



For Lease or Sale

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Columbus Industrial Team

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3232 Allegheny Avenue Columbus, OH 43209

Flex Space Available For Sale or Lease

Sale Price: Negotiable
Lease Rate: Negotiable | OPEX \$1.05/SF (Est. 2026)

Property Details

- Available: 06/01/2026
- Total Size: 34,155 ± SF
- Land Size: 2 ± AC
- Zoning: M - Manufacturing
- Parcel ID: 010088536
- 2025 Taxes: \$21,834.56

Building Specifications

Total Building Area 34,155 ± SF

Office Area 8,761 ± SF

Land Area 2 ± AC, fully fenced, gated and secured

Year Built 1961

Clear Height 13' minimum

Dock Doors Two (2) well docks & One (1) interior ramped dock door

Drive-In Doors One (1) - 14' x 12'

About this Property

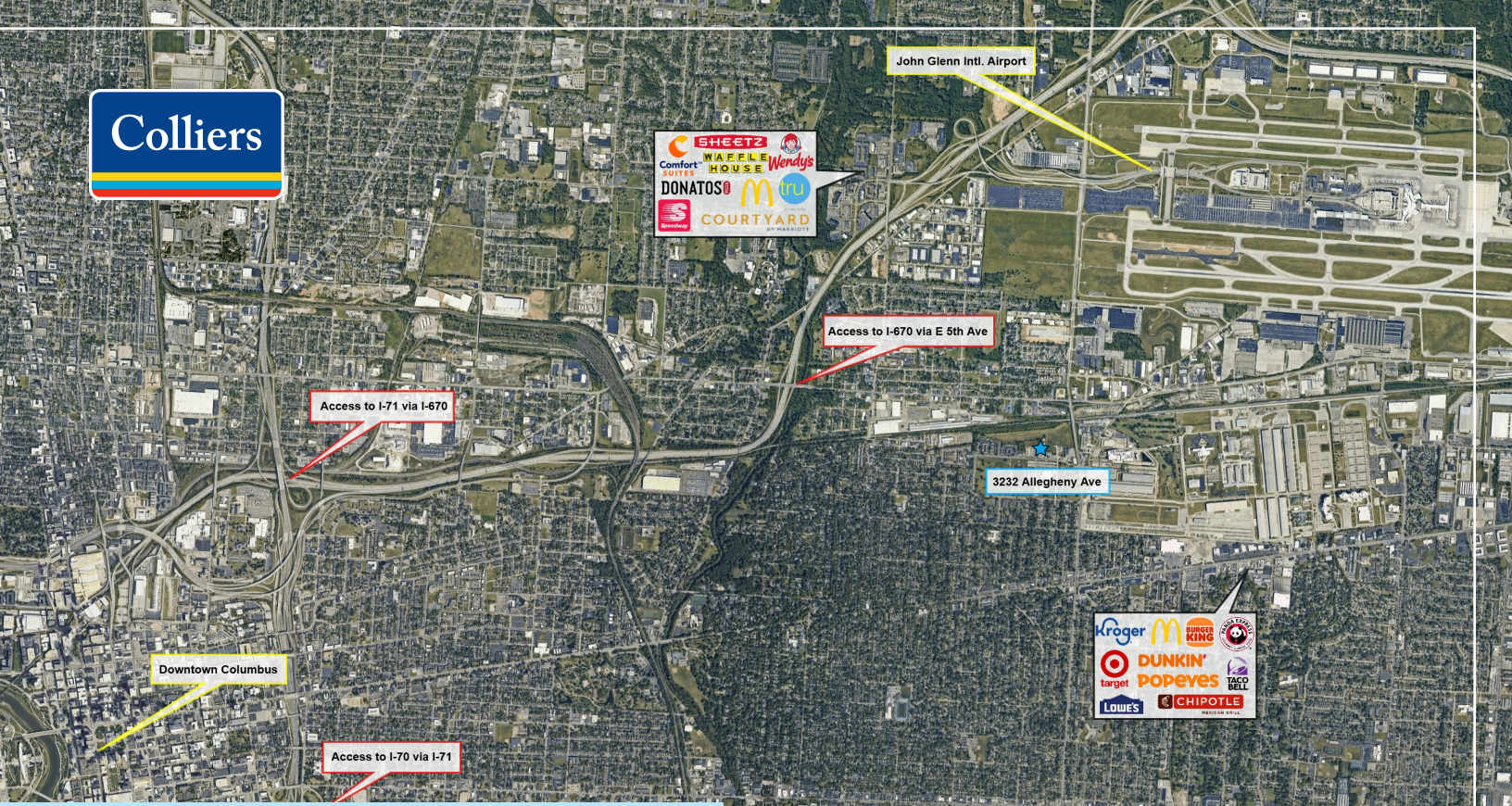
Newly available office warehouse building listed for sale or for lease. Building will be available for occupancy on or before June 1, 2026, and offers several amenities for a wide array of users. Site is fully fenced and secured, with possibility of clearing additional land to the north as laydown area, outdoor storage and/or additional parking. Approximately 8,761 square feet of finished office space, some of which is within the warehouse area and could be reduced if necessary. Warehouse is served by two well docks along with an interior ramped dock high door, drive-in door and 13' clear height.

Site Overview



Floor Plan





Contact Us

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Area Access & Amenities

Distances	
CMH Airport	1.6 miles
I-670 via E 5th Ave	2.2 miles
I-71 via I-670	5.7 miles
Downtown Columbus	6.5 miles
I-70 via I-71	6.8 miles

Columbus Industrial Team

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