

For Sale or Lease

**Lease Option Applies to Buyer of Business*



\$2,900,000

4100 Indianola Avenue, Columbus, Ohio 43214

Automotive Body Shop Building For Sale or Lease in Columbus, Ohio

- Multi-Bay Facility with \pm 9,266 SqFt Available For Sale on High Traffic Indianola Avenue, or For Lease to Buyer of Business
- Main Bay
 - 1 exterior door
 - Two automotive lifts for use
- Second Bay
 - 2 10' x 10' interior overhead doors
- Third Bay
 - 1 interior overhead door
 - 15' ceiling heights
- Fourth Bay
 - Paint booth & \pm 10' clearance
- Fifth Bay
 - 2 exterior approx. 10' x 10' overhead doors



Click Here to View Property Video

Richard Barth

(614) 559-3350 Ext. 120

Rbarth@bestcorporaterealestate.com

Questions? Contact Us:

(614) 559-3350

Info@bestcorporaterealestate.com



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First Bay

- Approx. 12' clearance (+2' to roof)
- 2 lifts
- IR Heat
- 1 exterior 10' x 10' overhead door

2nd Bay

- Approx. 12' clearance (+2' to roof)
- 2 10' x 10' overhead interior doors
- 1 Garmat prep station w/ dust filtration system
- IR Heat

3rd Bay

- Sloped floor and roof
- Approx. 15' ceiling clearance
- IR heat
- 1 interior overhead door 10' x 10'

4th Bay

- IR Heat
- Overhead clearance $\pm 10'$ (+2' to ceiling)
- 1 Garmat 3000 paint booth (fully enclosed)

5th Bay

- Overhead clearance $\pm 10'$ (+2' to ceiling)
- 2 10' x 10' overhead exterior doors
- IR Heat

Front Office / Retail Area: ± 324 SqFt

Kitchen Area: ± 144 SqFt

Second Office Area: ± 144 SqFt

Exterior



First Bay



Paint Booth



Kitchen Area



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Exterior Photos



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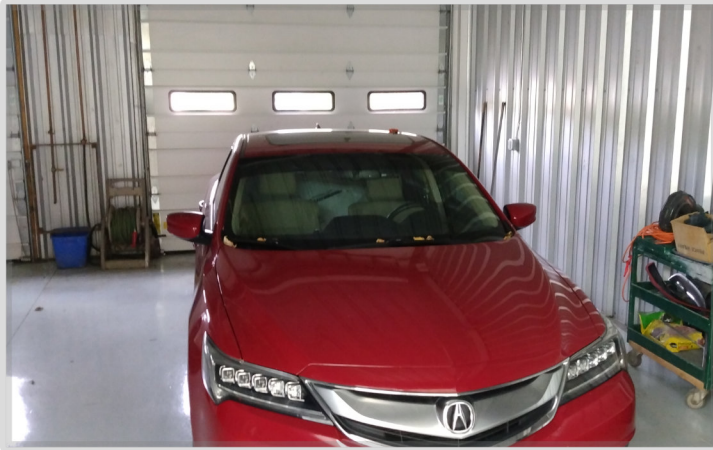
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Interior Photos



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Additional Property Information

Legal Information

Legal Property Description	Automotive Body Shop For Sale or Lease
Price	\$2,900,000
Lease Price	TBD
Parcel Number	010-002345-00
Possession	Immediate

Land Information

Land Acreage	± 0.52 Acres
Parking Spaces	± 29 Spaces
Current Use	452 - Automotive Service Station
Current Zoning	Commercial
Jurisdiction and School District	2503 - Columbus City Schools

Structural Information

Total Square Footage	±22,756 Square Feet
Building Square Feet	9,266
Floors Above Ground	1
Year Built	2009
Drive-In Doors	3

Additional Information

Lot Specifics	Prime Frontage on High Traffic Indianola Ave.
Parcel Benefits	Easy Access, Paint Booth
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$23,029.02

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Parcel View



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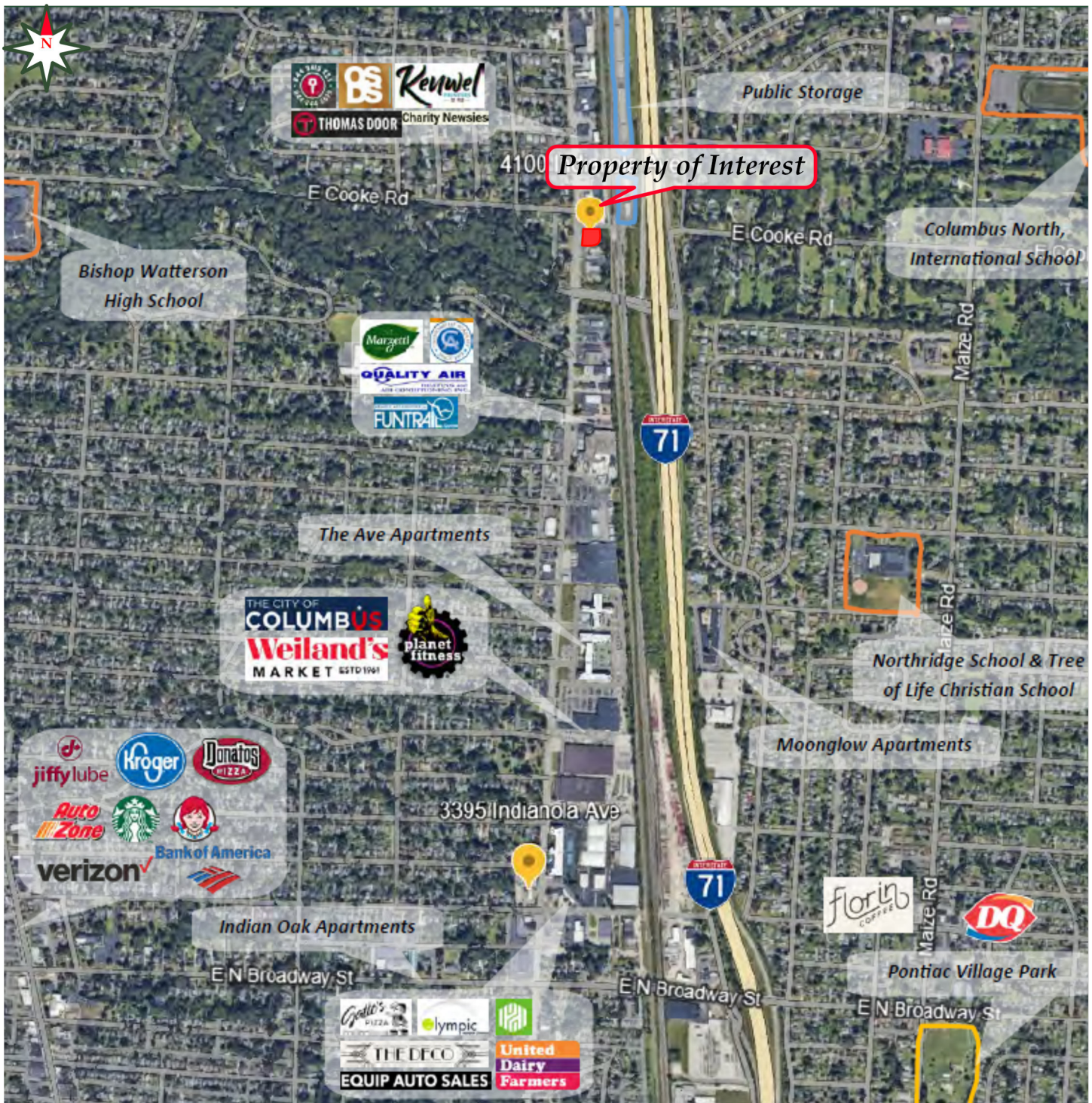
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Nearby Amenities



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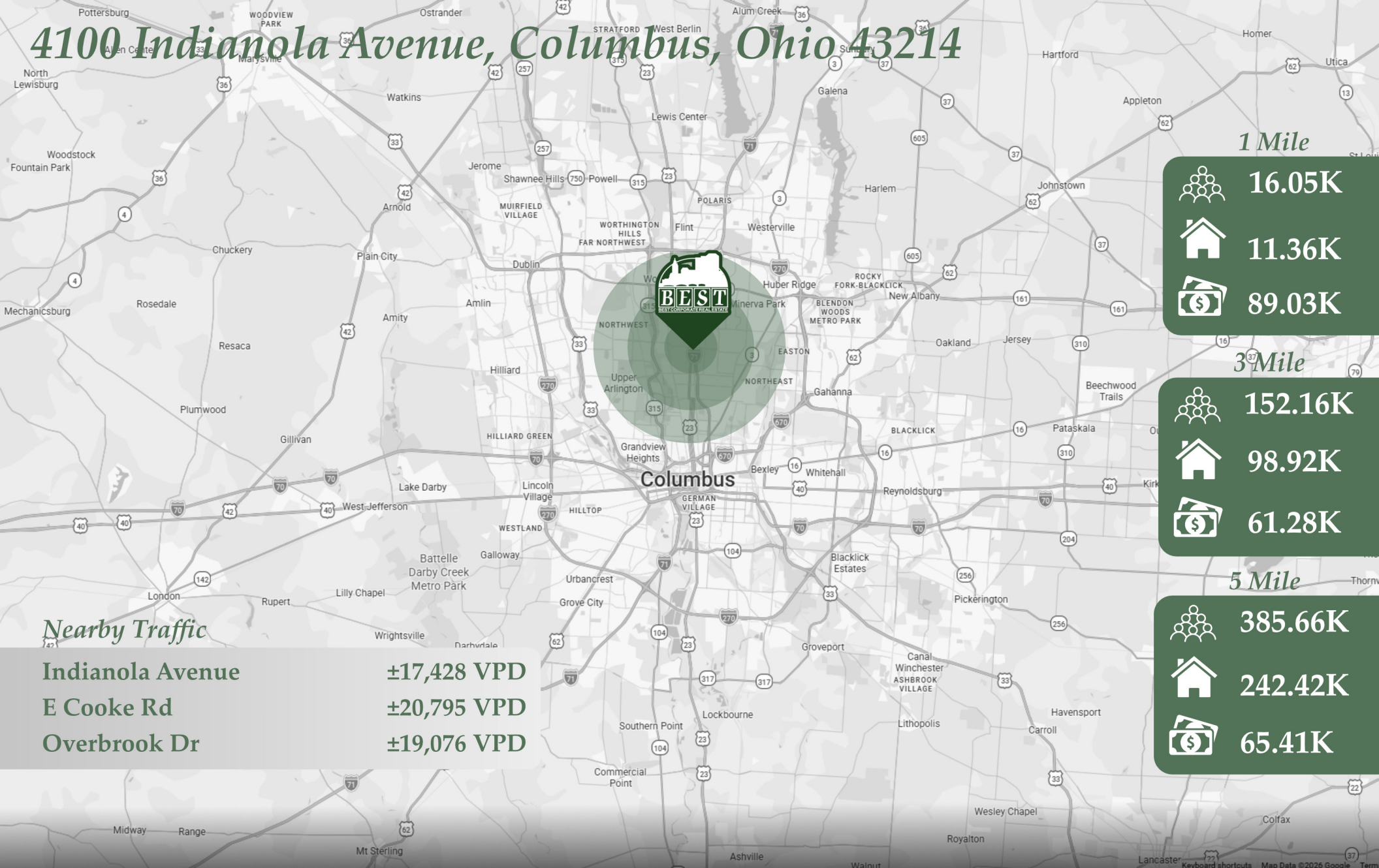
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1 Mile

- 16.05K
- 11.36K
- 89.03K

3 Mile

- 152.16K
- 98.92K
- 61.28K

5 Mile

- 385.66K
- 242.42K
- 65.41K

Nearby Traffic

Indianola Avenue	±17,428 VPD
E Cooke Rd	±20,795 VPD
Overbrook Dr	±19,076 VPD

Zip Code Demographics

Area Population	Area Households	Average Income
26,805	14,277	\$94,183

Major Nearby Interstates



THE CITY OF COLUMBUS

Major Regional Employers



Area Overview

Located in the heart of Central Ohio, the Columbus Region benefits from a strategic position as a global hub for advanced manufacturing, logistics, and technology. The area is anchored by massive developments including the Intel "Ohio One" semiconductor campus in New Albany, a \$28 billion investment expected to create 3,000 high-paying jobs, and Anduril Industries "Arsenal-1", a \$1 billion defense manufacturing facility near Rickenbacker International Airport. The region also features the New Albany International Personal Care and Beauty Campus, a unique 400-acre vertically integrated supply chain cluster housing industry leaders like Bath & Body Works and KDC/One.

Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyperscale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, alongside Amazon Web Services (AWS), which has committed over \$10 billion to Ohio infrastructure. These facilities serve as the backbone for AI and cloud computing, driving significant revenue for the region as well as supporting thousands of construction and technical roles.

The healthcare sector is seeing unprecedented growth to meet the needs of a rapidly expanding population. The Ohio State University Medical Center is slated to open its new \$1.9 billion, 820-room inpatient hospital tower in early 2026. Simultaneously, OhioHealth is investing over \$1 billion in regional expansions, including a new 270,000-square-foot tower at Grant Medical Center and a dedicated Women's Health Center at Riverside Methodist Hospital. In the private sector, digital health leader Hims & Hers recently announced a \$200 million fulfillment and pharmacy lab in New Albany, which is expected to create 400 new jobs starting in 2026.



Photo: Downtown Columbus

Demographics

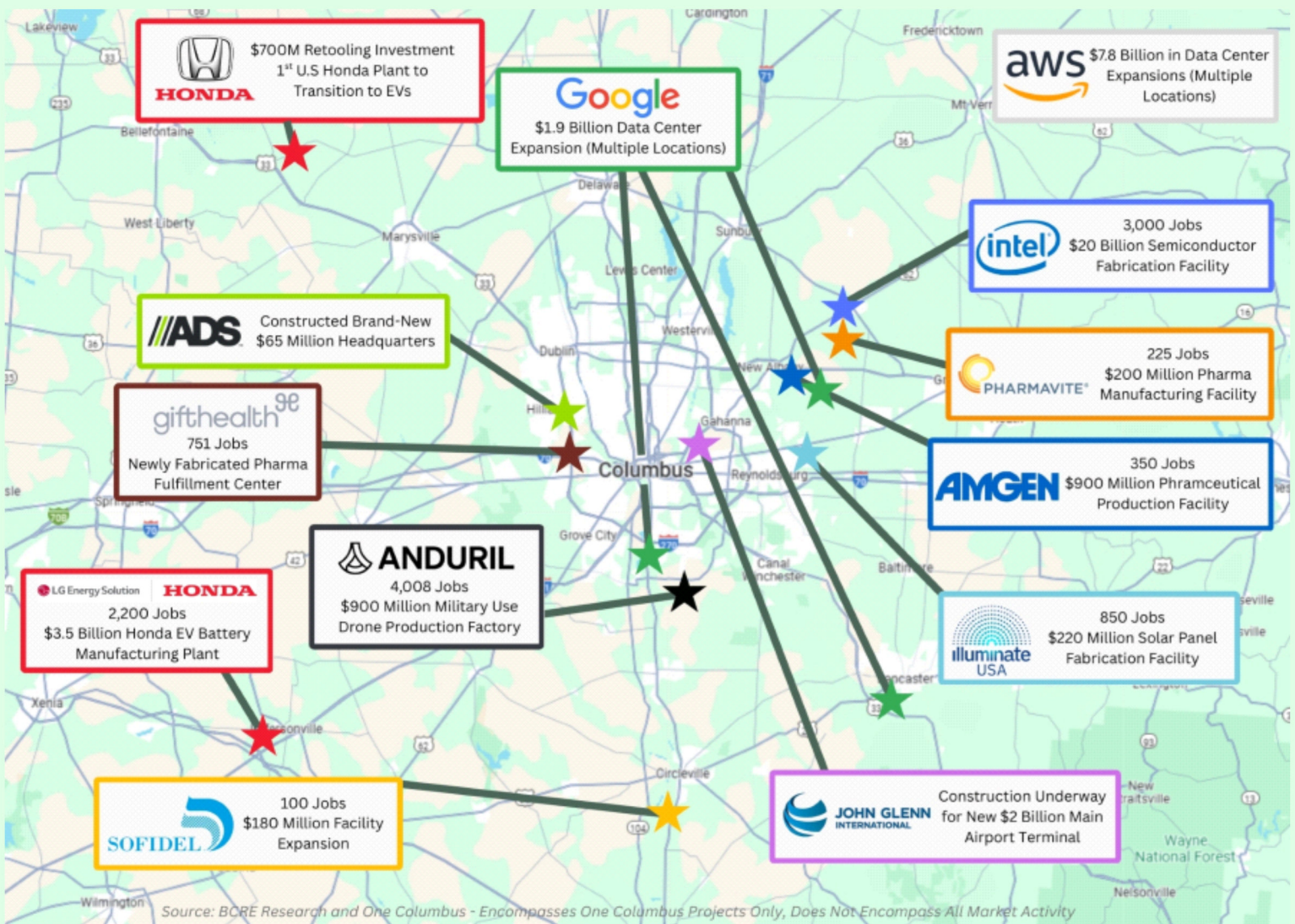


Major Nearby Interstates



Sources used: Wikipedia,

NOTABLE PROJECTS COMING TO COLUMBUS (2026)



**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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- Continued -**

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