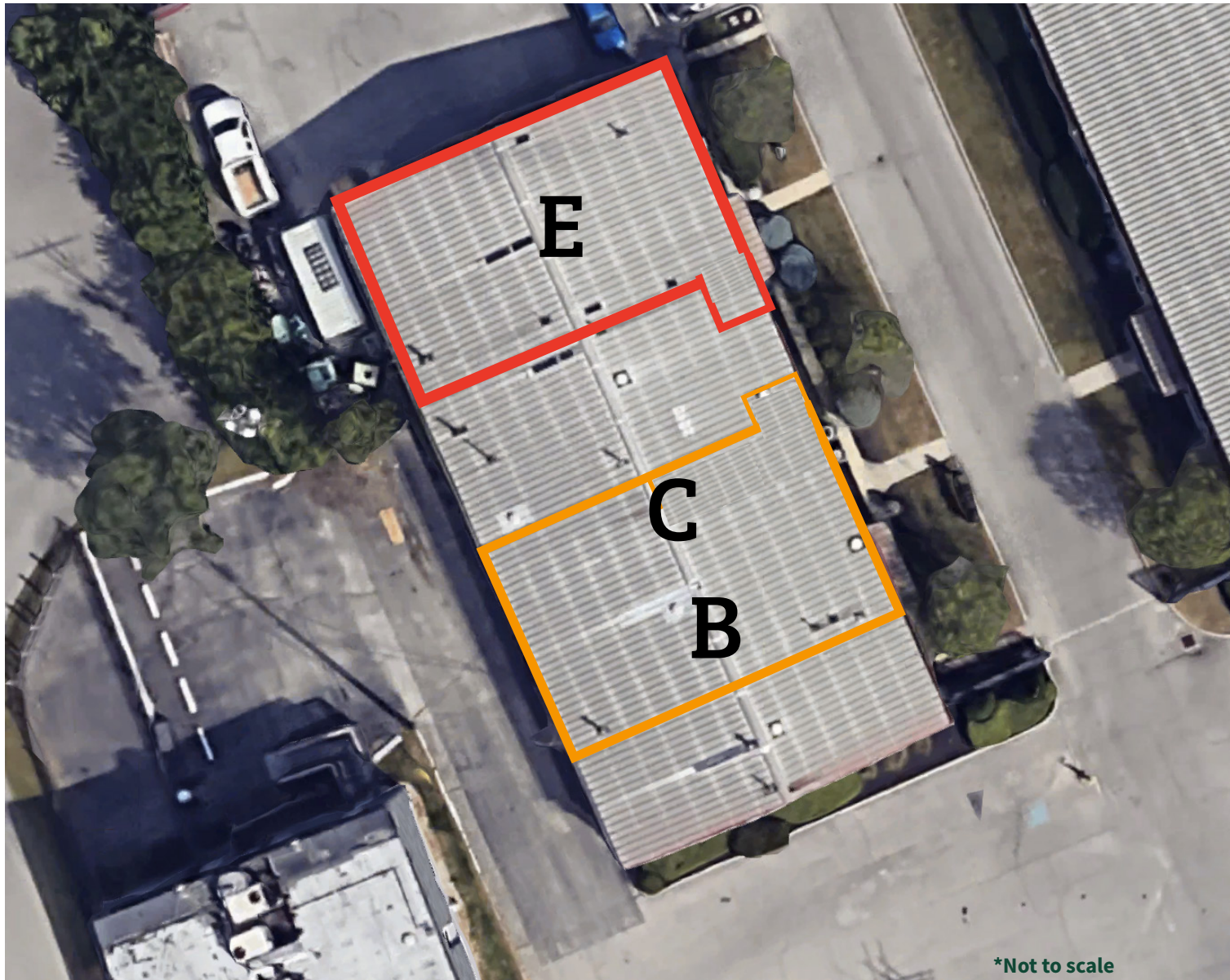


# 2840 Fisher Rd, Columbus, OH 43204



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# Property Overview

2840 Fisher Rd, Columbus, OH 43204

Located just northwest of Downtown Columbus in the established Westplex Business Park, 2840 Fisher Rd offers a unique opportunity for businesses seeking versatile space in a highly connected location. Select units feature drive-in door access suitable for light warehousing, fulfillment, or logistics needs. Others are optimized for professional or administrative use, with smaller private offices and support space. Conveniently located just north of I-70, this site offers quick and easy access to I-270, I-670, and SR-315 — making it a great spot for businesses looking to reach customers across Columbus and Central Ohio. It's right around the corner from the Columbus Police Academy on N. Hague Ave and the Mounted Unit on McKinley Ave. Plus, popular neighborhoods like Upper Arlington, Grandview, Hilliard, Grove City, and Downtown Columbus are all just minutes away.

Unit B/C is a flexible space that accommodates administrative functions with direct access to manufacturing areas. Unit has a large garage / warehouse area with an overhead door, several rooms / offices on both the main floor and in the mezzanine. There are multiple private restrooms and private entrance. Currently the units are combined but could be split.

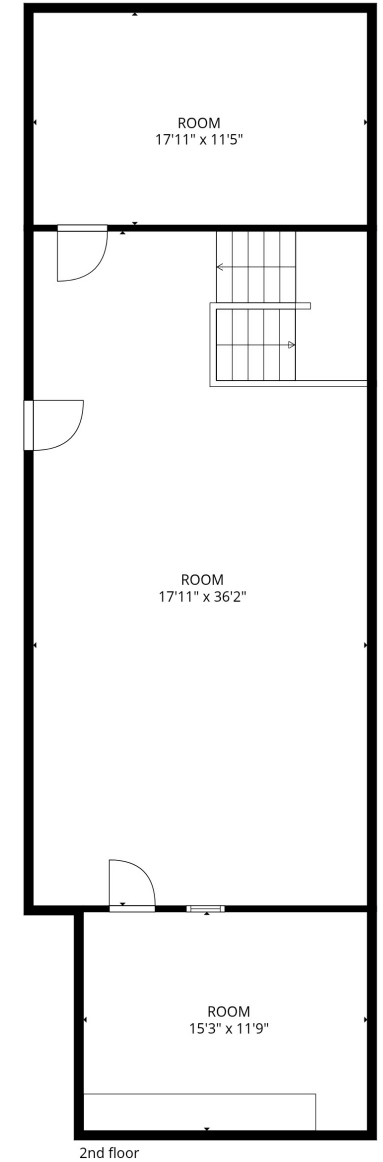
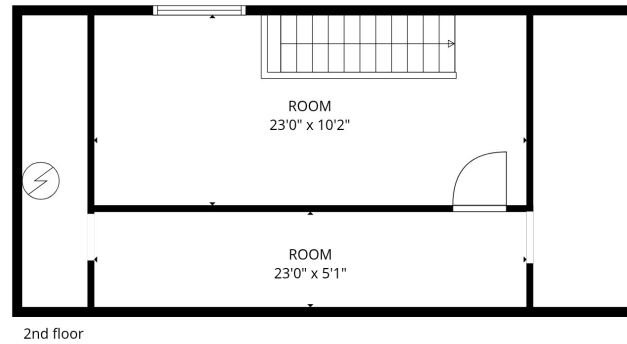
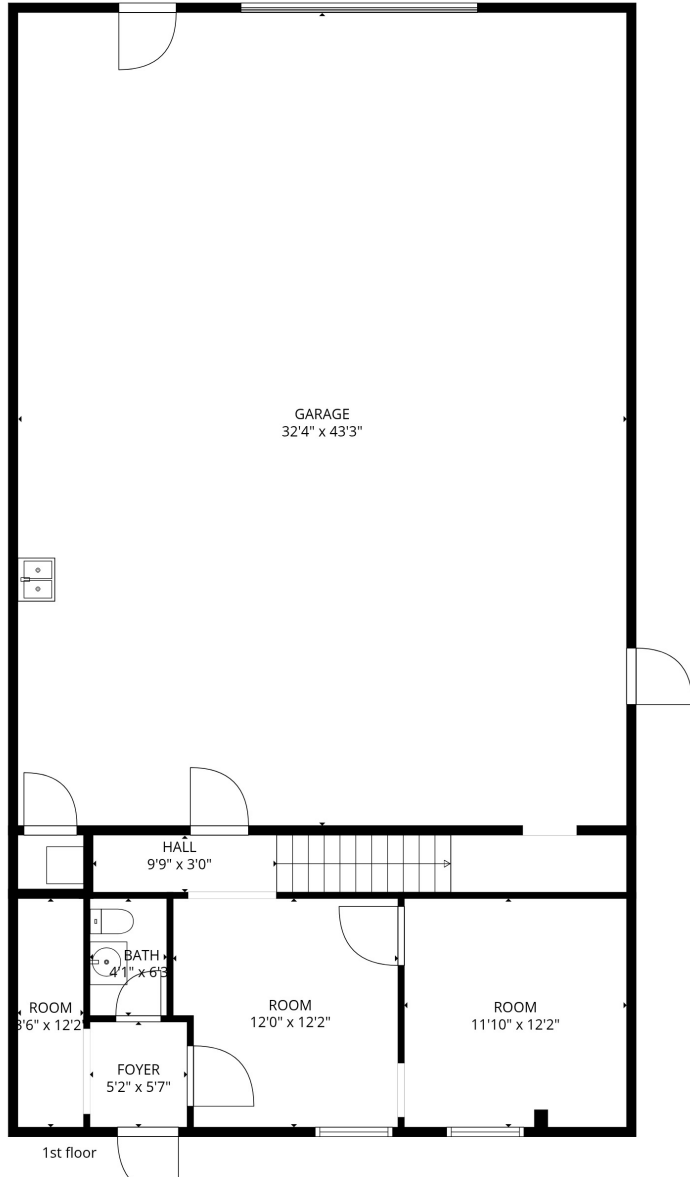
<b>LEASE RATES:</b>	\$11.50 SF/YR
<b>LEASE TYPE:</b>	NNN
<b>BUILDING SF:</b>	2 units
<b>UNITS AVAILABLE:</b>	9,048 SF
<b>AVAILABLE SF:</b>	+/-2,400 SF each unit
<b>AVAILABLE UNITS:</b>	B/C and E
<b>TRAFFIC COUNT:</b>	10,355 ( <i>Fisher Rd at I70</i> ) 149,375 ( <i>I70 near site</i> )

## Property Highlights

- Units are Office + Light Manufacturing
- Drive-In Door Access on Select Units
- Just Minutes from I-70, I-270, I-670, and SR-315
- Close to Upper Arlington, Hilliard, & Downtown
- Ideal for Light Warehousing, Fulfillment, or Offices
- SF does not include "bonus" space
- B/C is currently combined but could be split

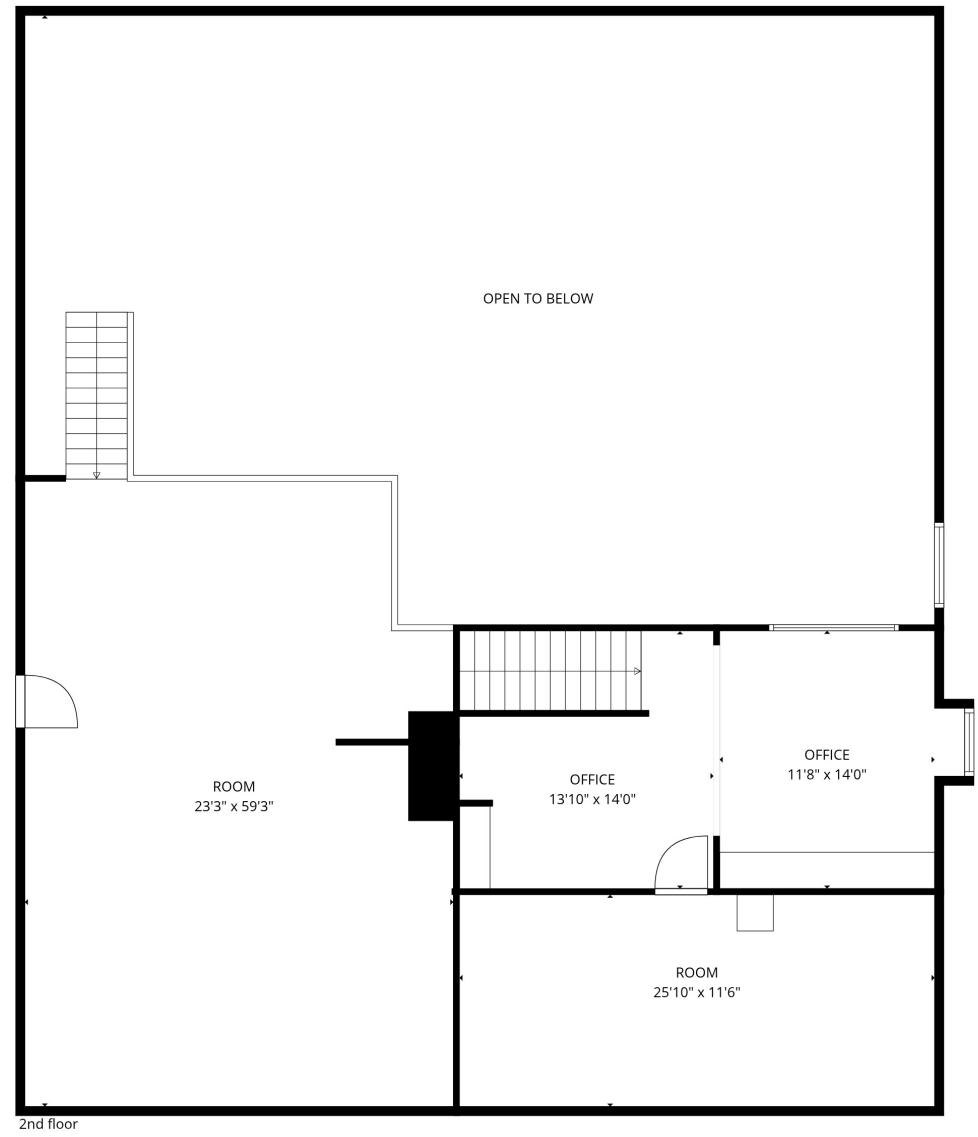
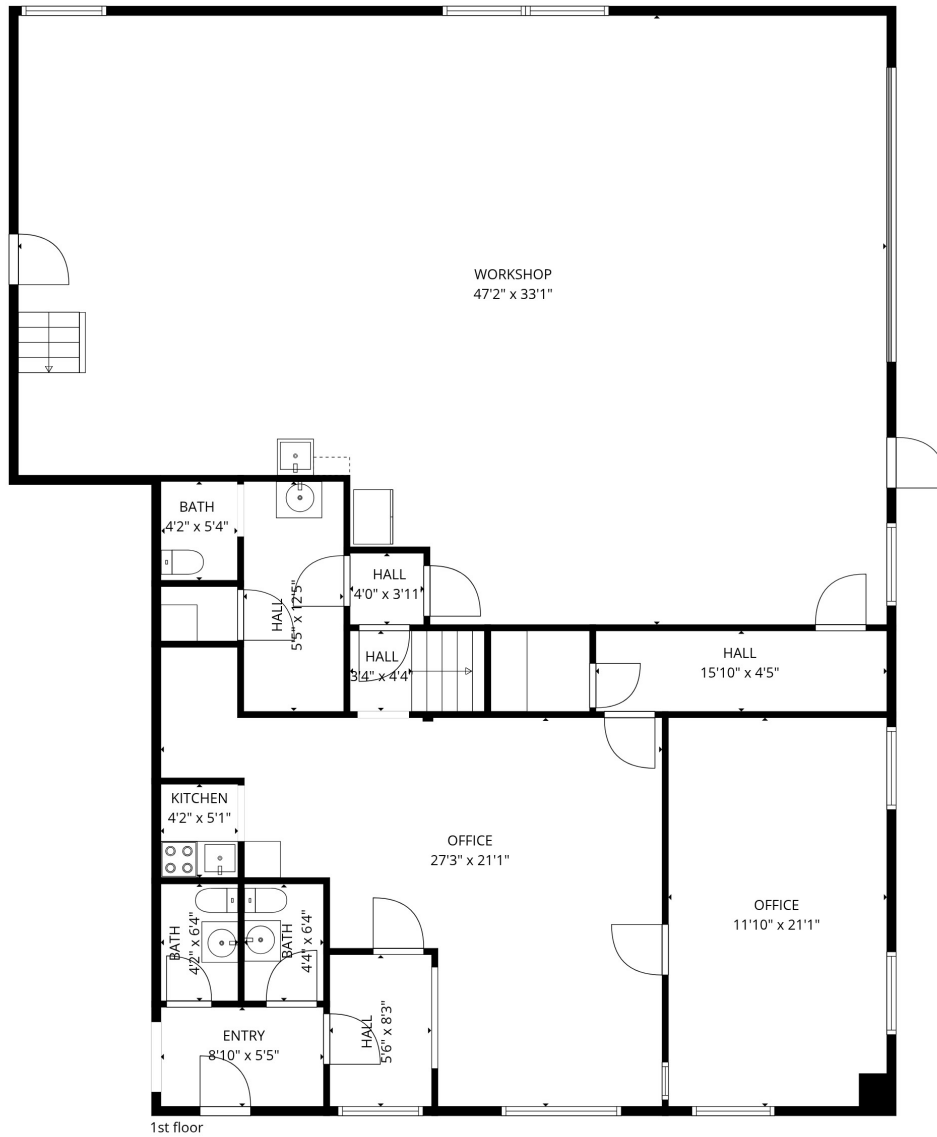
# Floor Plans Units B/C

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# Floor Plans Unit E

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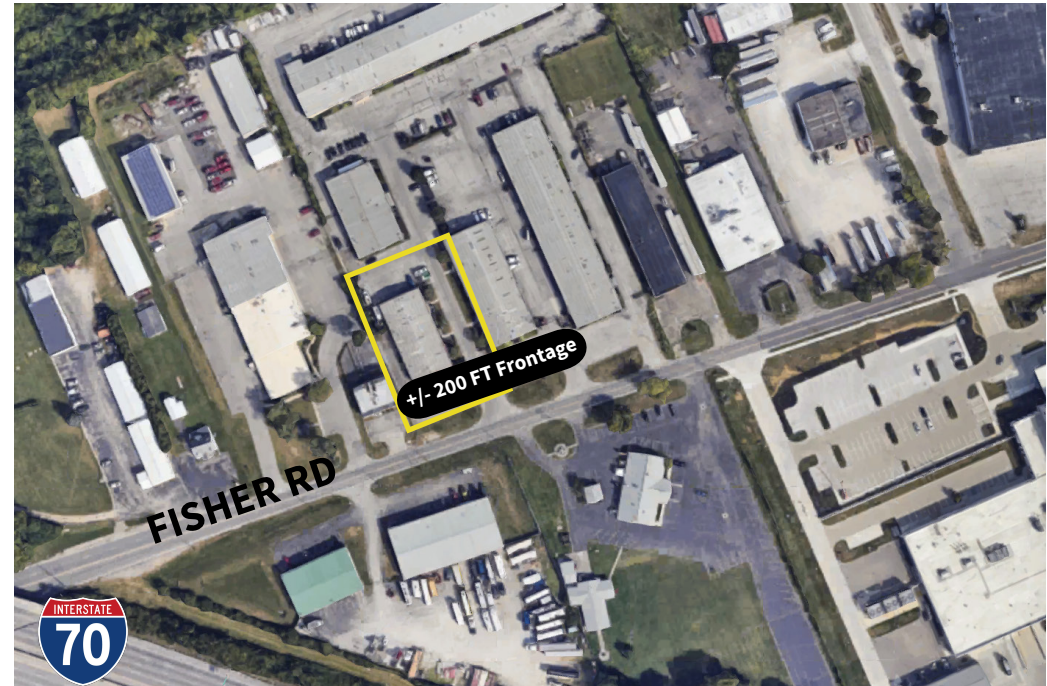


# About the Area

2840 Fisher Rd, Columbus, OH 43204

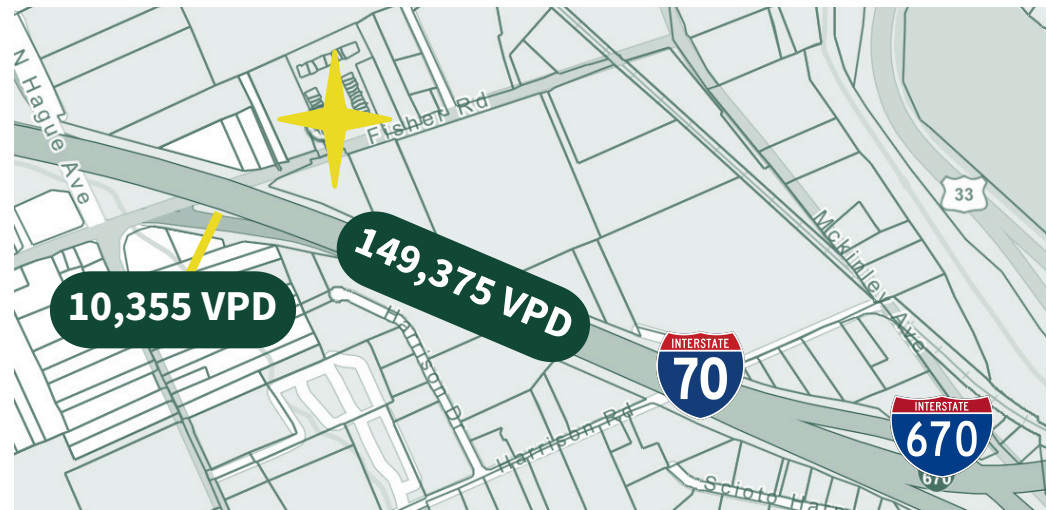
## Demographic Snapshot

	2 miles	5 miles
Population	48,223	333,554
Households	20,046	140,972
Avg HHI	\$89,913	\$86,004
Businesses	2,750	26,695
Employees	25,759	312,684



## Nearby Notable Companies

- Herc Rentals
- Columbus Police Academy & Mounted Unit
- The SYGMA Network
- Columbus Brewing Taproom
- Buckeye Boxes
- iHeart Media
- Mount Carmel Medical Group



# Contact Us

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## EXPERIENCE MATTERS

### Proudly Serving The Commercial Real Estate Community 110+ Years

Since 1914, Kohr Royer Griffith Inc. has been a trusted name in commercial real estate across Central Ohio and beyond. With unmatched service and insight, we've earned the loyalty of individuals, corporations, pension funds, institutions, and government agencies.

Our leadership runs deep. KRG team members have held top roles in every major local real estate organization—proof of our influence and dedication to the industry.

At KRG, relationships come first. We work closely with clients to build stronger communities, both locally and across state lines.

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# Offering Memorandum

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party building by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KRG makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KRG does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.

