

FOR LEASE



\$6.95/NNN

2270 S. High St, Columbus, Ohio 43207

- Total of +/- 14,400 SqFt of warehouse space for lease.
- Easy access off RT. 104 and I-71.
- 392 SqFt of office space.
- 3 phase electrical; Fully Insulated.
- NNN charges estimated at \$1.00/SqFt
- Built in two sections: 4,400 SqFt and approximately 10,000 SqFt,
- Two Docks with 10 ft doors and one 8 ft drive in door.

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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We have no reason to doubt its accuracy, but we do not guarantee it.

Customer Full

Industrial-Other Ind



List Number: 222025134

Status: Active
Original List Price: \$7List Price: \$7
List Price Sqft: \$0
VT:

Parcel #: 010-104050

Use Code:

Tax District: 010

Previous Use:

Zoning: Industrial

For Sale: No

For Lease: Yes

Exchange: No

Occupancy Rate:

Mortgage Balance:

Gross Rental Income:

Assoc/Condo Fee:

Total Op Expenses:

NOI:

Taxes (Yrly): 28,040
Assessment:Tax Year:
Addl Acc Cond: None KnownTax Incentive:
Possession:

General Information

Address: 2270 S High Street
Between Street: Corner of Rt 104 & S. High St
Subdiv/Cmplx/Comm:
Dist to Interchange:Unit/Suite #:
City: Columbus
County: Franklin
Mult Parcels/Sch Dis:Zip Code: 43207
Corp Limit: Columbus
Township: None
Near Interchange:

Building Information

Sq Ft ATFLS: 14,400
Bldg Sq Ft: 43,341
Floors Above Grnd: 1
of Docks: 2
Year Built: 1946
Ceiling Height Ft:Minimum Sqft Avail: 14,400
Acreage: 3.04
Units:
Drive-In Doors: 2
Year Remodeled:
Max Ceiling Ht Feet:Max Cont Sqft Avail: 14,400
Lot Size:
Parking Ratio/1000:
Total Parking:
Bay Size: x
Office Sq Ft: 392
Tax Abatement: No
Abatement End Date:

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 6.95
Expenses Paid by L:
T Reimburses L: Curr Yr Est \$/SF TRL: 1
T Contracts Directly:
Curr Yr Est \$/SF TRL: 1
Curr Yr Est \$/SF LL:Term Desired:
Will LL Remodel:
Finish Allow/SQFT \$:
Pass Exp Over BaseYr:
Exp Stop \$:

Features

Heat Fuel:
Heat Type:
Electric:
Services Available:
Construction:
Sprinkler:
Miscellaneous:
Alternate Uses:
New Financing:
MLS Primary PhotoSrc: Realtor Provided

Property Description

Total of +/- 14,400 SqFt of warehouse space for lease. Easy access off RT. 104 and I-71. 392 SqFt of office space. 3 phase electrical; Fully Insulated. Zoned M. NNN charges estimated at \$1.00/SqFt Built in two sections: 4,400 SqFt and approximately 10,000 SqFt, Two Docks with 10 ft doors and one 10 ft drive in door. 22' Ceiling height in 10,000 SqFt section.

Sold Info

Sold Date:

DOM: 22

SP:

Sold Non-MLS: No

SlrCns:

SlrAst:

Concession Comments:

Sold Non-MLS: No

July 28, 2022

Prepared by: Randy J Best

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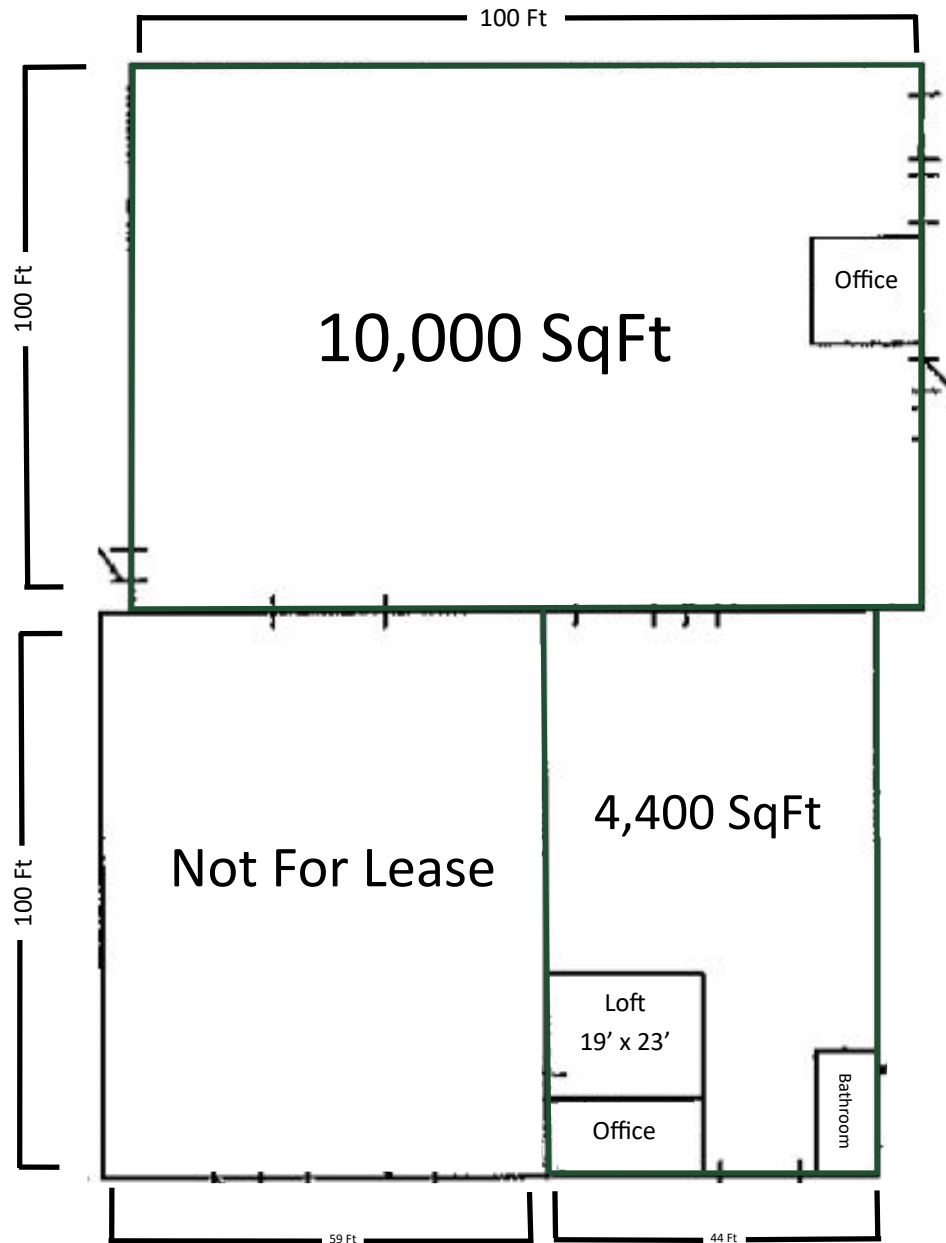


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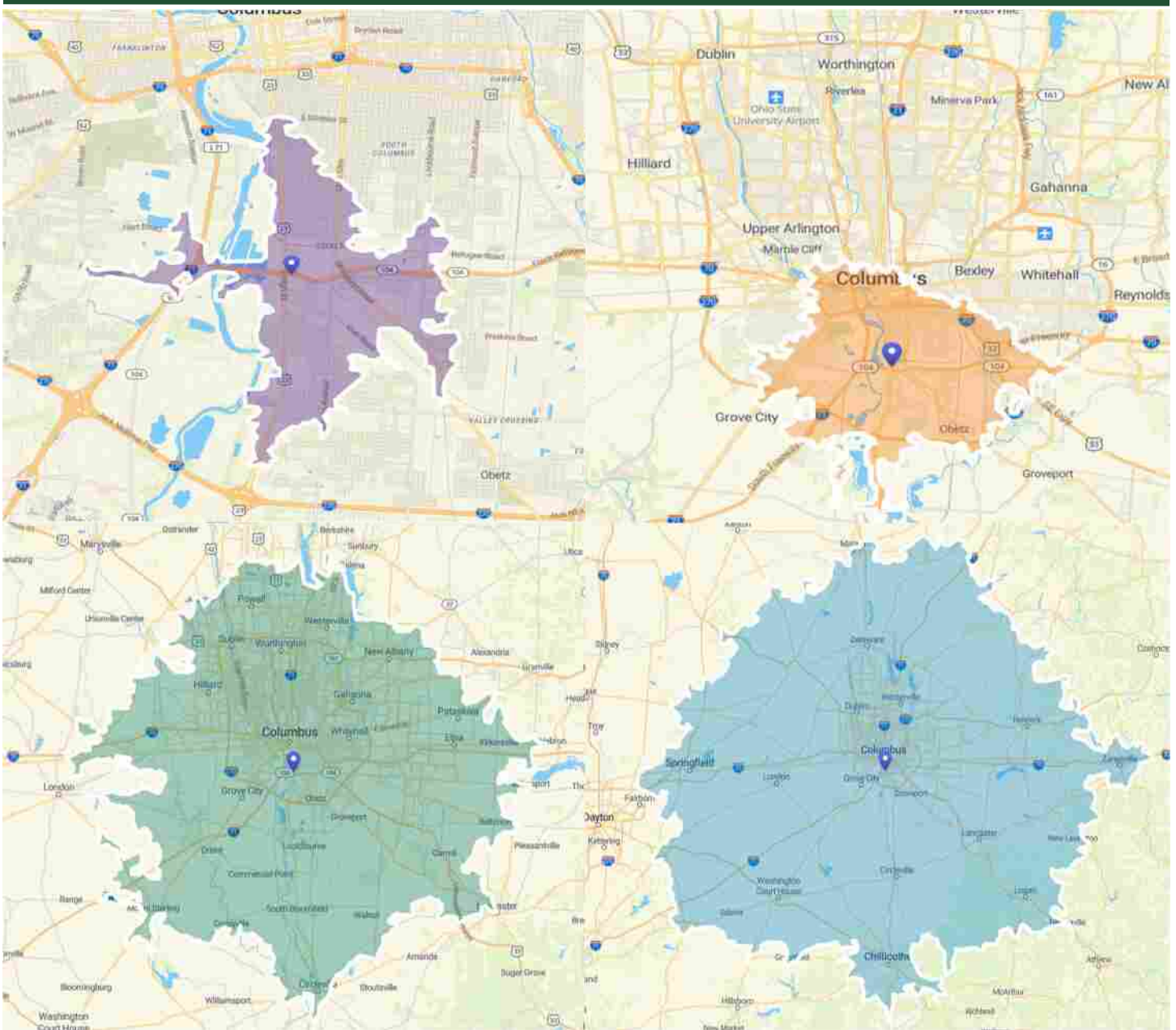


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DRIVING RADIUS

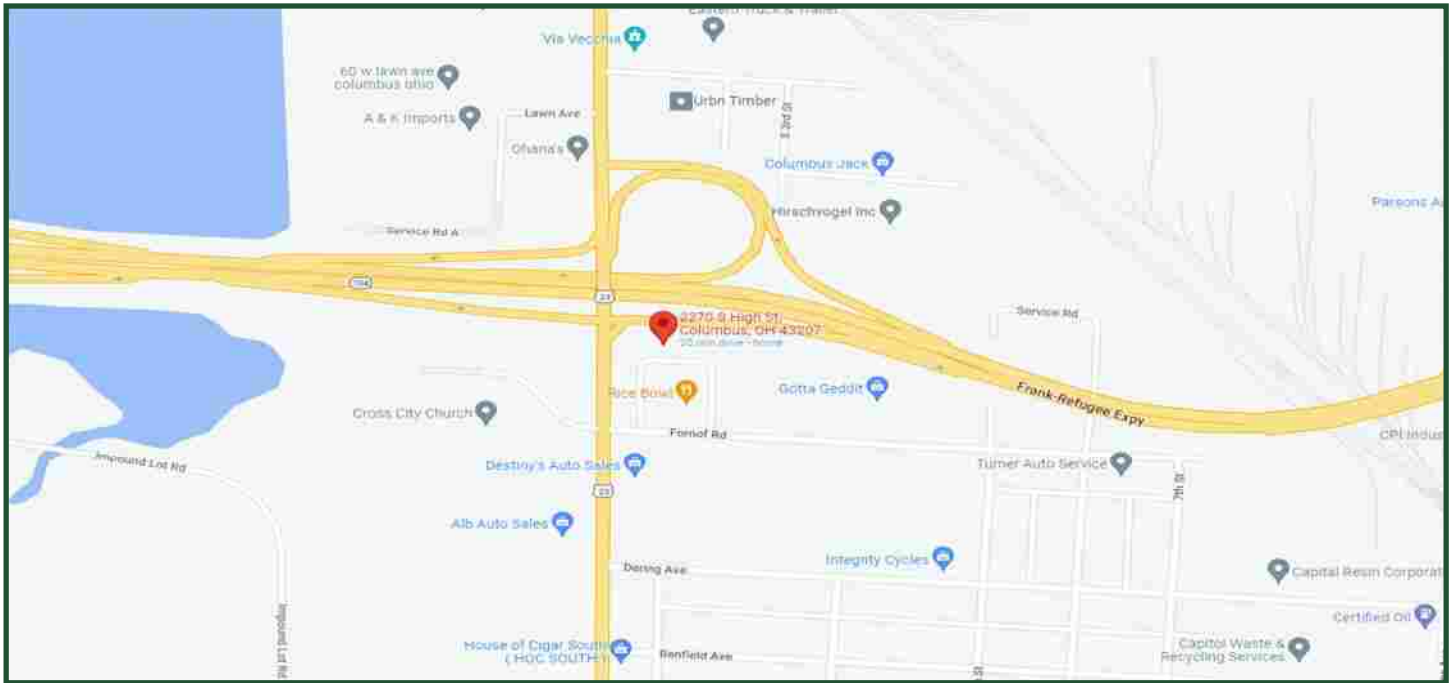
5 MINUTE 10 MINUTE

30 MINUTE 60 MINUTE

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TRAFFIC COUNT

Street	Avg Daily Volume
FRANK RD	46,969
HWY 104	41,732
S HIGH ST	31,652



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		6,386	79,606	243,251
Households (2020)		2,510	31,969	100,607
Avg Household Income (2020)		\$44,965	\$63,593	\$66,818

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COLUMBUS

Regional Overview

The Columbus Ohio region is a rapidly growing metropolitan of over 2 million people. Columbus has grown over 9.3 % since the last census in 2010 and is expected to grow even more. It is now the 14th largest city in the United States and the 2nd largest city in the Midwest after Chicago. Due to its central location, over 151 million people can be reached in a one day drive from the Columbus region. That's over 46 % of the United State's population.



2,230,960
residents



826,729
households



\$63,498
median household
income

#1

Opportunity
City

#4

City to Start
a Business

#5

City for
Entrepreneurs
& Startups

"Columbus is the #1 rising city for startups and the top remerging city for venture capital"

FORBES MAGAZINE

Top Employers

 **WORTHINGTON INDUSTRIES**

 **FedEx**

 **Nationwide**

 **XPO Logistics**

 **CardinalHealth**

 **GAP**

 **intel**

 **AMERICAN ELECTRIC POWER**

 **Huntington**

 **Whirlpool CORPORATION**

 **DSW**
DESIGNER SHOE WAREHOUSE®

 **VERTIV**

 **HYPERION**
Materials & Technologies

 **amazon**

 **Walmart**

 **TARGET**

 **Lbrands**

Intel to invest \$20 billion into Central Ohio that will employ approximately 3,000 workers.

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