

FOR SALE

470 McCormick Blvd, Columbus, OH 43213



**Strategic Access. Flexible Space.
Industrial Potential.**

9,600

SF Available

3.35 acres

Total Acreage

\$950,000

Sale Price

Now

Available

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Property Overview

470 McCormick Blvd, Columbus, OH 43213

470 McCormick Blvd presents a rare opportunity to acquire a versatile office/warehouse property in a highly accessible Columbus location near I-270. Situated on approximately 3.35 acres, the property includes a 9,600 SF block construction building with flexible space suitable for a variety of industrial, manufacturing, warehouse, or contractor uses. The site is zoned M2 Manufacturing, allowing for a wide range of industrial applications. In addition to the existing improvements, the excess land offers potential for exterior storage, equipment parking, fleet staging, or future expansion. The building is equipped with three 12' x 12' drive-in doors, approximately 20' clear height (being verified), and may include fire suppression (being verified), making it well suited for warehouse, distribution, or light manufacturing users. Ideal for owner-users, investors, contractors, or manufacturing/distribution operations seeking functionality, flexibility, and a strategic central Ohio location.

Property Summary

Sale Price:	\$950,000
Site Size:	3.35 acres
Available SF:	9,600 SF
Office SF:	600 SF
Warehouse SF:	9,000 SF

Property Highlights

- Three (3) 12' x 12' drive-in doors
- 14' clear height
- Fire suppression via sprinkler system
- Durable block construction
- Additional land for exterior storage or expansion
- Convenient access to I-270 and major transportation corridors



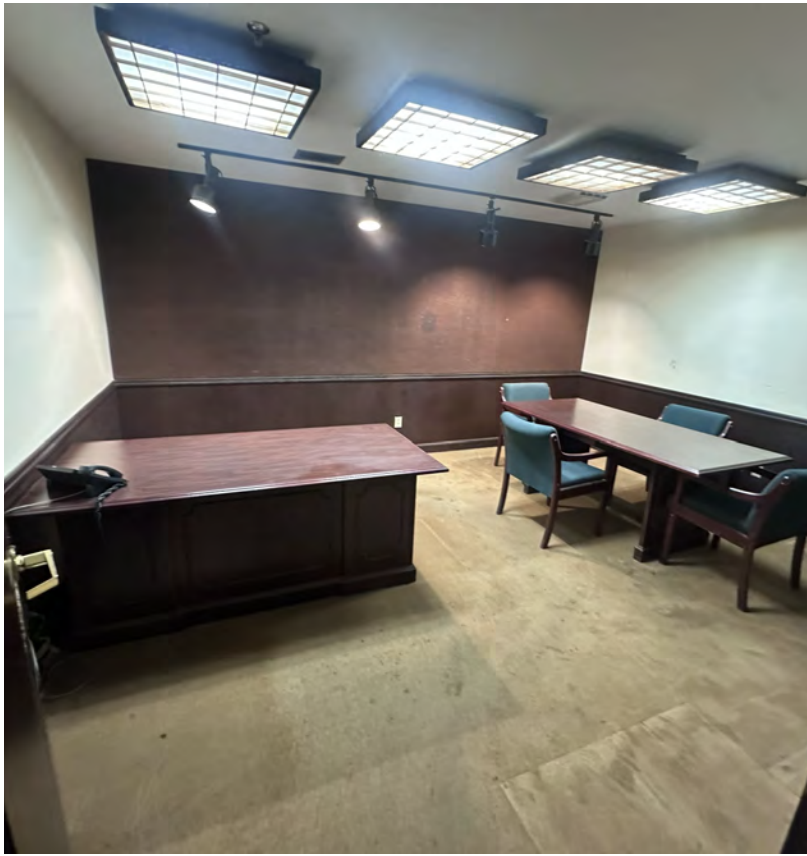
Photos - Industrial Area

470 McCormick Blvd, Columbus, OH 43213



Photos - Office Area

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Aerial Map

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Market Overview

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Nearby Companies



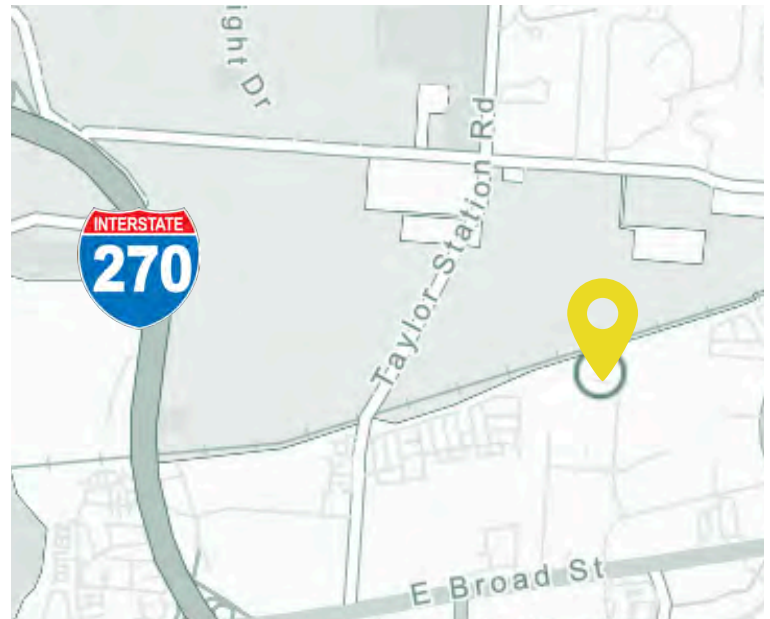
Training Center



Demographic Snapshot

Within 5 miles

Population	207,162
Households	81,260
Avg HHI	\$95,026
Businesses	9,802
Employees	90,652



Schedule a Tour

Ready to see the space in person?

9,600 SF of industrial opportunity — strategically positioned near I-270 with room to grow and outdoor storage potential.



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Kohr Royer Griffith Inc
Commercial Real Estate Services
EXPERIENCE MATTERS

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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.

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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.