



INDUSTRIAL BUILDING FOR LEASE

2765 South Hamilton Road
Columbus, OH 43232
40,000 sf Industrial Space
www.realestateop.com

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PRESENTED BY

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Upper Arlington Office | (614) 924-0410 | 1720 Zollinger Road, Suite 200, Upper Arlington, OH 43221

2765 SOUTH HAMILTON ROAD COLUMBUS, OH 43232
COLUMBUS, OH 43232

For Lease | 40,000 sf of Industrial Space



PROPERTY DESCRIPTION

Former SEARS auto repair building for lease. Accessible public transportation and major highways make commuting a breeze, ensuring that the location is well-connected to the rest of the city. Experience the perfect blend of work and leisure in this prime location.

PROPERTY HIGHLIGHTS

- Private entrance
- First floor 16' ceiling, second floor 10' ceiling
- Four 14'(h)x20'(w) overhead doors
- Trench drains, Elevator
- Conveyor belt up to second floor
- Locker room and shower on second floor

OFFERING SUMMARY

Lease Rate:	\$3.25 SF/yr (NNN)
Available SF:	40,000 SF
Building Size:	40,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	109	919	4,139
Total Population	228	1,923	9,407
Average HH Income	\$43,996	\$47,749	\$54,251

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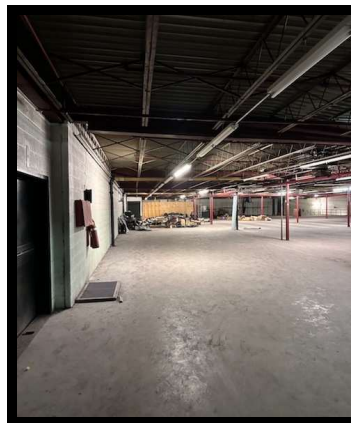
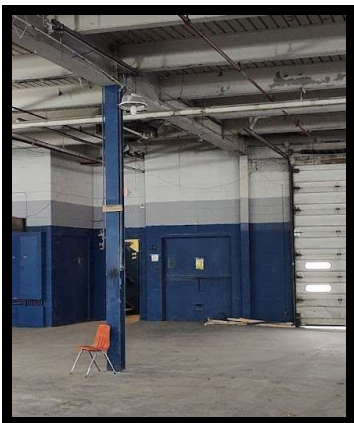
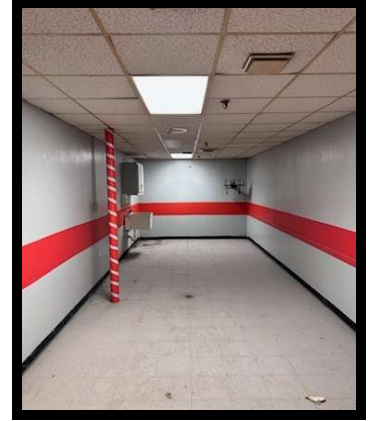
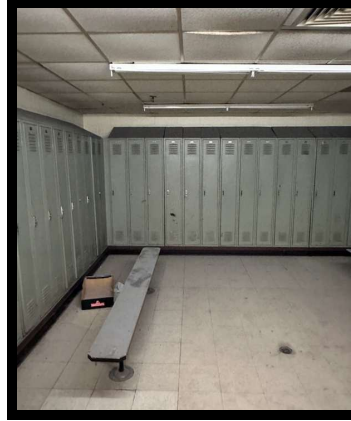
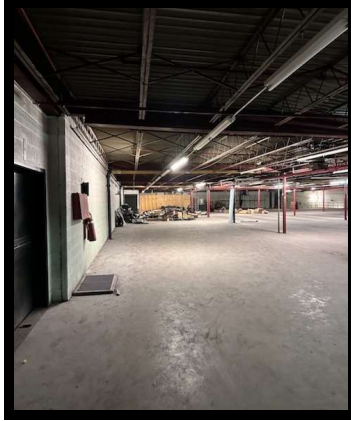
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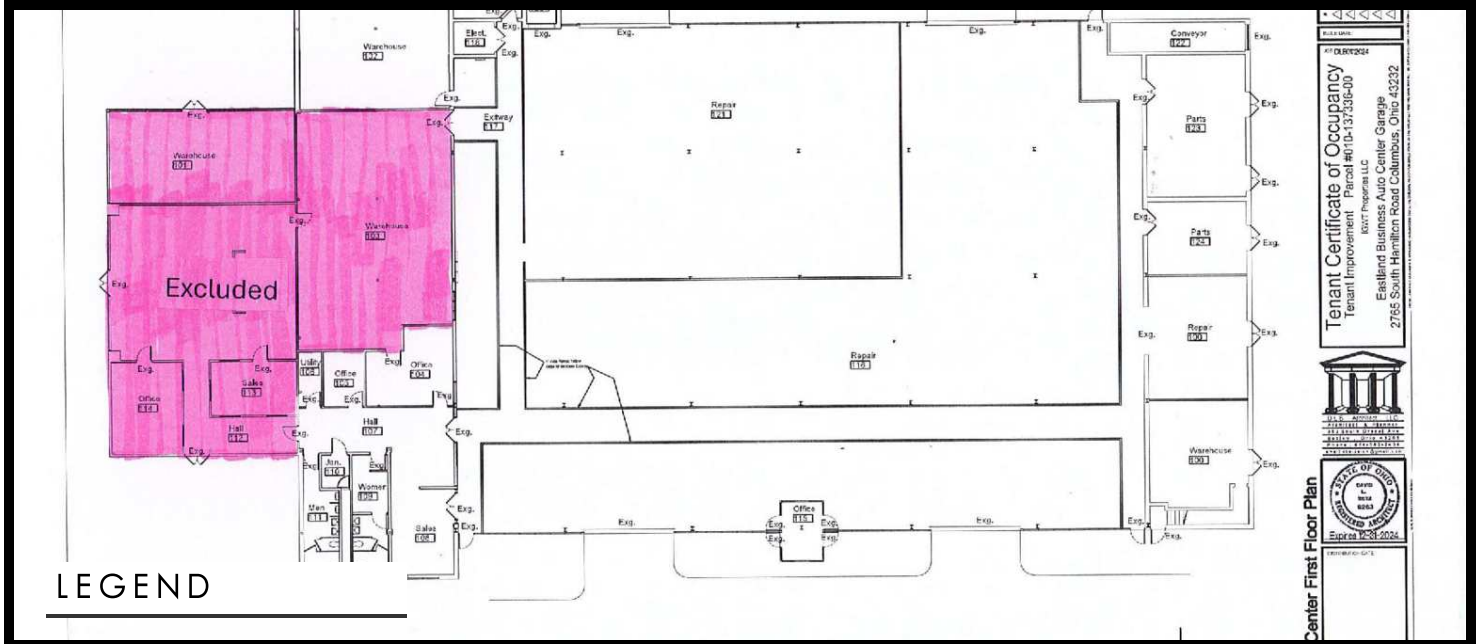
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	40,000 SF	Lease Rate:	\$3.25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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