

FOR SALE



\$985,000

65 Klema Drive, Reynoldsburg, Ohio 43068

Warehouse for Sale in Reynoldsburg, Ohio

- +/- 8,100 Square Feet of free standing office/warehouse on 0.83 Acre parcel located in a well maintained Industrial Park.
- This facility offers +/- 2,100 SF of office, two bathrooms, three 10x12 drive-in doors in the free span building.
- Insulated warehouse with skylights, New LED Lighting, floor drains, and 3-phase power.
- This property is improved with approximately 1/4 acre of fenced exterior storage and a 240 SF block storage building.



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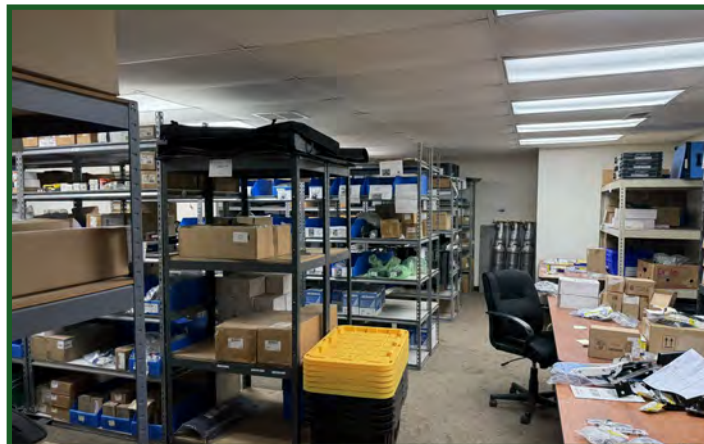
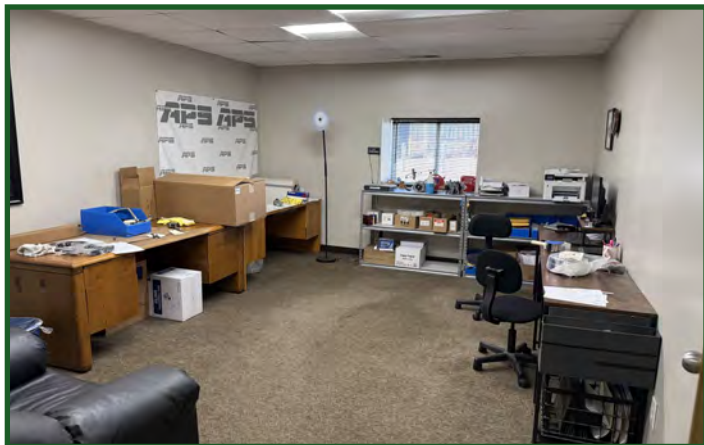
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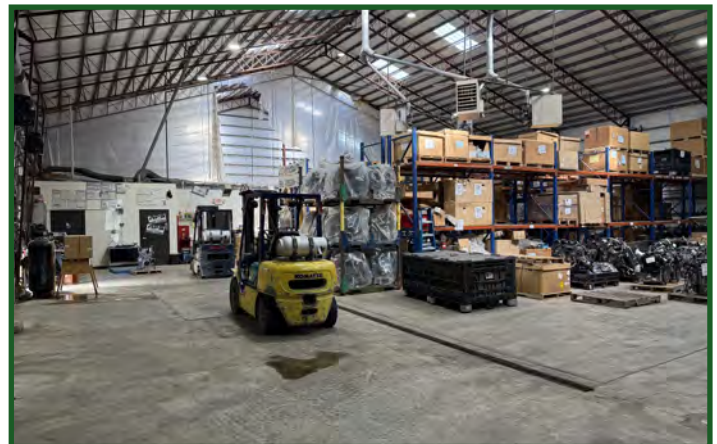
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Property Information

LEGAL

Legal Property Description:	Office/Warehouse
Price:	\$985,000
Parcel Number:	140430-00.019
Occupancy:	0%

LAND

Land Acreage:	+/- 0.83
Current Zoning:	M-1
Jurisdiction:	Reynoldsburg

STRUCTURAL

Building Square Footage:	+/- 8,100
Office Square Footage:	+/- 2,100
Floors Above Ground:	1
Year Built (Remodeled In):	2007 (2016)

ADDITIONAL INFO

Drive-in Doors:	3
Lot Specifics:	External Block Building For Storage
Parcel Benefits:	Excellent Well-Maintained Community
Fees and Associations:	None
Water/Sewer System:	Reynoldsburg
Real Estate Taxes (2024):	\$10,224.50

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*Line Drawings are Approximate

Parcel View



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Aerial



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TRAFFIC COUNT

Street	Avg Daily Volume
Cleveland Road SW	1,545
Taylor Road	6,817
East Broad Street	19,456

SITE LOCATION



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		3,432	33,892	65,926
Households (2020)		5,978	17,433	32,955
Avg Household Income (2020)		\$73,858	\$78,444	\$72,515

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THE CITY OF COLUMBUS

Regional Overview

Columbus Ohio region is a rapidly growing metropolitan of over 2.2 million people. Columbus has grown over 12% between 2010 and 2020 and is expected to grow even more in the coming years. 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 (2024)



826,729

Households (2024)



\$63,498

Median Income (2024)

#1

Opportunity City

#4

City to Start a
Business

#5

City for
Entrepreneurs and
Startups

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

FORBES MAGAZINE

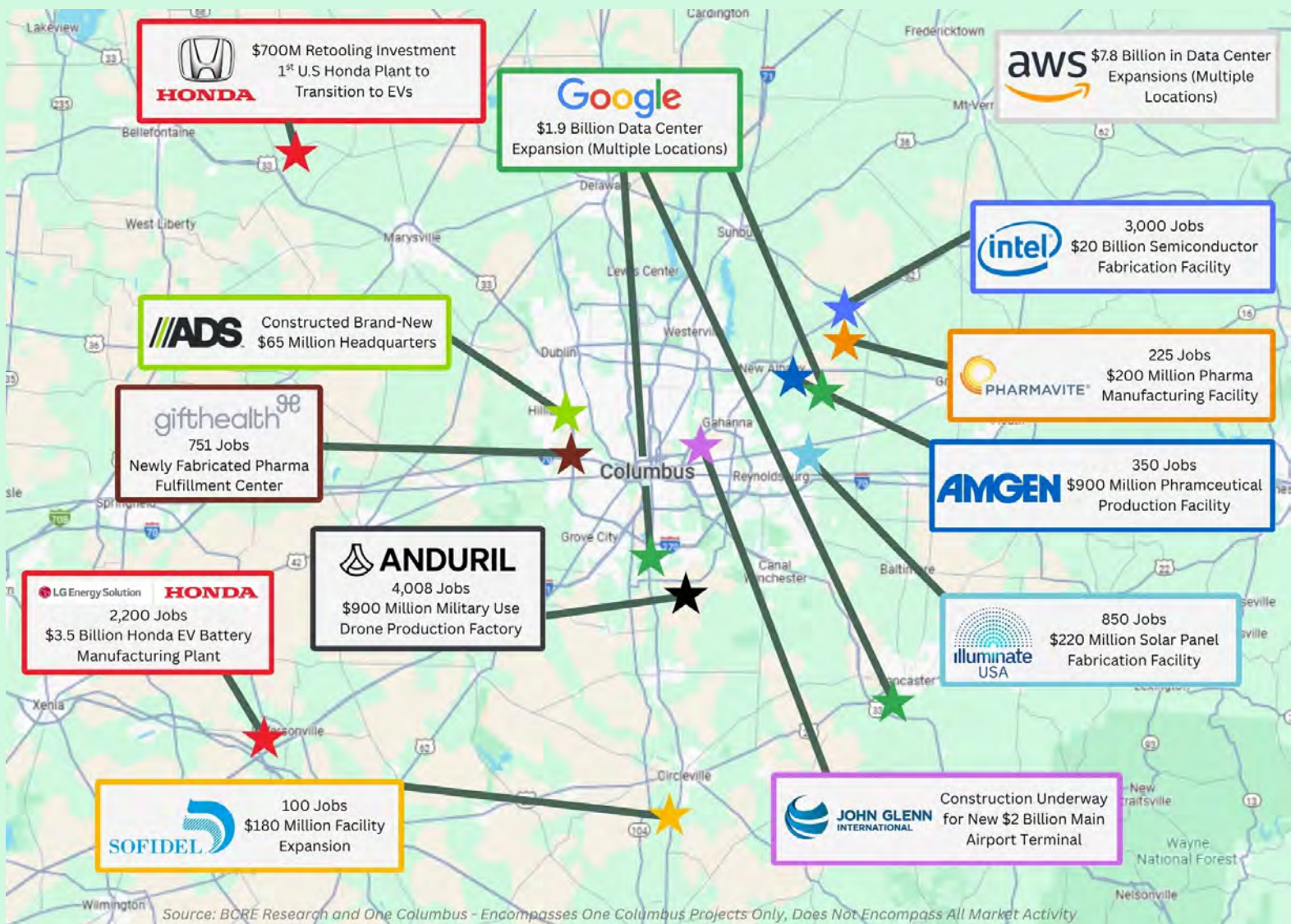
Top Investors and Employers



THE INFORMATION/IMAGES WERE GATHERED FROM www.columbusregion.com and The One Columbus Organization

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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**

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