



4500 Groves Rd - A & B

Columbus, Ohio 43232

Property Features

- ±21,600 SF of Industrial Warehouse Located in Space A
- ±19,680 SF of Industrial Warehouse Located in Space B
- Divisible for Multiple Users, Spaces can be Leased Separately
- M1 Industrial Zoning
- Located on a 28.5-Acre Fenced Lot with Gated Access
- New LED Motion Activated Lighting
- New Sprinkler System
- 4 Dock Doors and 2 Drive-In Doors with a Clear Height of 30' and Repair Facility
- ±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: \$4.95 SF/yr (NNN)
Starting Price is for First Year on Qualified Lease
www.4500Groves.com



For more information:

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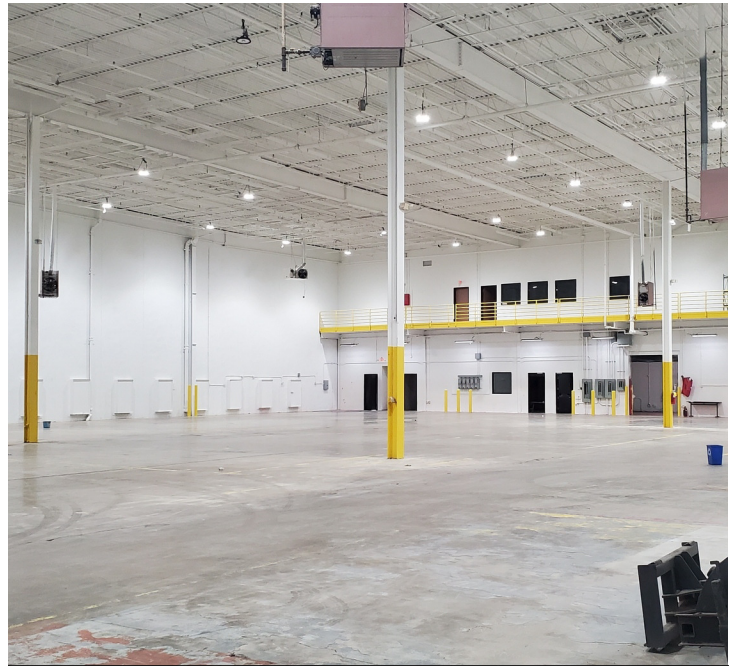
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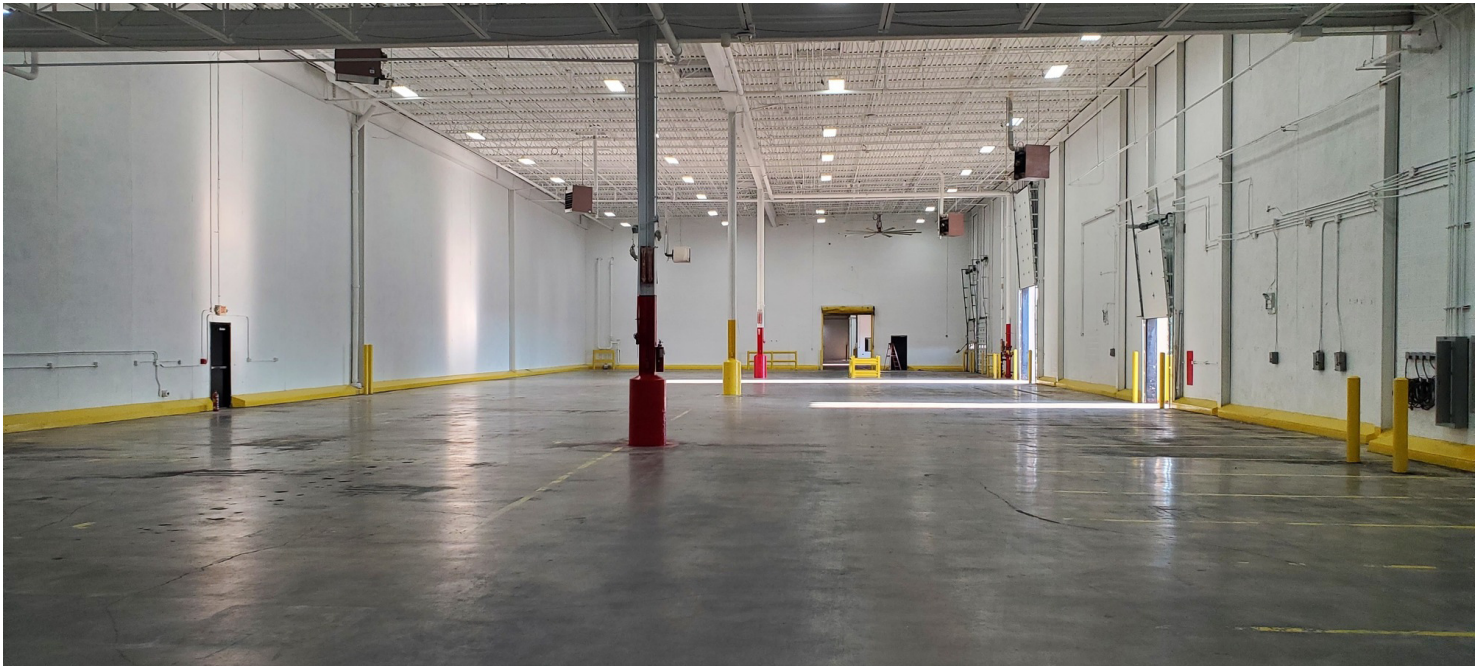




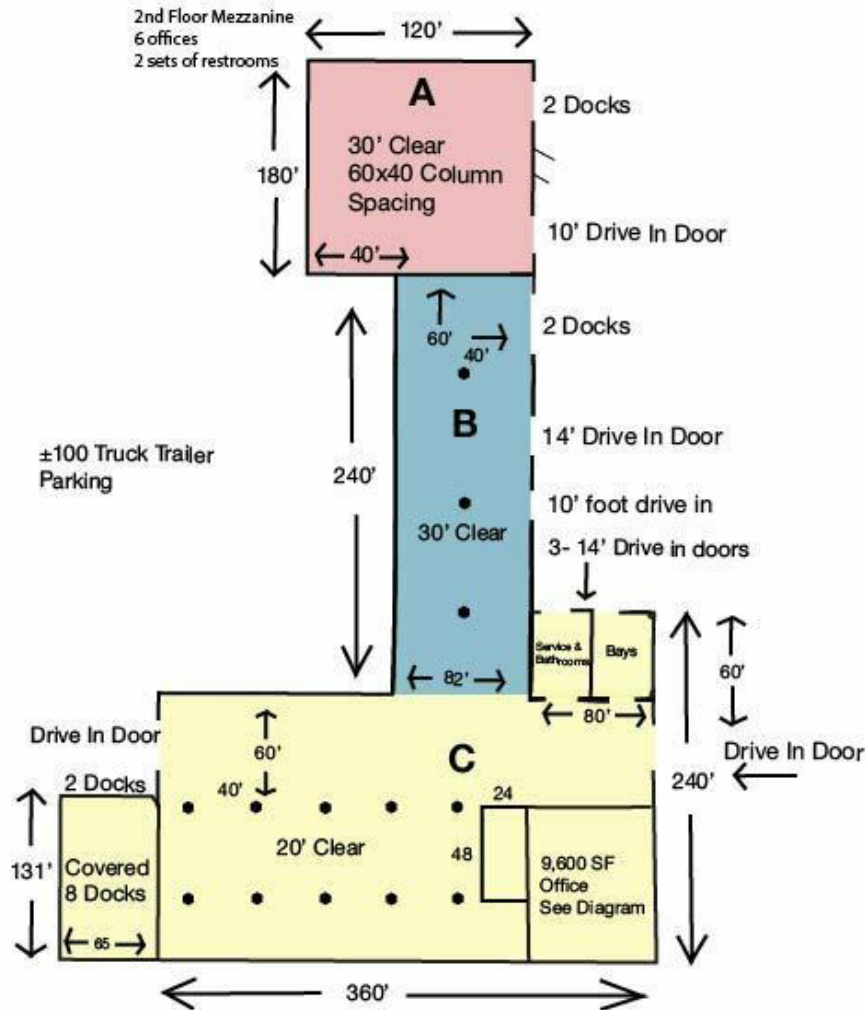
Warehouse A



Warehouse A

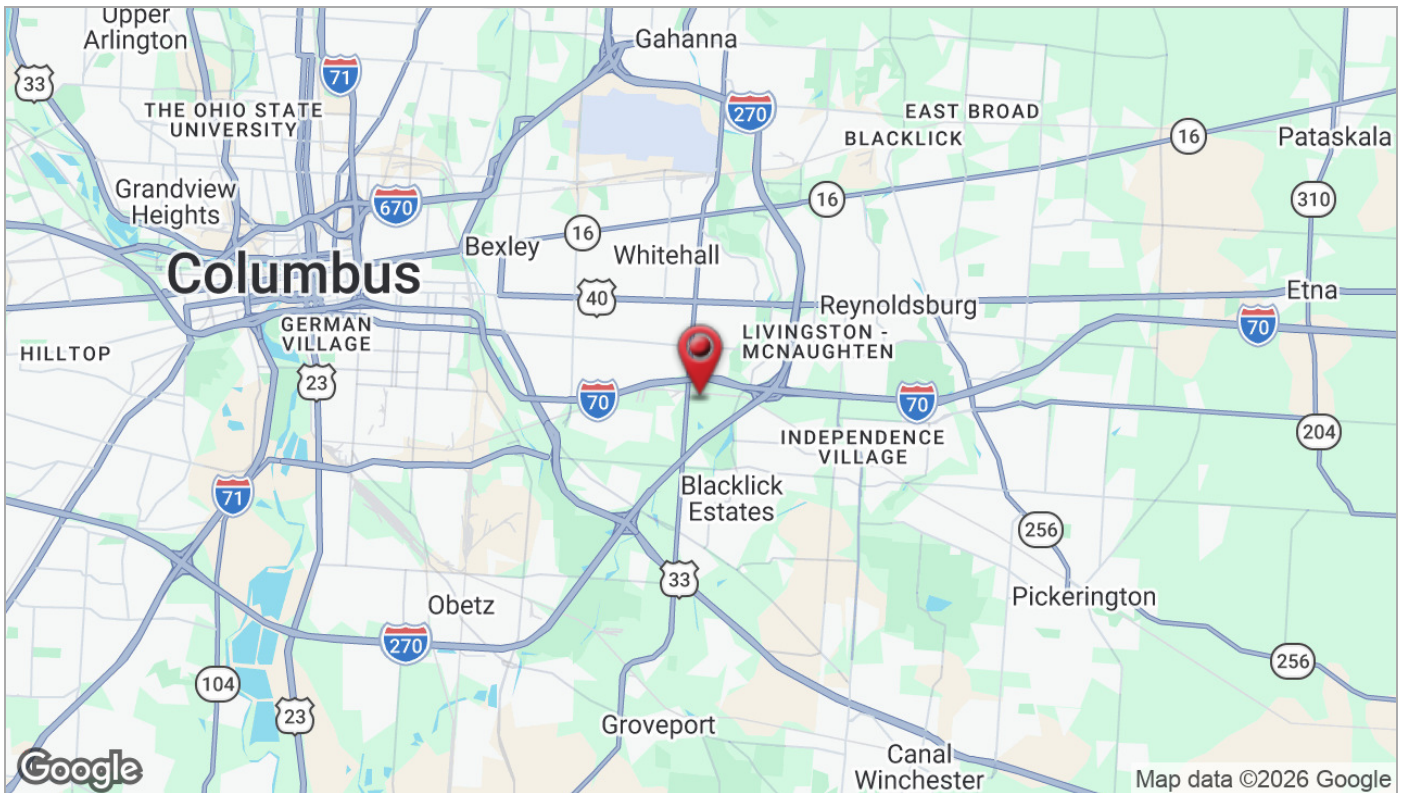
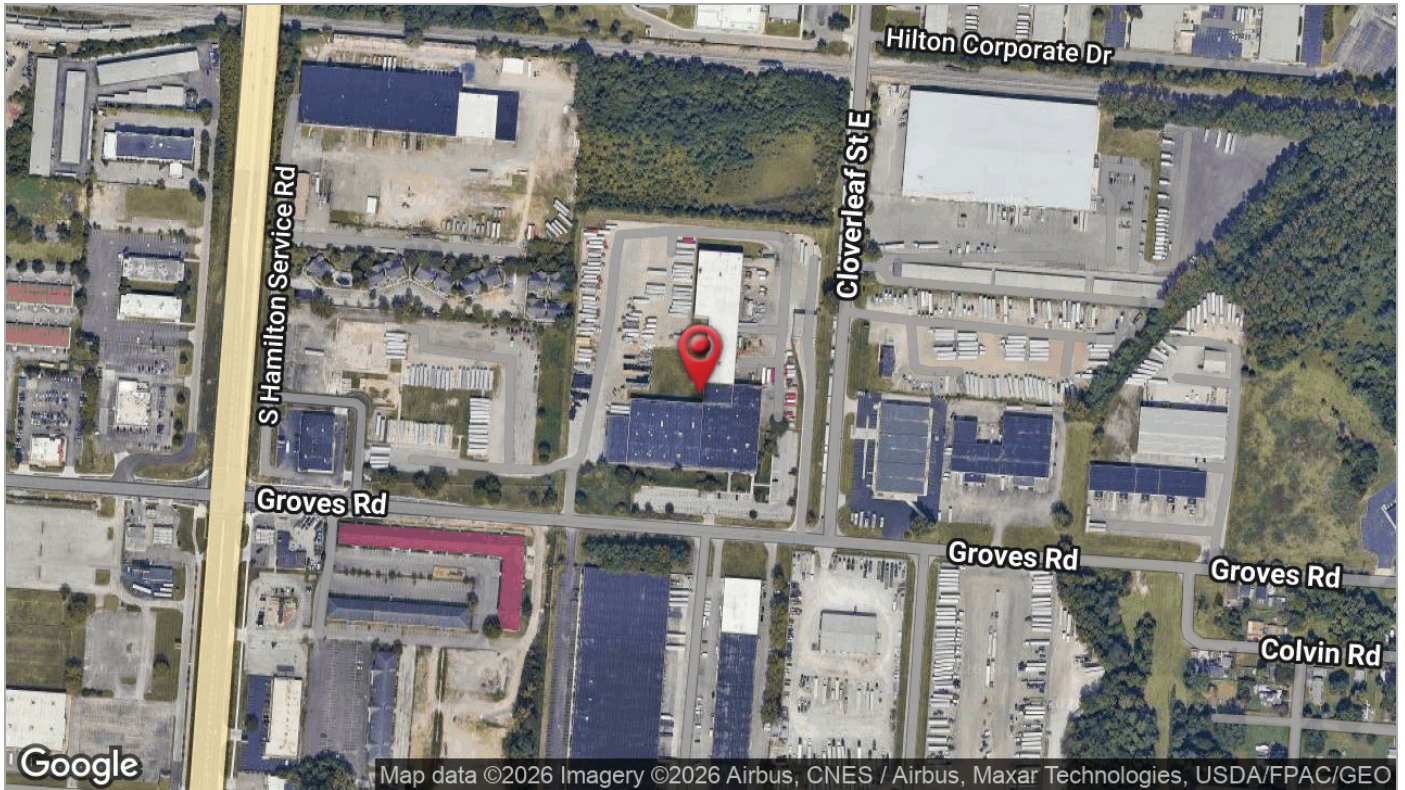


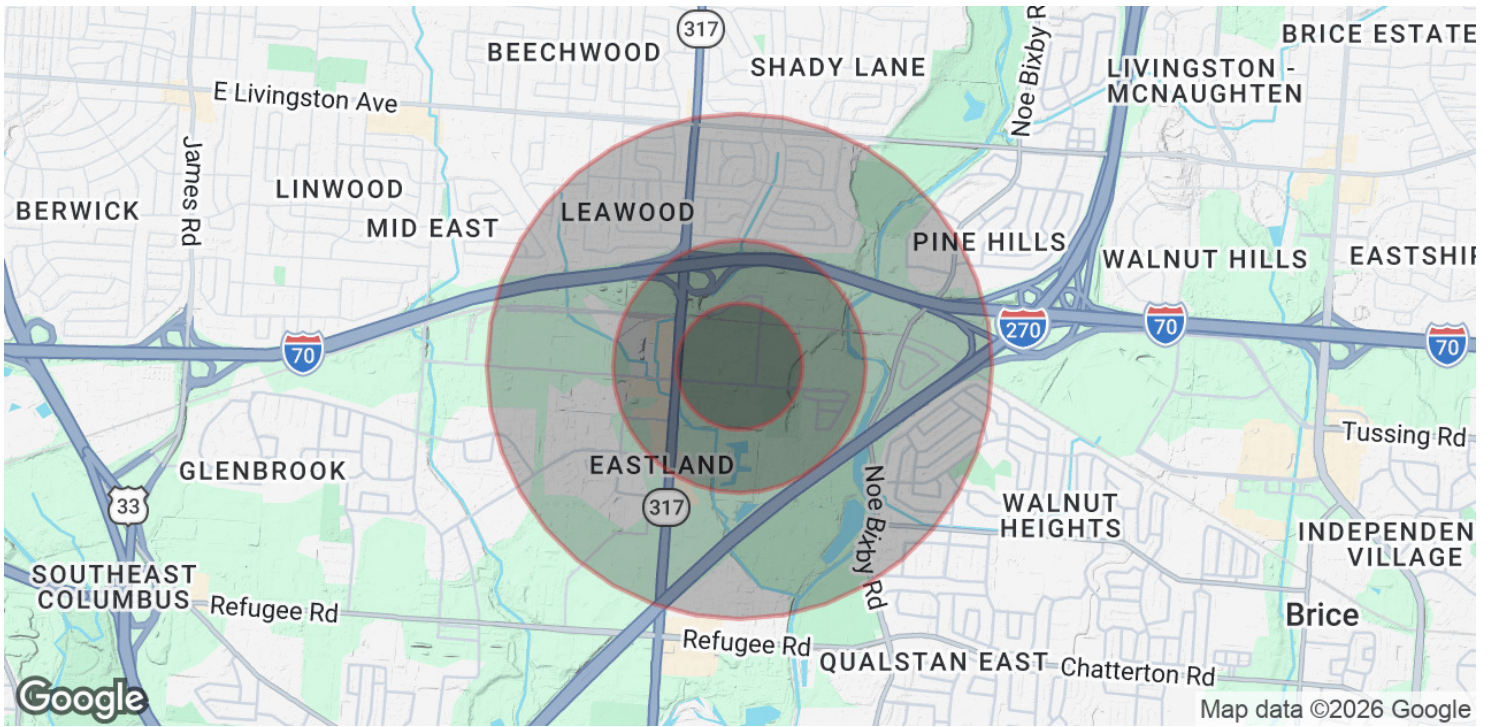
Warehouse B



Key: 73 Auto Parking

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





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)