

Property Outlines are an Estimate

## 2135 S James Rd

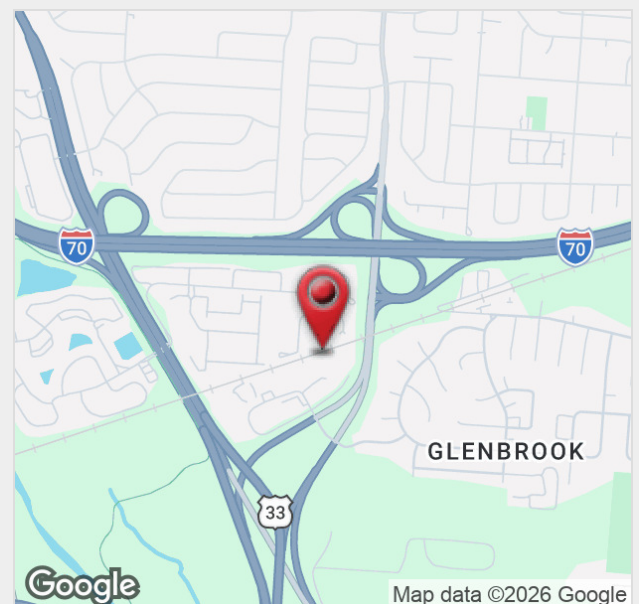
Columbus, Ohio 43232

### Property Features

- 4,080 SF Available For Lease
- M1 Zoning- Suitable for a Range of Industrial Uses
- Clear Height of 16'
- 1 Dock Door & 1 Drive-In Door (10' W x 14' H)
- Highly Visible Location Directly off I-70 East
- Large Yard Space- Ideal for Truck Circulation
- Available September 1st, 2026

**Lease Rate: Negotiable**

**Opex: \$2.75/SF**



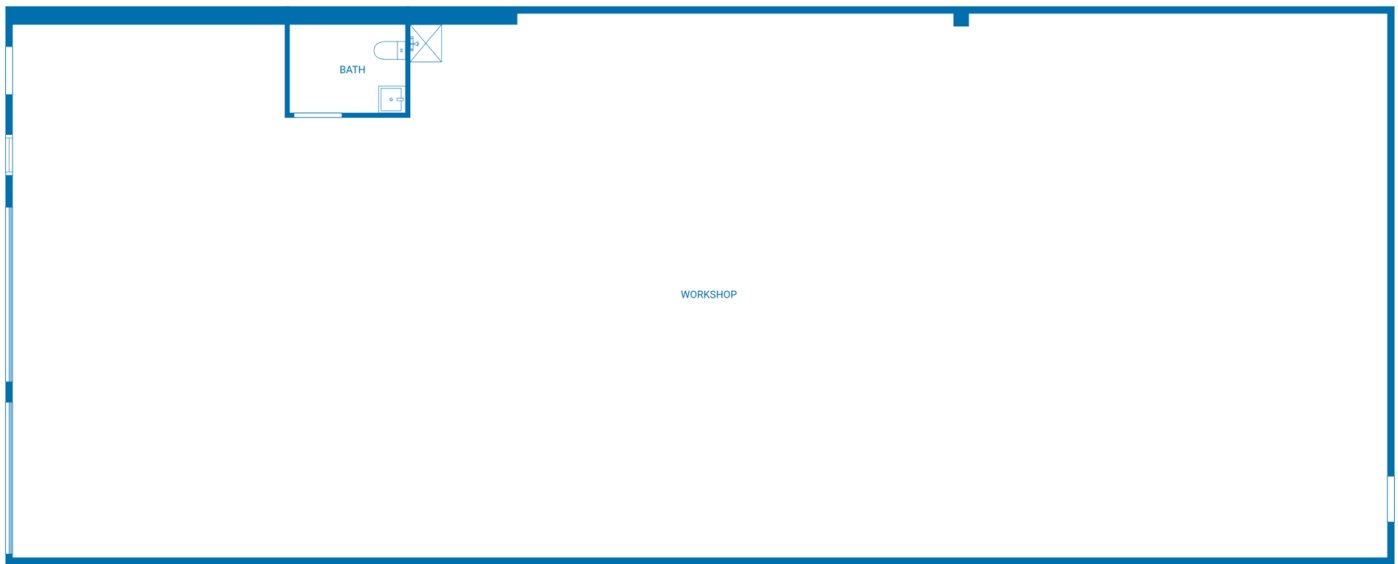
For more information:

**Haileigh Stanton**

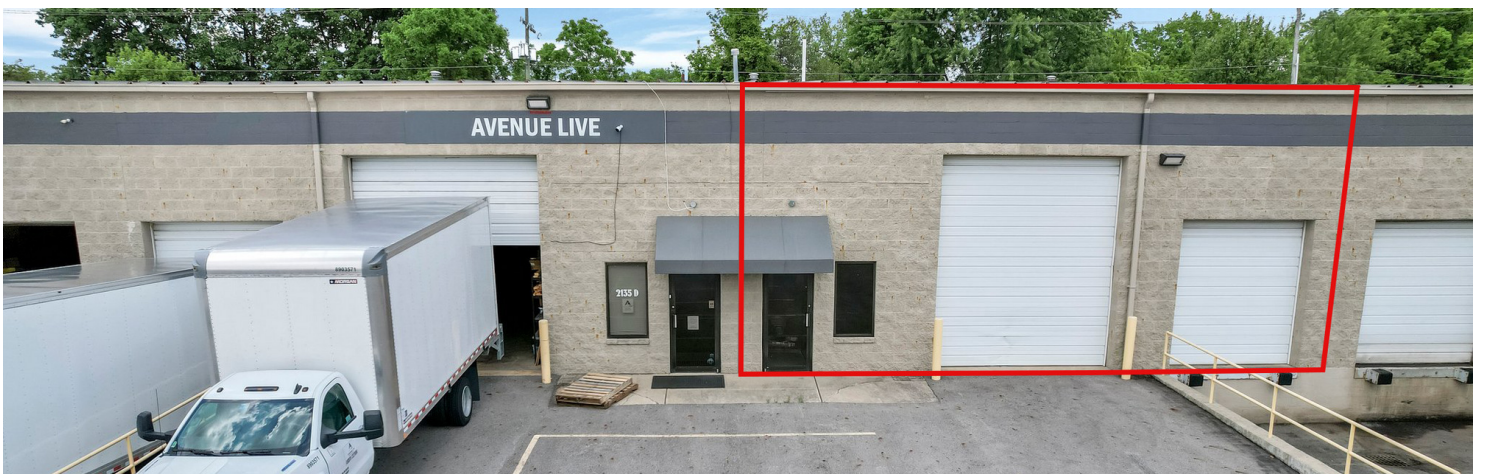
614 629 5266 • [hstanton@ohioequities.com](mailto:hstanton@ohioequities.com)

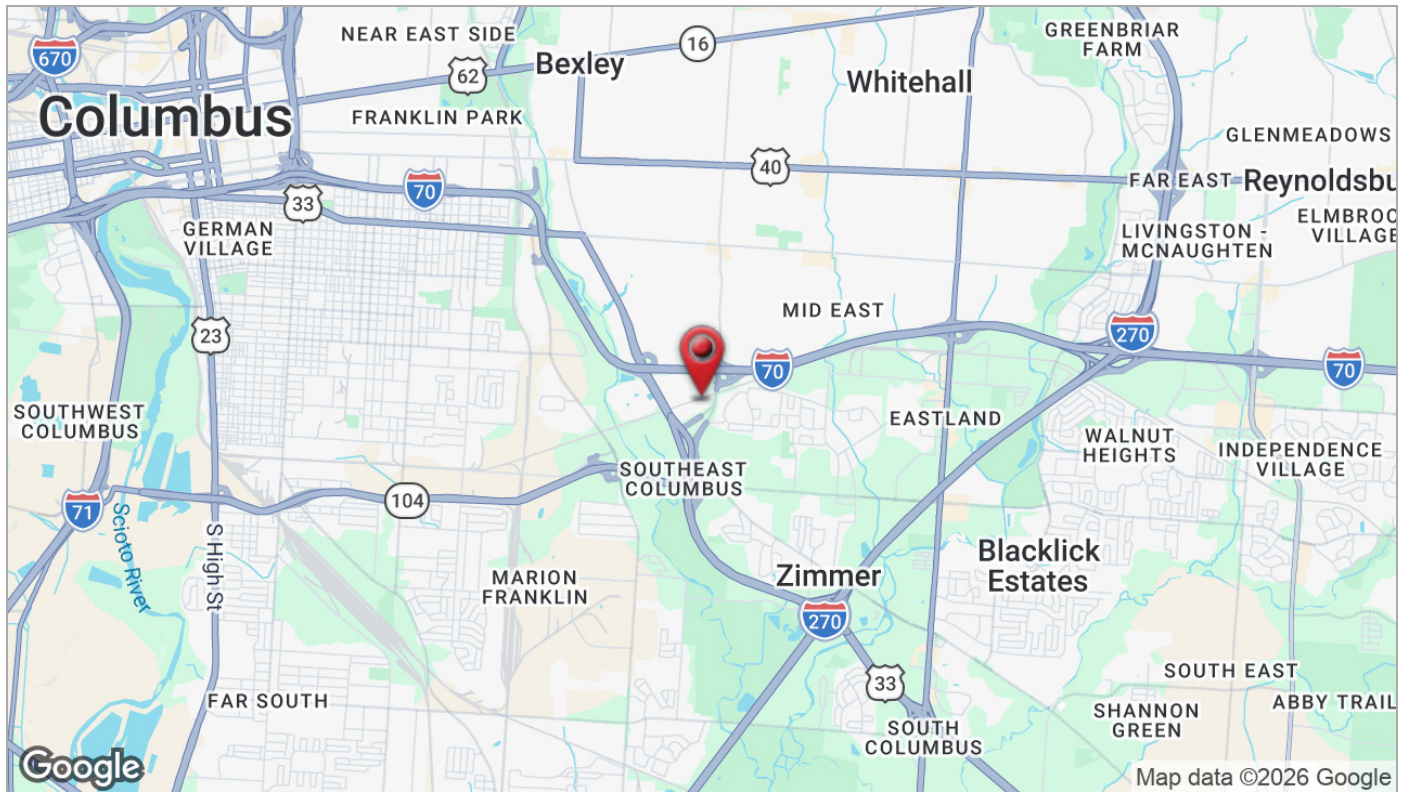
**Joe Menninger, CCIM**

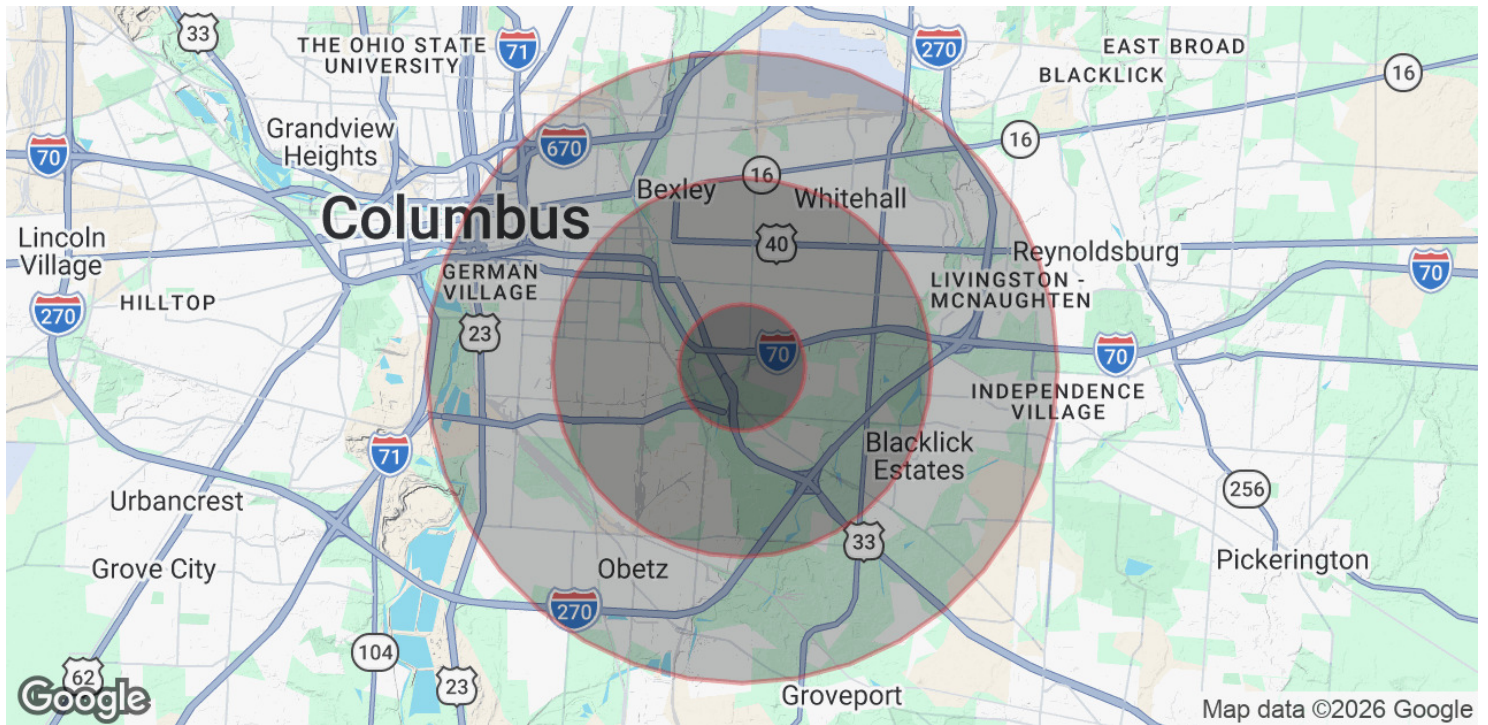
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,319	94,564	235,765
Average Age	40	39	38
Average Age (Male)	37	37	37
Average Age (Female)	41	40	39
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,557	38,418	100,037
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$69,986	\$72,935	\$73,904
Average House Value	\$203,094	\$245,114	\$265,127

2020 American Community Survey (ACS)