

FOR LEASE

\$9.00/SF NNN

2523 Creekway Drive, Columbus, OH 43207

- 21,000 SF facility on 1.91 acres available for lease
- This property offers two docks and two 14' drive-in doors with fenced yard
- Property improvements include new LED lighting, dock-doors, HVAC, and dock-apron
- The landlord will provide build-to suit office for a qualified tenant.
- 5 Year Lease



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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.

Property Features

ASKING RATE	\$9.00/ Sq Ft
SERVICE TYPE	NNN
C.A.M	\$2.00/ Sq Ft
PARCEL	#530-213464
ZONING	M1
YEAR BUILT	1996
SQUARE FOOTAGE	± 21,000
ACERAGE	± 1.91 AC
REAL ESATE TAXES(2024)	\$18,267.70
CONSTRUCTION TYPE	Metal
ROOFING	Pitched metal roof
HVAC	New gas radiant heaters
ELECTRICAL	Three - Phase
SPRINKLER	None
RESTROOMS	One
INSULATION	Yes
CLEAR HEIGHTS	17'-22'
DRIVE-IN DOORS	Two, 14' drive - in doors
DOCK DOORS	Two
PARKING	Paved front & Large rear gravel lot
YARD/FENCE	Yes, Fenced

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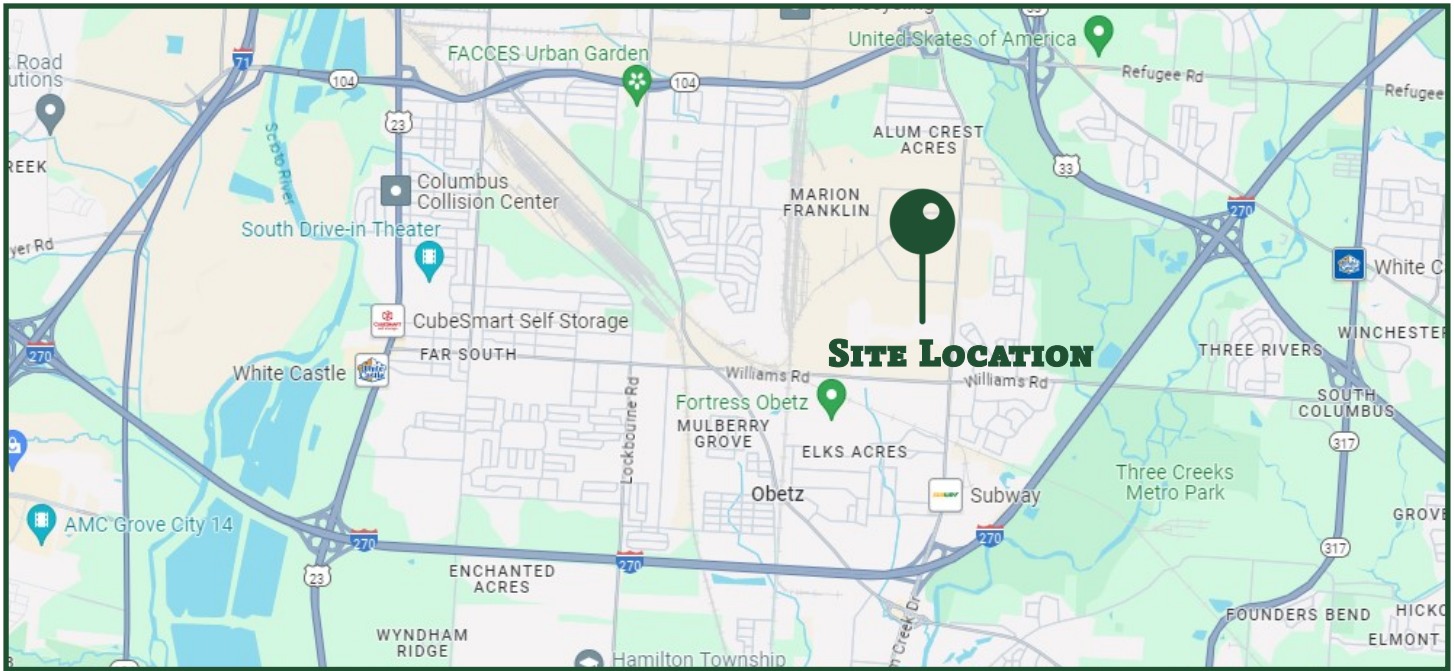
Aerial



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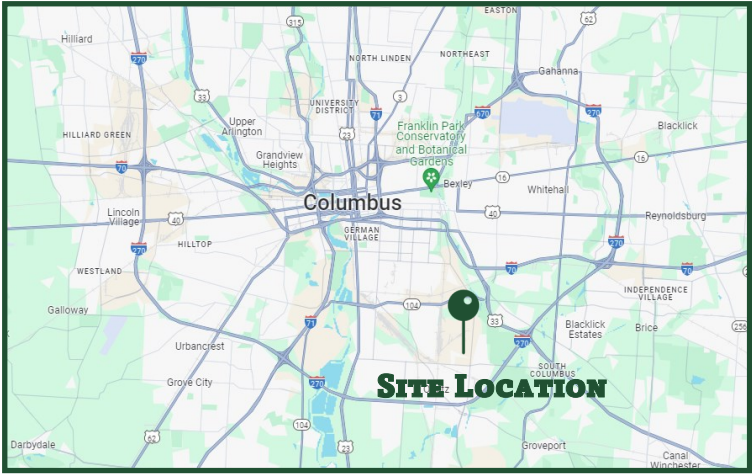


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Nearby Traffic Count (2023)

Street	Avg Daily Volume
Creekway Dr – Alum Creek Dr	719
Alum Creek Dr – Creekway Dr	10,751
Proclamation Way – Preamble Ln	913



DEMOGRAPHICS

		Within 1 Mile	Within 3 Miles	Within 5 Miles
Population (2020)		3,020	25,915	103,087
Households (2020)		3,834	14,014	52,396
Avg Household Income (2020)		\$56,690	\$46,900	\$45,381

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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. Central Ohio region is projected to reach a 3.15 million population by 2050.



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



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

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