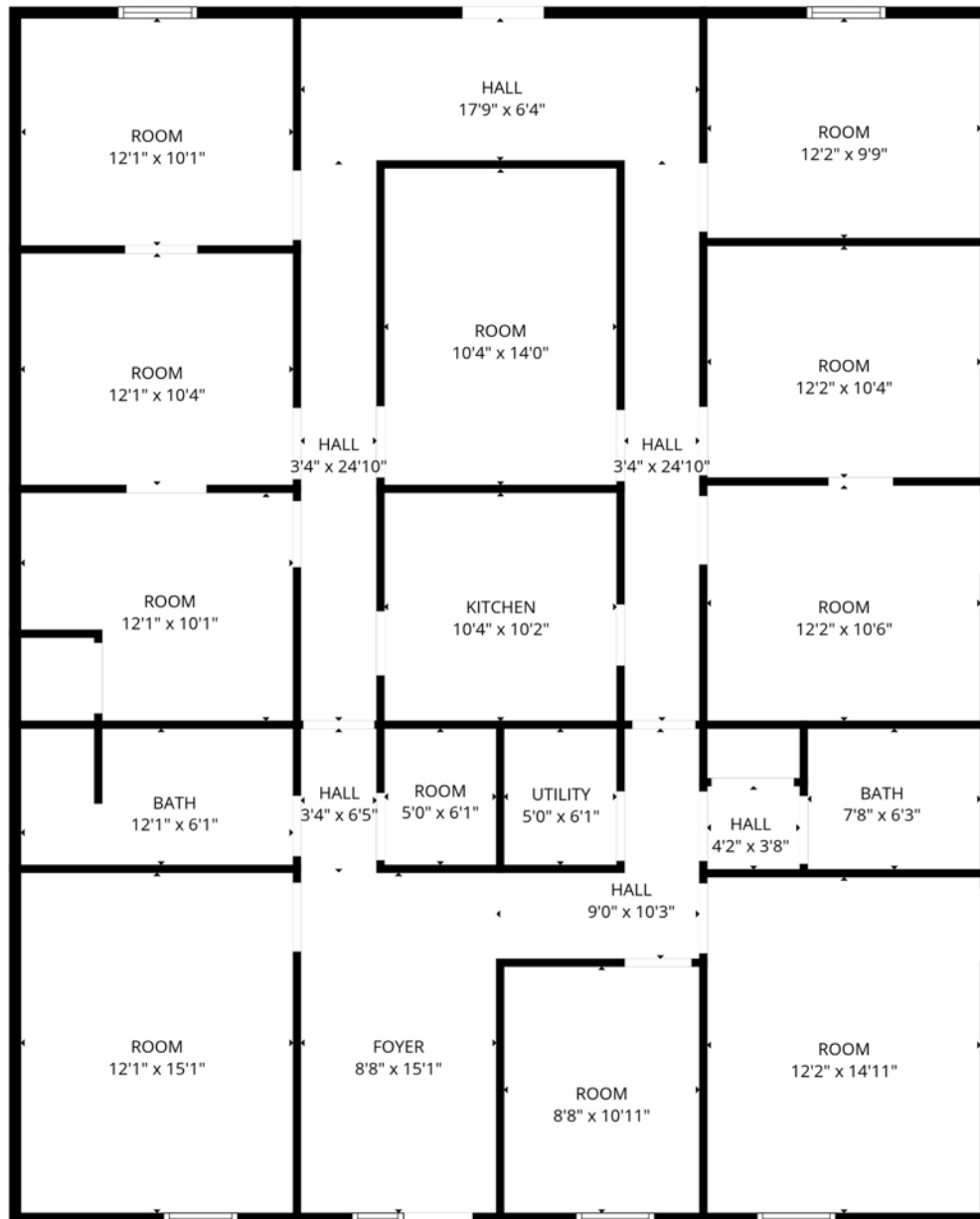
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Unit 86 Floor Plan



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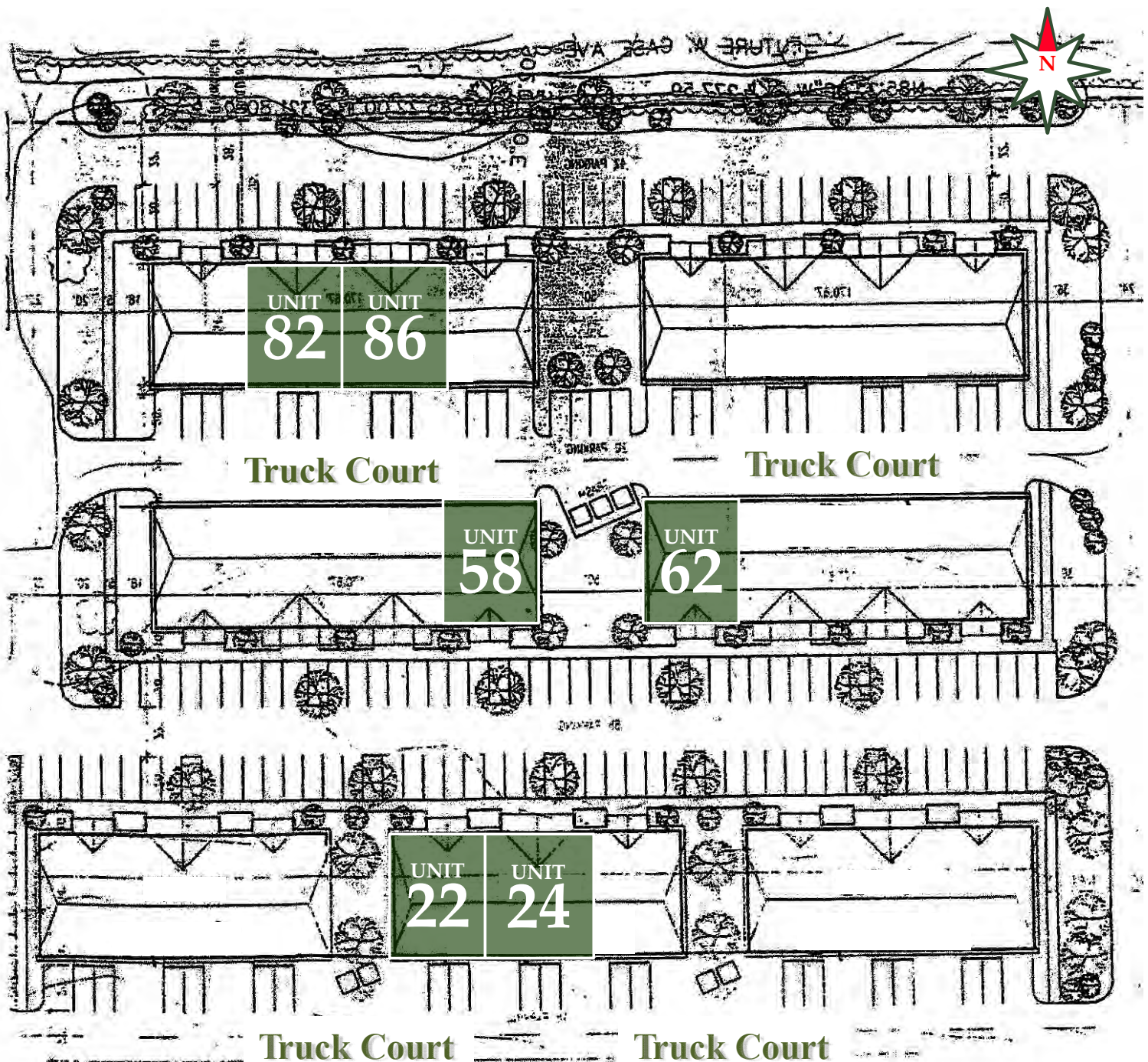
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Parcel View



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Trade Area Overview



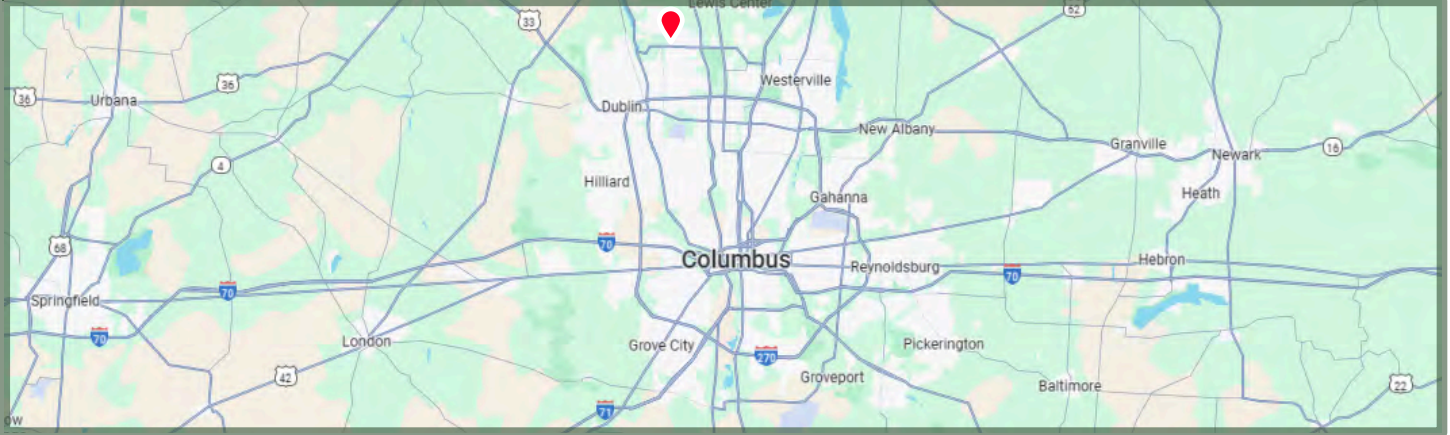
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Traffic Counts and Regional Demographics



Local Traffic

Sawmill Road	±25,317 VPD
Powell Road	±14,816 VPD
Liberty Road-Clairedan Drive	±6,222 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population (2025)	6,984	29,342	76,826
Households (2025)	5,996	16,295	38,811
Avg Household Income (2025)	\$140,731	\$128,869	\$114,066

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THE CITY OF COLUMBUS

Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries' "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Downtown Columbus

Major Regional Employers



Demographics



Area Population
2,230,960

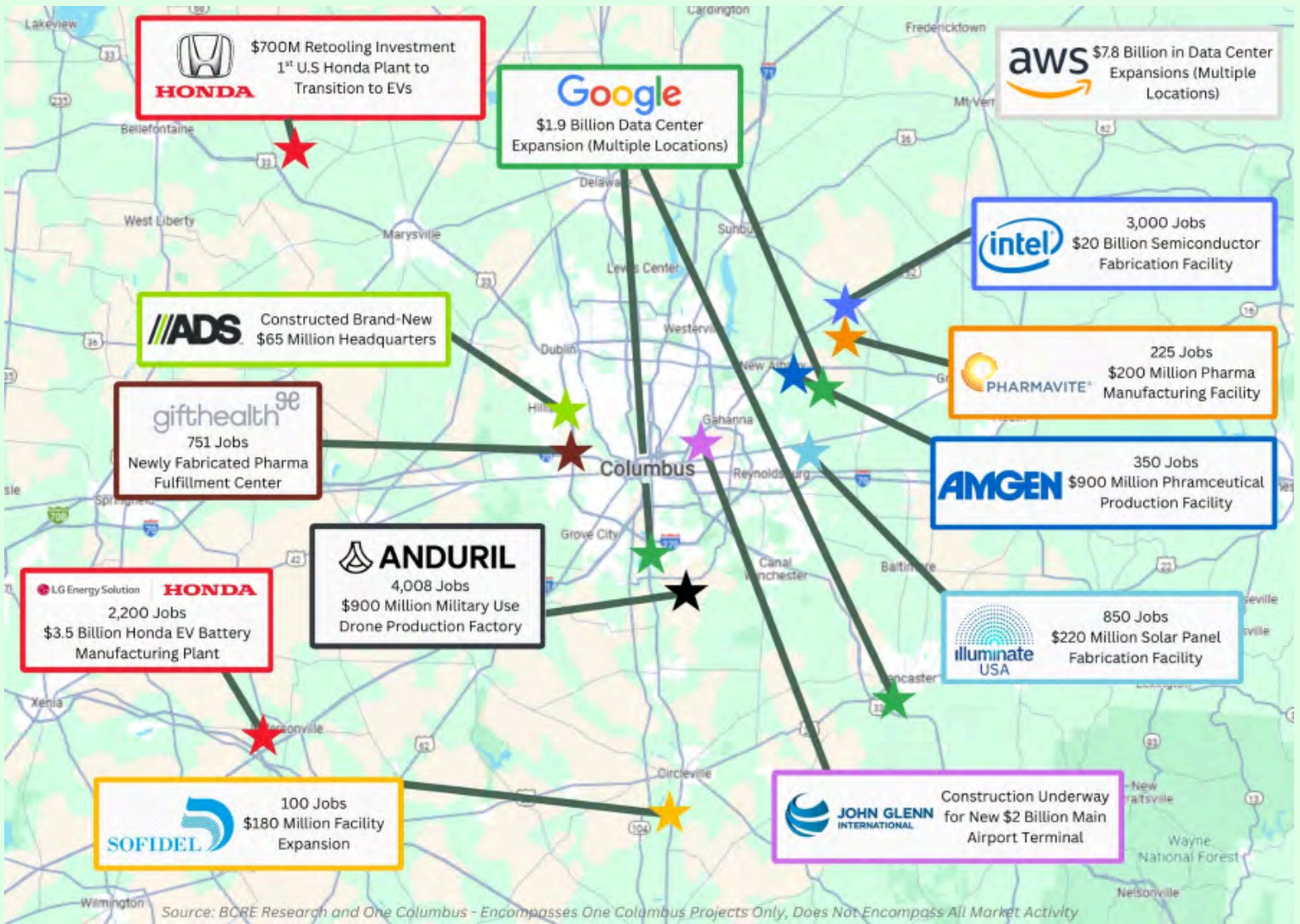


Area Households
826,729

Major Interstates



NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**129 NEW PROJECTS ANNOUNCED
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO
THE AREA**

**\$34 BILLION IN NEW CAPITAL
INVESTMENTS**

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