

AVAILABLE

INDUSTRIAL SPACE

4051

FONDORF DRIVE

Columbus, OH 43228



PROPERTY INFORMATION

This industrial facility with rail access is located in the Western Industrial Submarket of Columbus, OH with excellent freeway access to I-70 and I-270 via N. Wilson Road. Full building or multi-tenant options available.

SPECS	
Total Building Size	142,223 Sq. Ft.
Year Built	1970
Clear Height	21'
Docks Drive-ins	13 1

TRAFFIC COUNTS	
Interstate 270	131,344
Interstate 70	123,612
Fisher Road	16,199
Wilson Road	13,414



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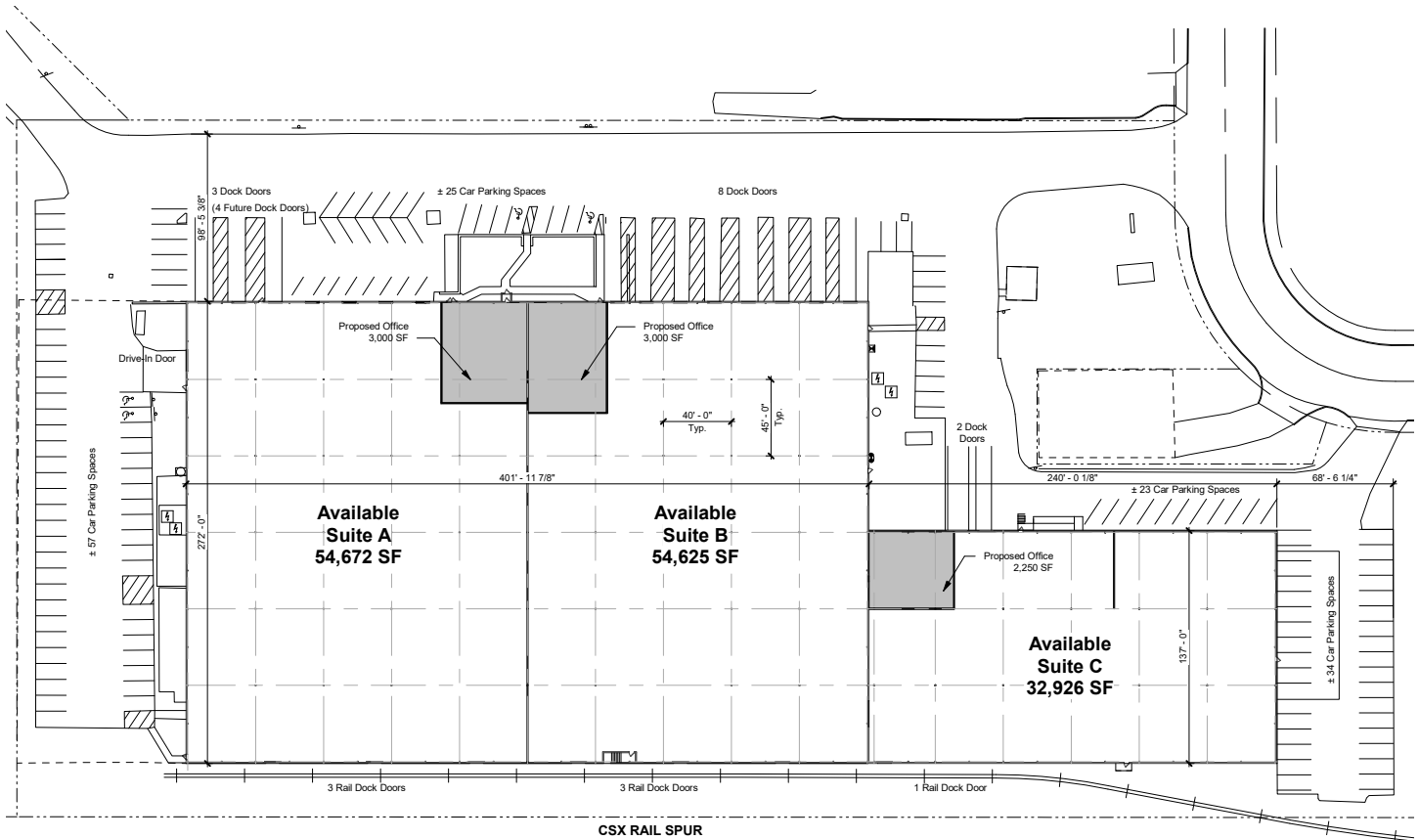
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BUILDING PLAN



PROPOSED SUITE DIVISION

	SUITE A	SUITE B	SUITE C
Space Size	54,672 Sq. Ft.	54,625 Sq. Ft.	32,926 Sq. Ft.
Proposed Office Size	3,000 Sq. Ft.	3,000 Sq. Ft.	2,250 Sq. Ft.
Dimensions	201'W x 272' D	201'W x 272' D	240'W x 137'D
Docks Drive-ins	3 Docks 1 Drive-in	8 Docks	2 Docks
Rail Dock Doors	3	3	1

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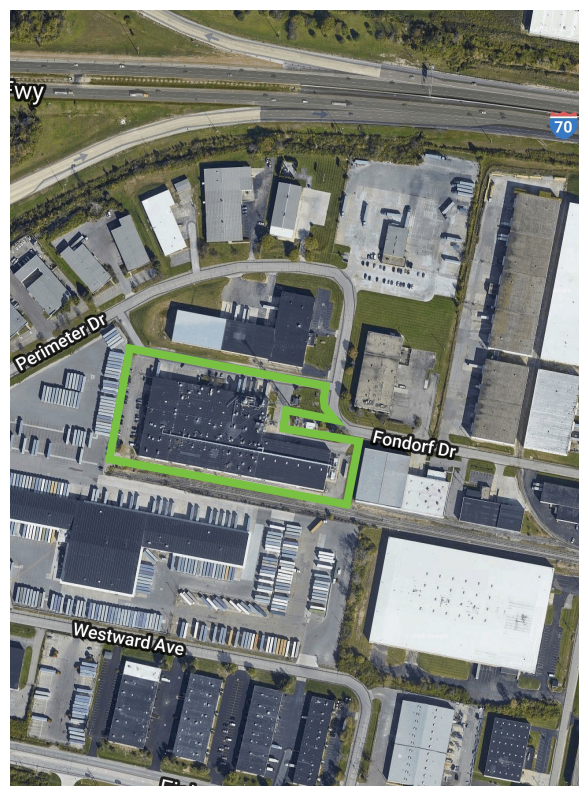
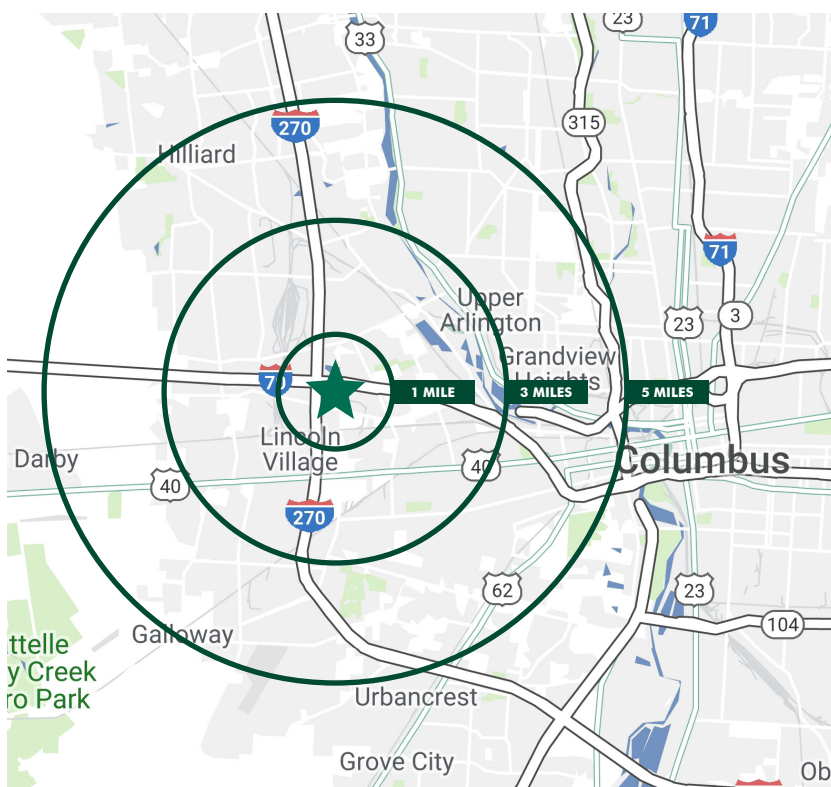
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LOCATION DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
Population:	2018 Estimated Population	5,167	98,888	256,751
	Annual Population Growth Rate 2010-2018	0.89%	1.02%	1.21%
	2023 Projected Population	5,410	103,794	271,249
Households:	2018 Estimated Households	1,932	38,916	102,834
	Percent HH Change 2010-2018	0.80%	0.82%	1.10%
	2023 Projected Households	2,017	40,627	108,265
Income:	2018 Median Household Income	\$62,484	\$50,048	\$55,029
	2023 Projected Median Household Income	\$69,679	\$54,586	\$60,282

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