

# FOR LEASE

## \$8.50/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



**Click Here for Video**

BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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	\$8.50/ 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

BEST CORPORATE REAL ESTATE  
JAMES MANGAS  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EX 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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.



# 2523 Creekway Drive, Columbus, OH 43207



BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
4608 SAMILL ROAD  
COLUMBUS, OH 43220  
[WWW.BESTCORPORATEREALESTATE.COM](http://WWW.BESTCORPORATEREALESTATE.COM)  
PHONE: 614-559-3350 EXT 115  
EMAIL: [JMANGAS@BESTCORPORATEREALESTATE.COM](mailto:jmangas@bestcorporate realestate.com)



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.



# 2523 Creekway Drive, Columbus, OH 43207



BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
4608 SAMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 EXT 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM



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.

**2523 Creekway Drive, Columbus, OH 43207**

**Aerial**

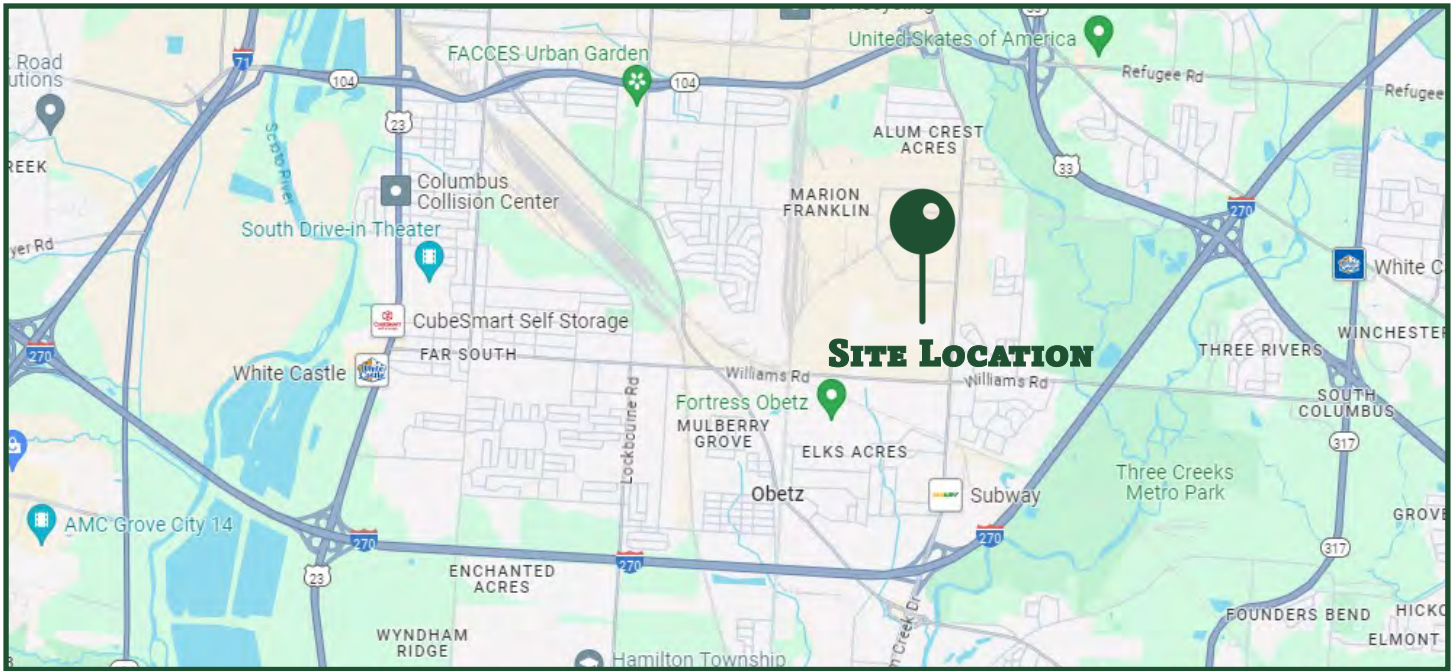


BEST CORPORATE REAL ESTATE  
JAMES MANGAS, CCIM  
4608 SAMILL ROAD  
COLUMBUS, OH 43220  
[WWW.BESTCORPORATEREALESTATE.COM](http://WWW.BESTCORPORATEREALESTATE.COM)  
PHONE: 614-559-3350 EXT 115  
EMAIL: [JMANGAS@BESTCORPORATEREALESTATE.COM](mailto:JMANGAS@BESTCORPORATEREALESTATE.COM)



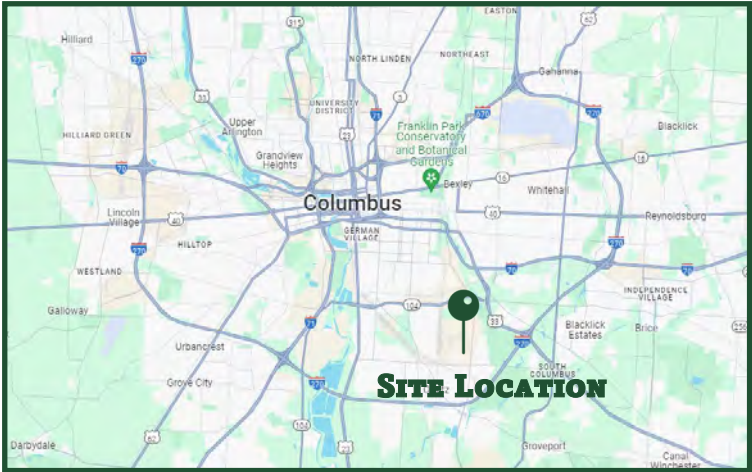
This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable.  
We have no reason to doubt its accuracy, but we do not guarantee it.





## 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

BEST CORPORATE REAL ESTATE  
 MICHAEL BERRY, CCIM  
 4608 SAMILL ROAD  
 UPPER ARLINGTON, OH 43220  
 WWW.BESTCORPORATEREALESTATE.COM  
 PHONE: 614-559-3350 EXT 124  
 EMAIL: MBERRY@BESTCORPORATEREALESTATE.COM



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.



# 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

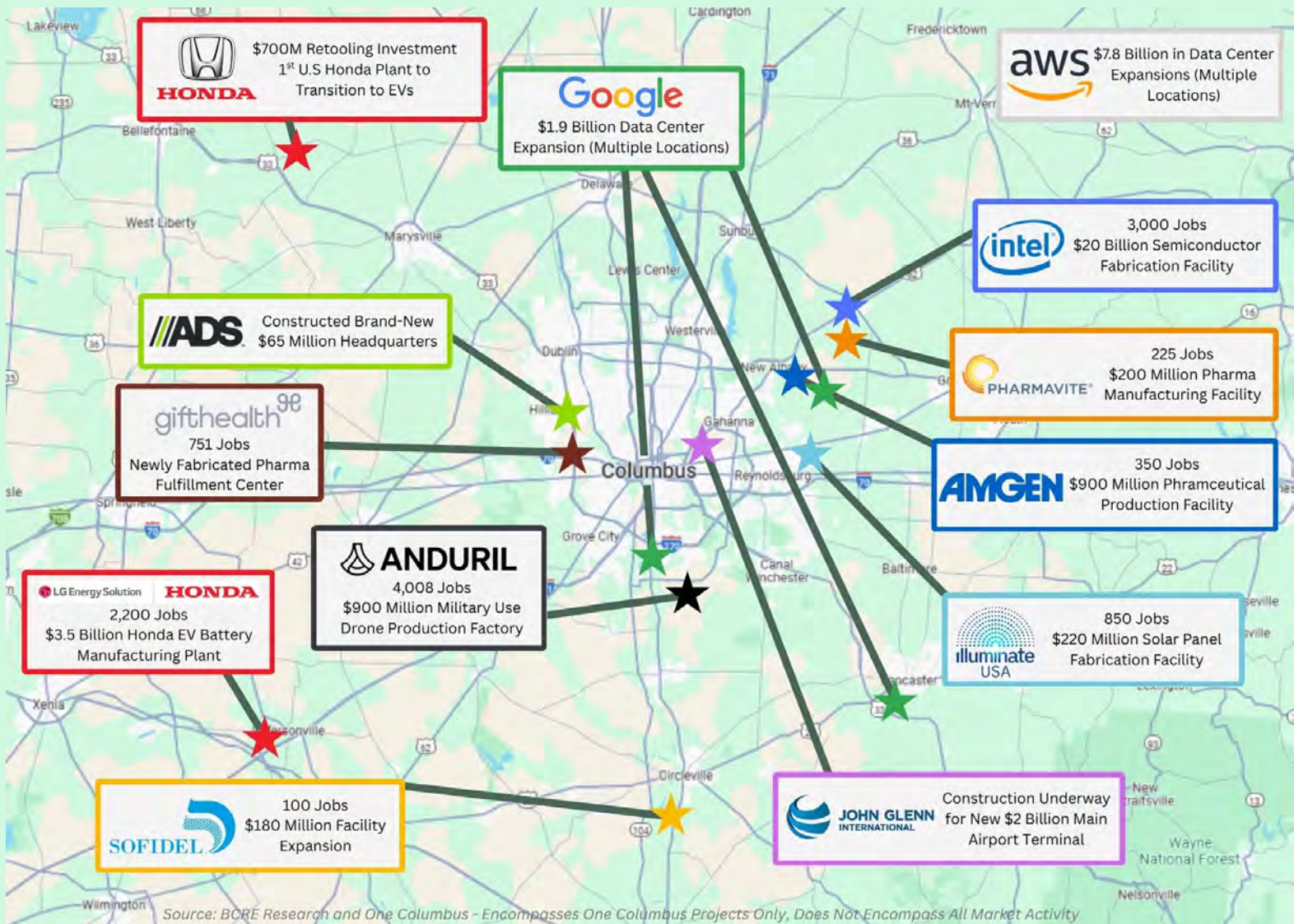
## Top Employers



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



# NOTABLE PROJECTS COMING TO COLUMBUS (2025)



**129 NEW PROJECTS ANNOUNCED  
IN 3 YEARS**

**\$1.7 BILLION IN NEWLY  
GENERATED PAYROLL**

**18,200+ NEW JOBS COMING TO  
THE AREA**

**\$34 BILLION IN NEW CAPITAL  
INVESTMENTS**

BEST CORPORATE REAL ESTATE  
4608 SAWMILL ROAD  
COLUMBUS, OH 43220  
WWW.BESTCORPORATEREALESTATE.COM  
PHONE: 614-559-3350 Ext. 115  
EMAIL: JMANGAS@BESTCORPORATEREALESTATE.COM





## **Disclaimer And Confidentiality Agreement**

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization. Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.