



1359 E 5th Avenue, Columbus, Ohio 43219

Free-Standing Office/Warehouse in Columbus

- 4,000 Square Feet, located on E 5th Avenue.
- This high visibility location offers three exterior drive-in doors, new asphalt, windows, and exterior paint.
- The property is zoned M with three-phase power to provide for a variety of uses.
- \$4,500/Month Modified Gross

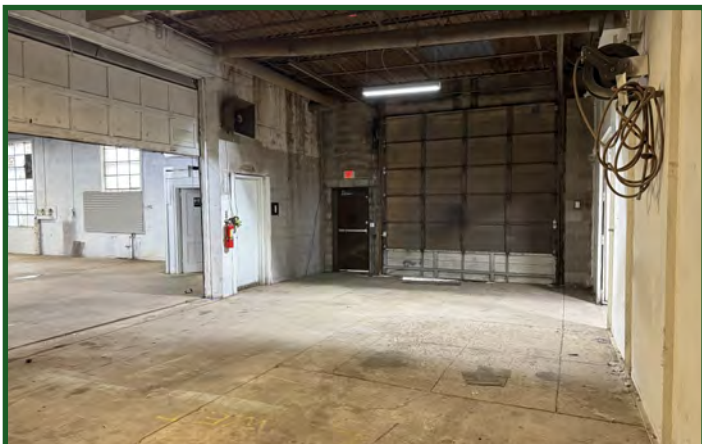


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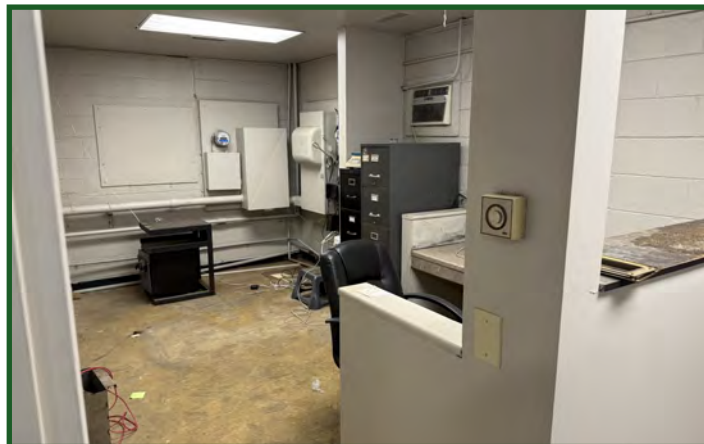
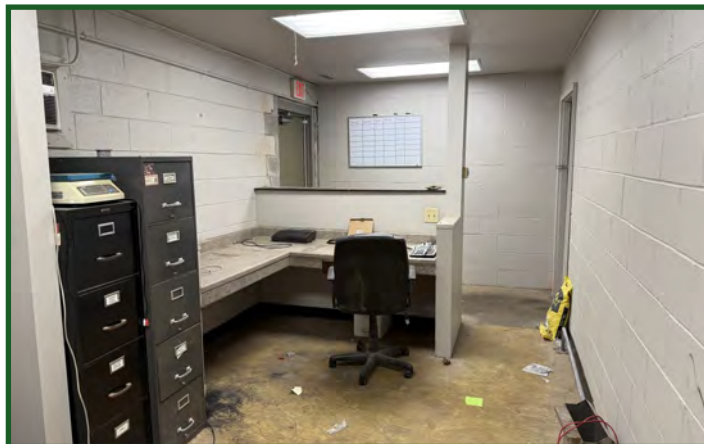
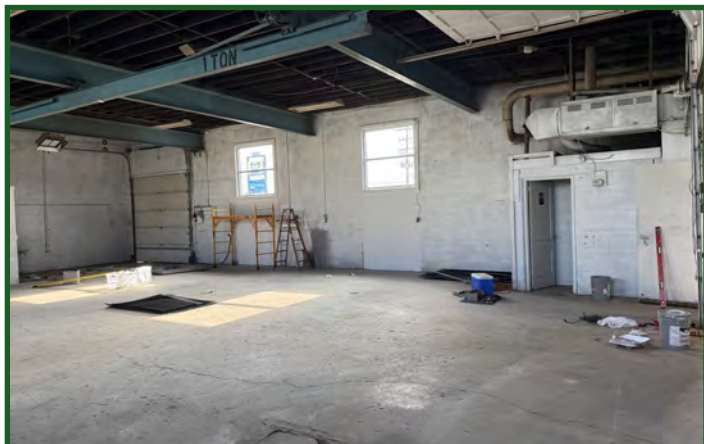
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Property Information

LEGAL

Legal Property Description:	Office/Warehouse
Price:	\$4,500/Month (\$13.50/SF)
Parcel Number:	010-033984
Occupancy:	0%

LAND

Land Acreage:	0.2266
Current Zoning:	M
Jurisdiction:	Columbus

STRUCTURAL

Building Square Footage:	4,000 Square Feet
Unit Square Footage:	4,000 Square Feet
Floors Above Ground:	1
Year Built:	1960

ADDITIONAL INFO

Drive-in Doors:	3
Power Supply:	3-Phase
Parcel Benefits:	Easy Access to E 5th Avenue
Fees and Associations:	N/A
Water/Sewer System:	Columbus
Real Estate Taxes (2024):	\$2,512.42

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*Line Drawings are Approximate

Parcel View



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We have no reason to doubt its accuracy, but we do not guarantee it.

TRAFFIC COUNTS AND AREA OVERVIEW

*Line Drawings are Approximate



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**0.9 MILES FROM INTERSTATE-71
AND I-670 INTERCHANGE**

**5 MILES FROM JOHN GLENN
INTERNATIONAL AIRPORT**



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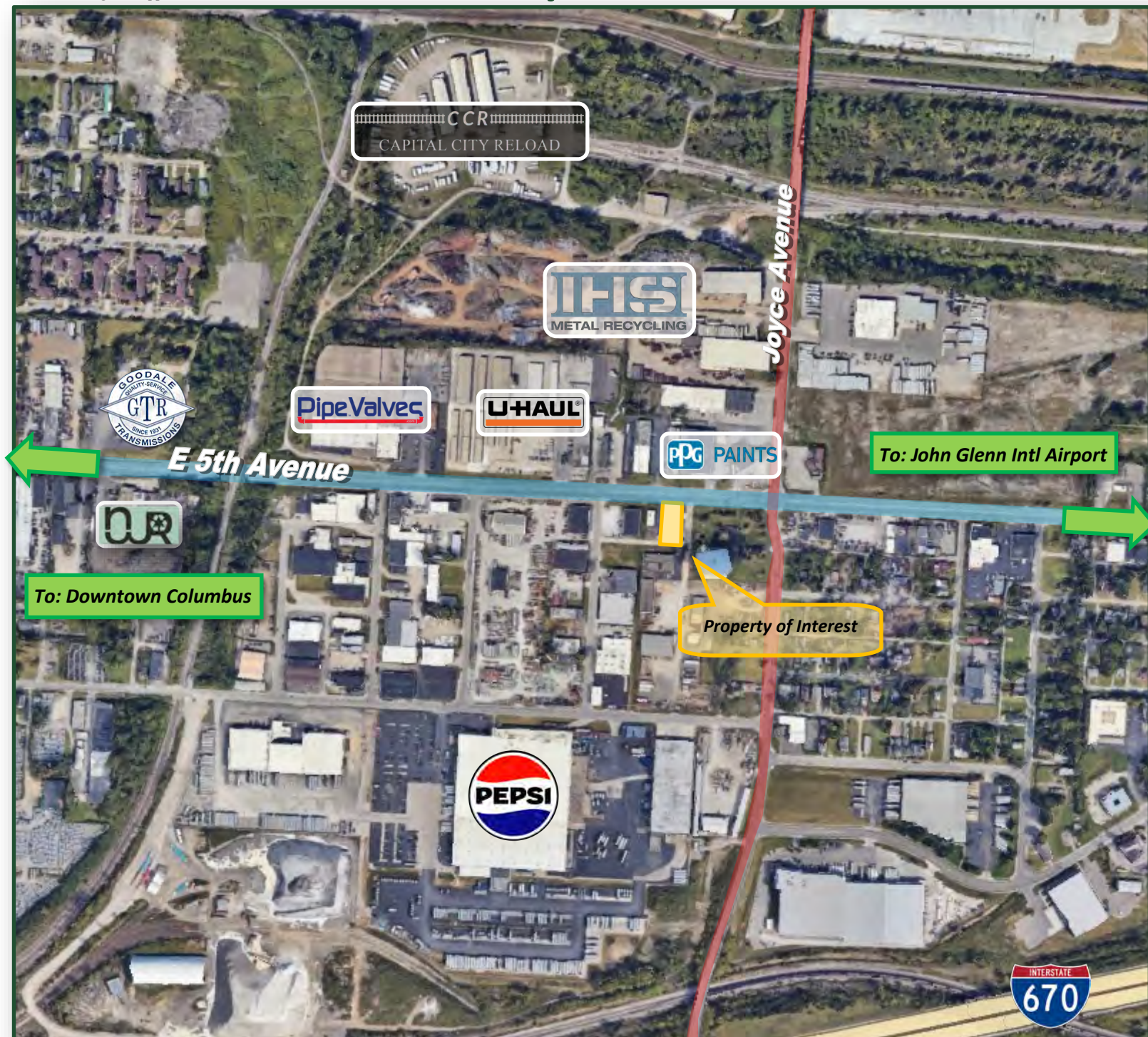


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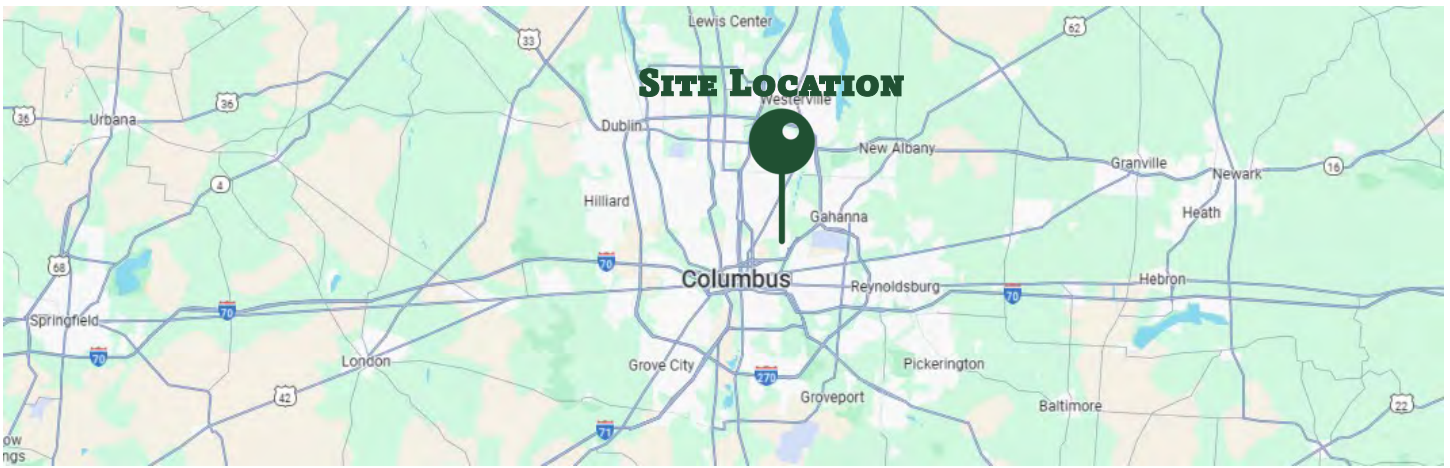
Nearby Amenities



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M-ZONING

M-Zoning stands for manufacturing, which covers a wide variety of uses, permissible to review of the specific lot.

Some possible uses within M-Zoning include:

- ***Loading/Unloading***
- ***Warehouse/Storage***
- ***Metals/Manufacturing***
- ***Wood/Paper Manufacturing***
- ***Food and Beverage***
- ***Assembling, Packing, and Compounding of goods***

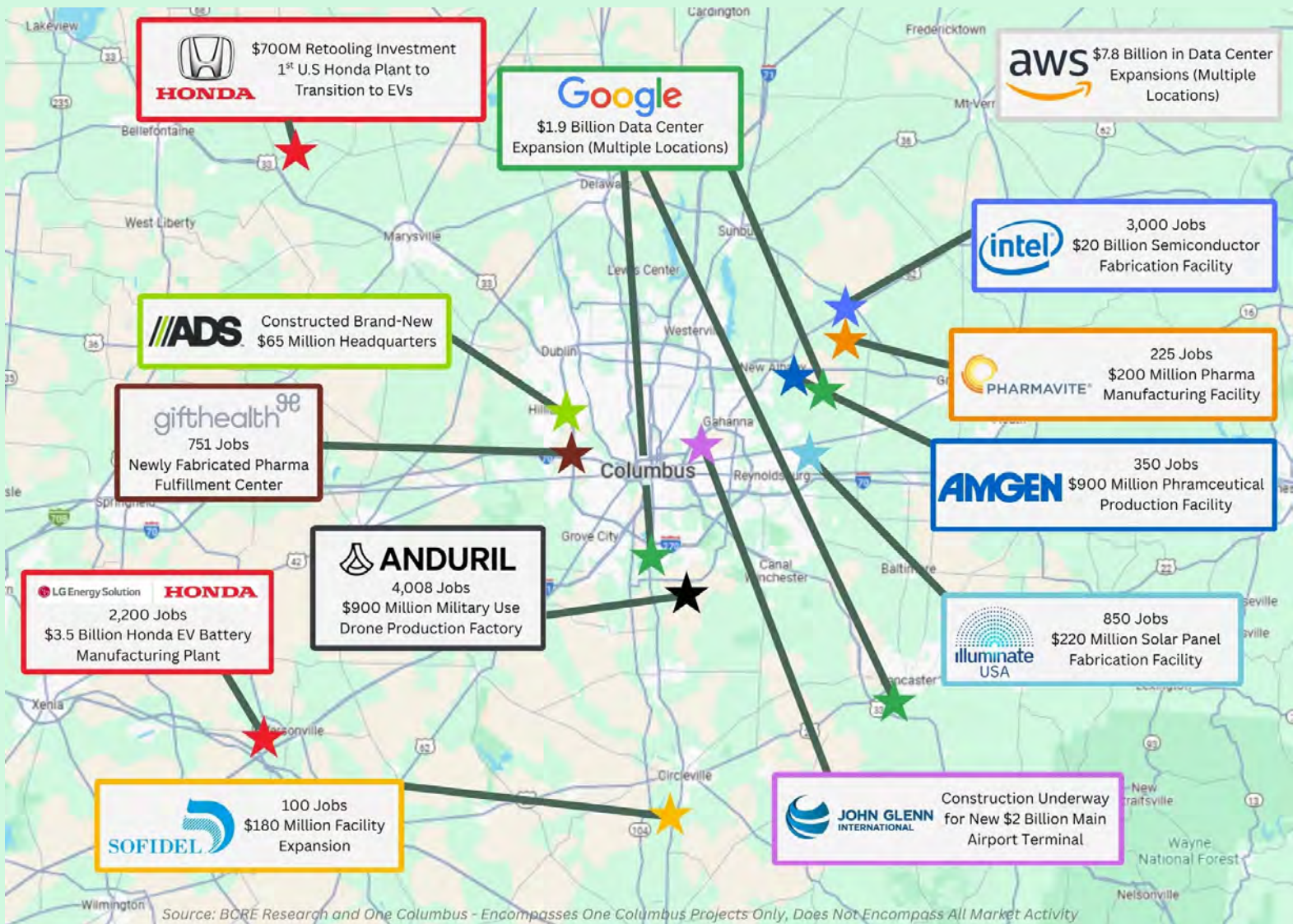
DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		4,138	89,591	246,766
Households (2024)		3,117	45,721	110,917
Avg Household Income (2024)		\$24,786	\$40,600	\$43,645

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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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