




Offering Memorandum

808 RHOADS AVENUE COLUMBUS, OH 43205

NA Ohio Equities



OFFERING MEMORANDUM

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NAI OHIO EQUITIES CONTACTS

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EXECUTIVE SUMMARY

NAIOhio 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 turnkey opportunity for a 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

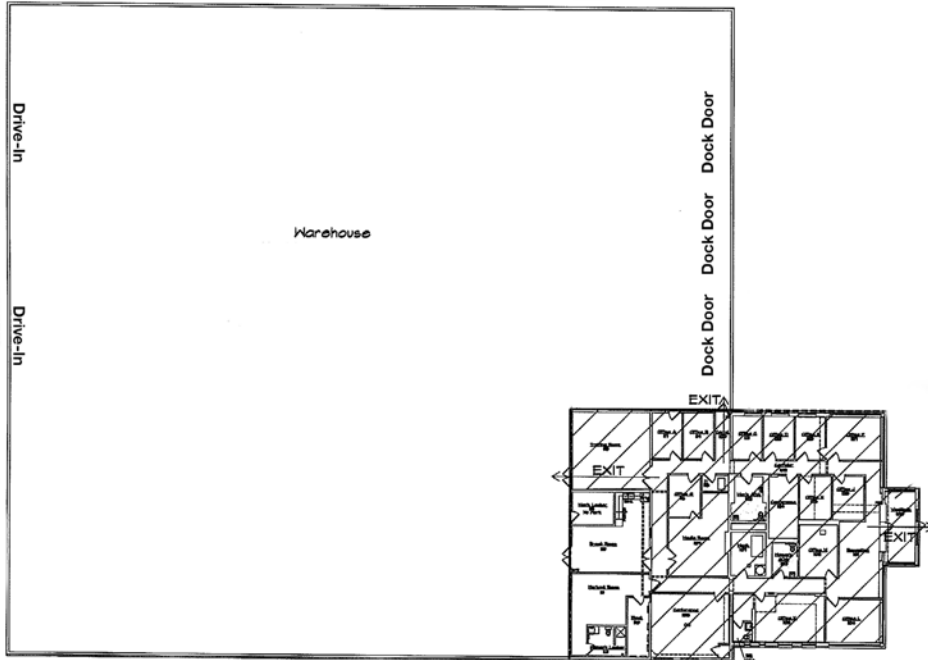
9/1/2026



Red Outline for Illustration Purposes Only

FLOOR PLANS

Entire Building



Office Space



OFFICE PHOTOGRAPHS

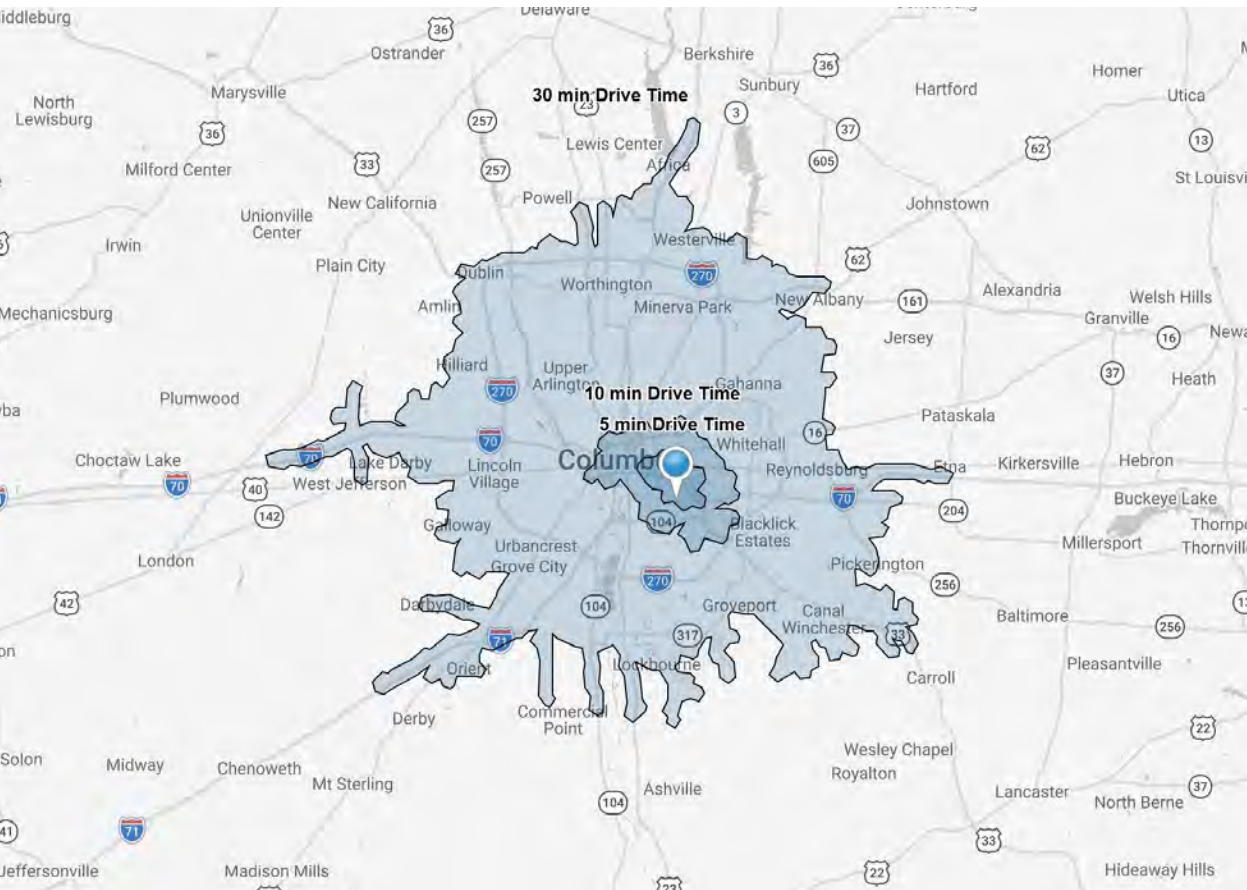


Demographics (1, 3, and 5 Mile Radius)

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



808 Rhoads Avenue

7

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

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- 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

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- 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

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- 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



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