

2860 Fisher Road
Columbus, OH 43204

FOR SALE / FOR LEASE



FENCED OFFICE WAREHOUSE COMPLEX WITH TRUCK MAINTENANCE AND LAB SPACE

SALE PRICE: \$4,395,000

48,200 SF on 3.4 acres

LEASE RATE:

Negotiable

Contact Agent For Details

Available Space: 1,900 SF - 48,200 SF

- M Zoning - 4 existing buildings.
- Over 2.5 AC of fenced-in lay down yard with access control.
- Incredible highway access.
- Heavy power (3 Phase / 480).
- Established industrial / automotive area.
- Bring your Industrial Outside Storage (IOS) / Auto Body / Truck Maintenance / Truck Parking Users!



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PROPERTY AMENITIES

- 48,200 SF in 4 buildings the largest building is 35,500 SF which is about 15,000 SF of office space, 15,000 SF of lab space and 5,000 SF of warehouse. (Approx 20,000 + SF could be converted to warehouse if the lab/office is removed)
- Building 1:
 - 35,500 SF (15,000 SF office / 15,000 SF lab / 5,000 SF warehouse) 1 drive-in door and 1 exterior dock. Backup generator, newer HVAC
- Building 2 :
 - 6,000 SF warehouse with 7 drive-in doors with floor drains
 - 7 Drive-in Doors - 12'X14' (4) and 10'X8' (3)
 - 15' Clear Height
- Building 3:
 - 4,800 SF warehouse with 2 drive-in doors and solar on roof and mezzanine
 - 2 Drive-in Doors - 10'X14'
 - 20' Clear Height
- Building 4:
 - 1,900 SF warehouse with 1 drive-in door
 - 1 Drive-in Door - 8'X8'
 - 16' Clear Height
- Power – 3 phase 277/480 volt more than 1,400 amps
- Fenced 3.4 Acre lot



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2845-2861 Fisher Rd, Columbus, OH 43204

 Catylist Research

CITY, STATE
Columbus, OH

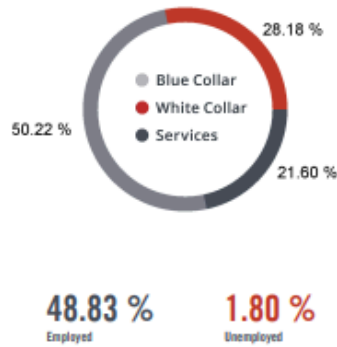
POPULATION
154,903

AVG. HHSIZE
2.37

MEDIAN HH INCOME
\$42,919

HOME OWNERSHIP
Renters: **40,397**
Owners: **27,527**

EMPLOYMENT

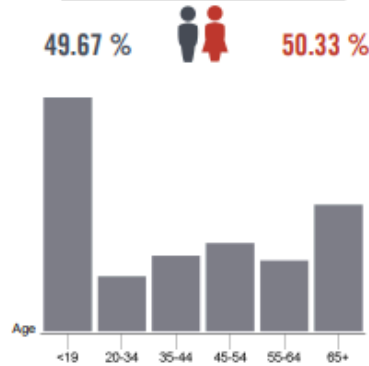


48.83 % Employed
1.80 % Unemployed

EDUCATION

High School Grad: **23.82 %**
Some College: **17.63 %**
Associates: **4.72 %**
Bachelors: **37.32 %**

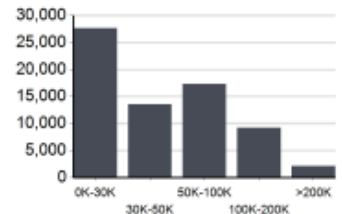
GENDER & AGE



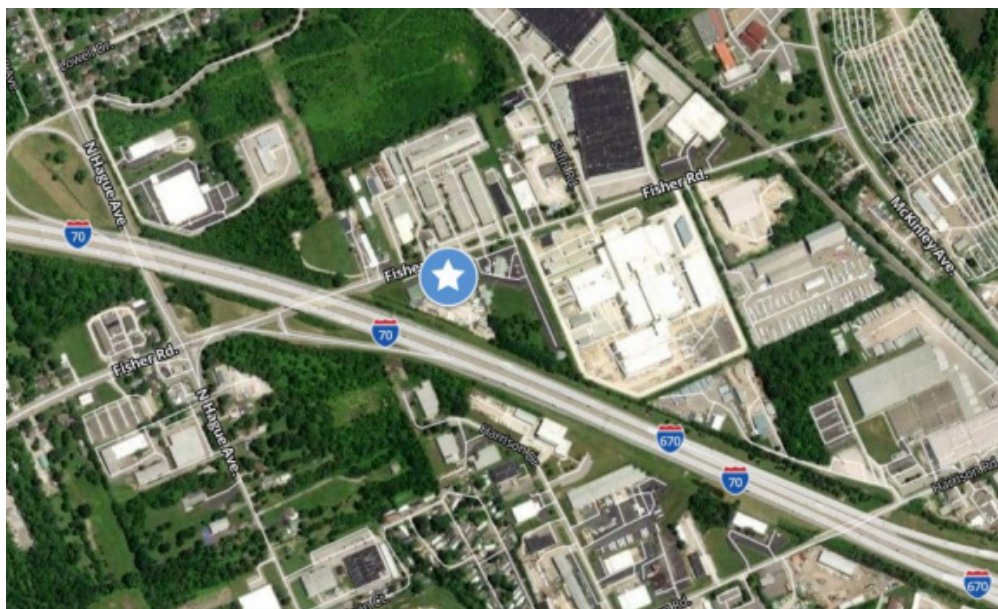
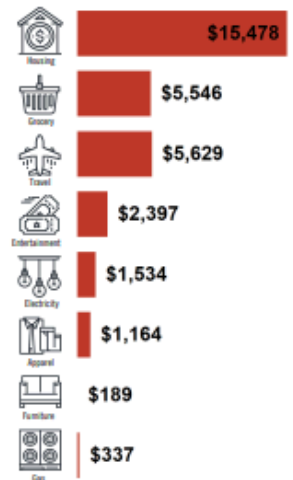
RACE & ETHNICITY

White: **70.41 %**
Asian: **2.42 %**
Native American: **0.03 %**
Pacific Islanders: **0.04 %**
African-American: **7.97 %**
Hispanic: **10.40 %**
Two or More Races: **8.74 %**

INCOME BY HOUSEHOLD



HH SPENDING



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