

For Lease



\$8/SF MG

3740 E 5th Avenue, Columbus, OH 43219

Warehouse For Lease Near John Glenn Intl. Airport in Columbus, Ohio

- This property is under new ownership with improvements underway, including a new roof, windows, and exterior paint.
- Located off of East 5th Avenue by John Glenn International Airport.
- ± 3,992 Square Feet of showroom space with four bathrooms and many windows for ample natural light.
- Easy ingress and egress from either N James Road or E 5th Avenue, convenient for semi delivery and drop offs
- The warehouse is clear span with gas fired radiant heat and three 12' drive-in doors.
- Space offers abundant parking and a fenced in lot for storage.



James Mangas

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4608 Sawmill Road

Columbus, Ohio 43220

www.BestCoporateRealEstate.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. *Line Drawings are Approximate*

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Additional Property Information

Legal Information

Legal Property Description	Warehouse For Lease
Price	\$8/SqFt Modified Gross
Parcel Number	010-104656-00
Possession	Immediate

Land Information

Land Acreage	± 3.08 Acres
Parking Available	Yes
Current Use	Industrial
Current Zoning	M (Manufacturing)
Jurisdiction and School District	Columbus

Structural Information

Building Square Footage	± 13,913 Square Feet
Office Square Footage	± 3,992 Square Feet
Floors Above Ground	2
Year Built	1955
Drive-In Doors	3

Additional Information

Lot Specifics	Ample Parking on Site
Parcel Benefits	Easy Access
Fees and Associations	None
Water/Sewer System	Public
Real Estate Taxes (2025)	\$40,459.92

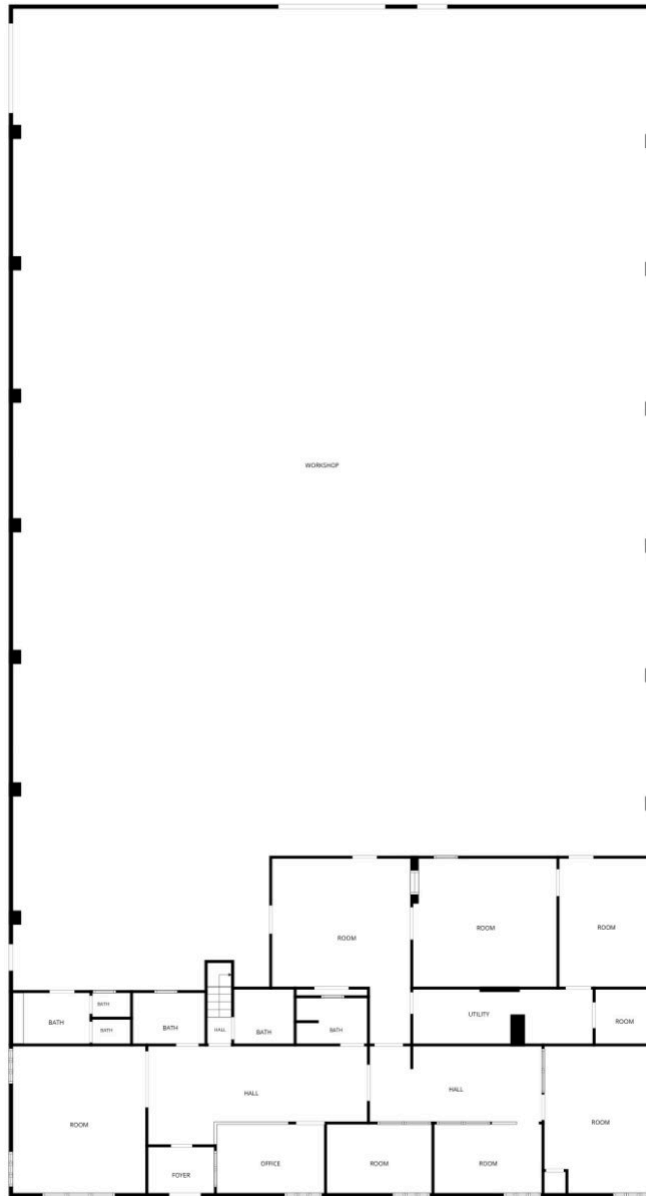
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Floor Plan (1st Floor)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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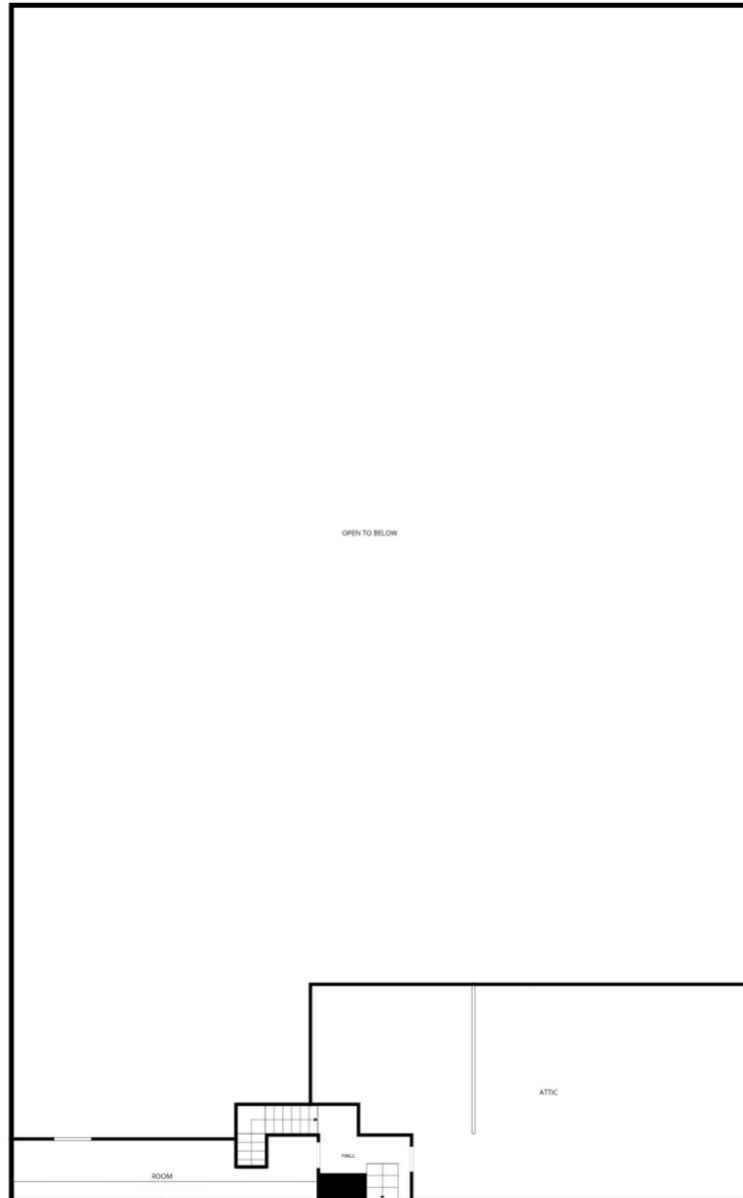
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Floor Plan (2nd Floor)



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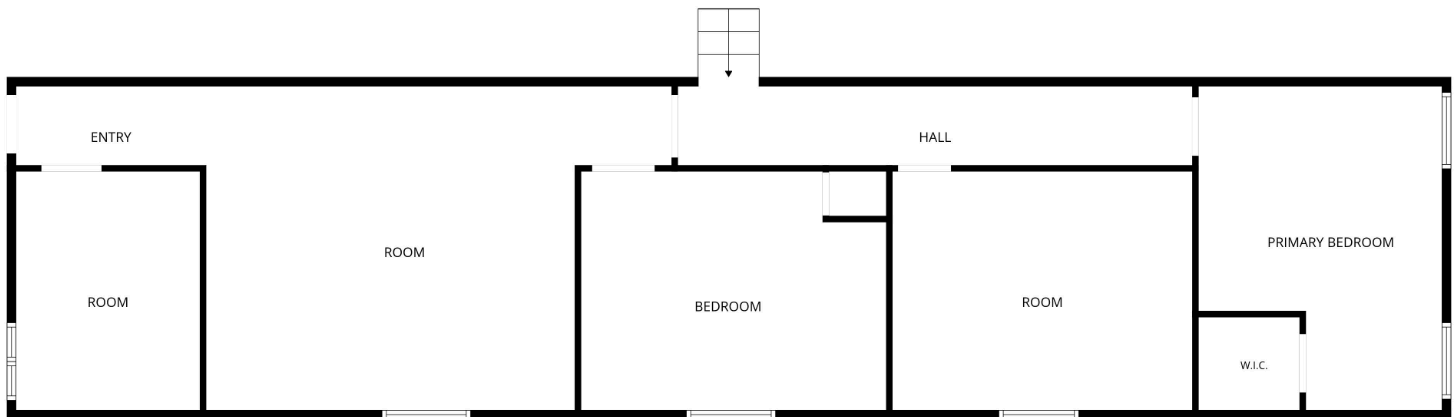
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Floor Plan (3rd Floor)



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Parcel View



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Nearby Amenities



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NEARBY TRAFFIC COUNTS

Location	Yearling Road	James Road
E 7th Avenue	± 4,777 VPD	± 26,866 VPD
Yearling Road	± 14,209 VPD	± 26,866 VPD
James Road	± 26,866 VPD	± 26,866 VPD

1 MILE

Icon	Count
People	2,387
House	2,107
Money	\$57,603

3 MILES

Icon	Count
People	45,670
House	26,801
Money	\$58,706

5 MILES

Icon	Count
People	162,916
House	79,722
Money	\$50,736



± 26,866 VPD

THE CITY OF COLUMBUS

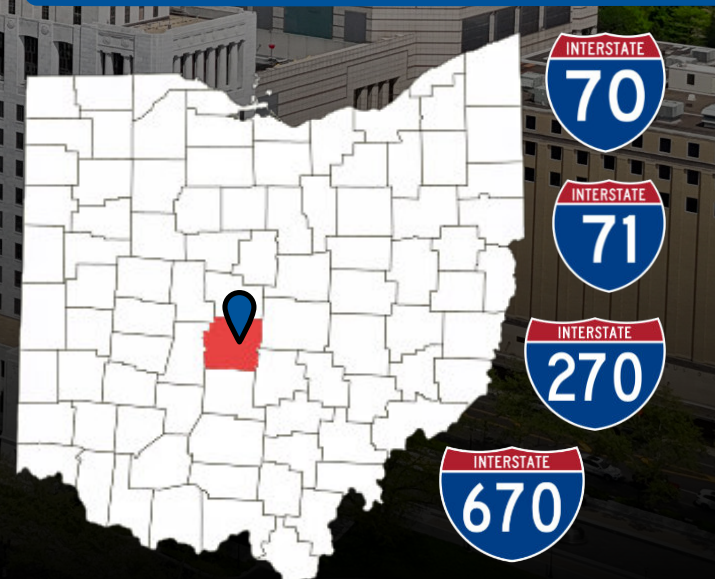
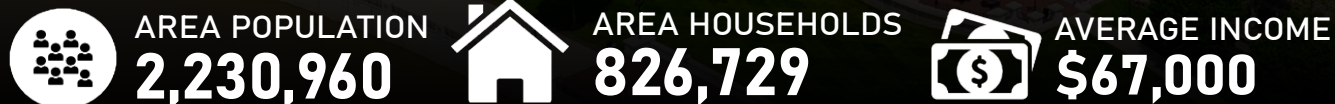
AREA OVERVIEW

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.

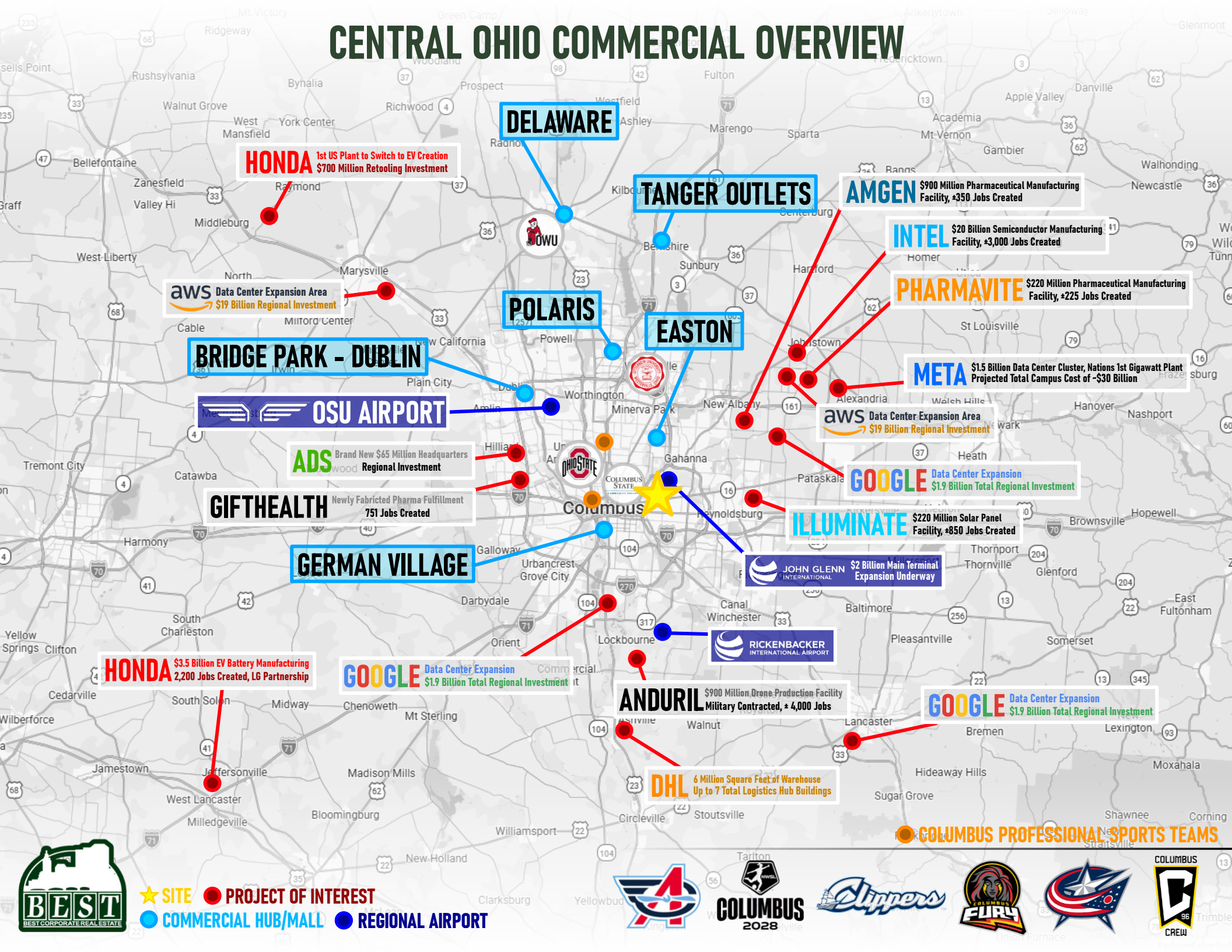
Columbus has solidified its status as a premier destination for the digital economy, currently on track to become the second-largest data center hub in the Great Lakes region. Major hyper-scale investments include Google's \$7.2 billion data center expansion across New Albany, Lancaster, and Columbus, 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, Ohio Health 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.

DEMOGRAPHICS



CENTRAL OHIO COMMERCIAL OVERVIEW



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