

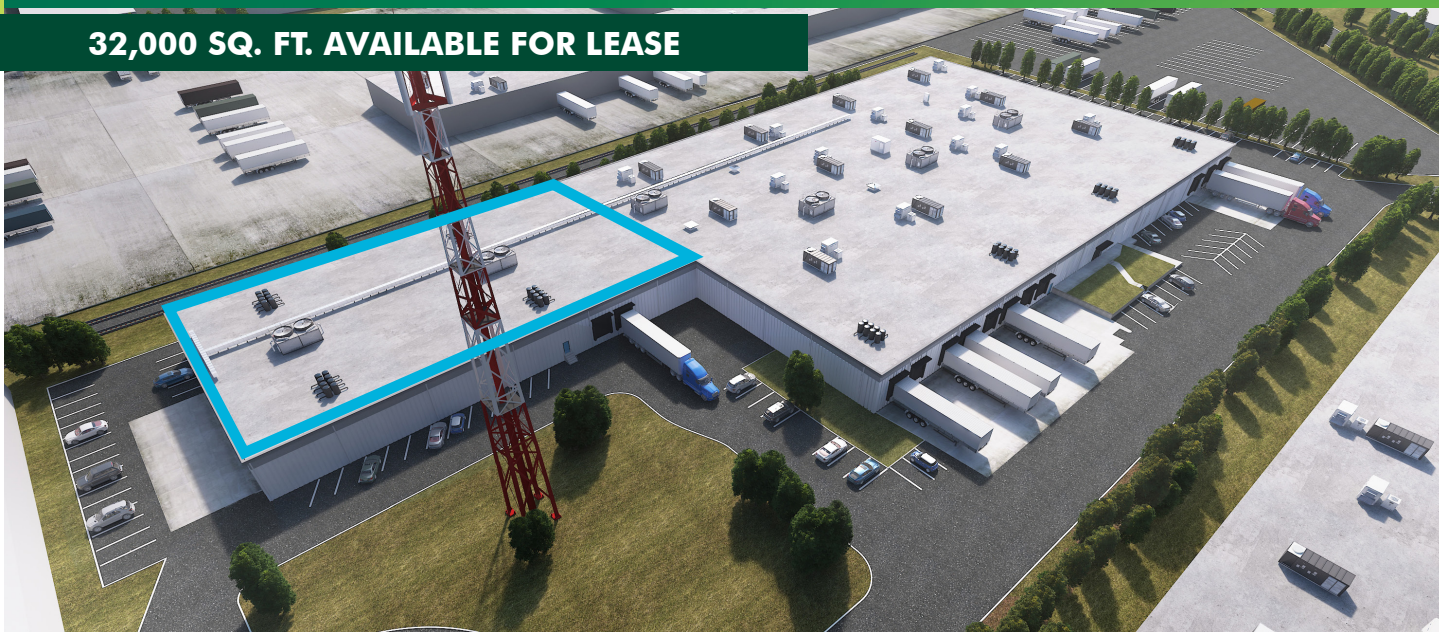
AVAILABLE

INDUSTRIAL SPACE

4051

FONDORF DRIVE
Columbus, OH 43228

32,000 SQ. FT. AVAILABLE FOR LEASE



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. Outside storage and 32,000 Sq. Ft. of space 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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BUILDING UPGRADES INCLUDE

NEW ROOF REPLACEMENT

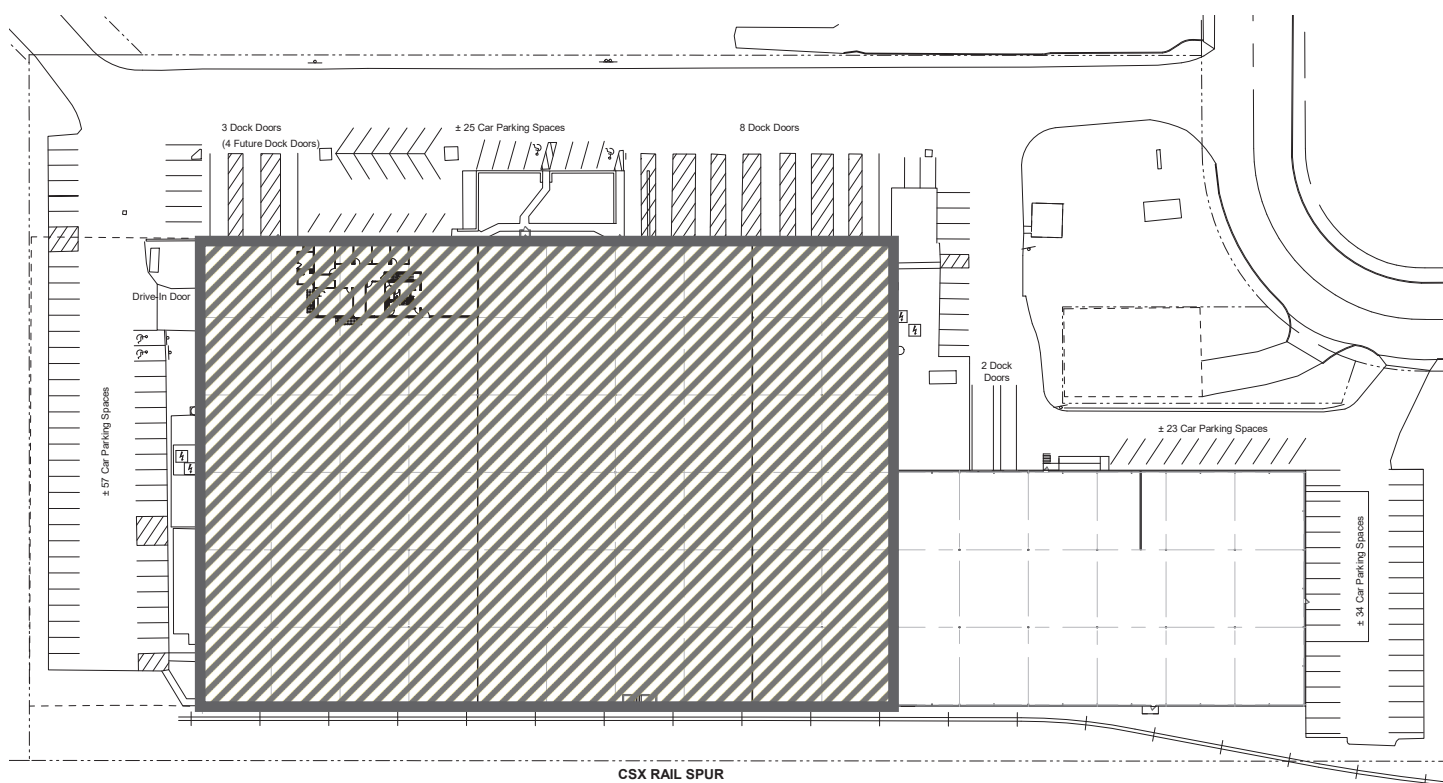
NEW PAINT ON INTERIOR & EXTERIOR

PARKING LOT UPDATES INCLUDING PAVEMENT & NEW STRIPING

WHITE BOXED OFFICE SPACE



BUILDING PLAN



	AVAILABLE
Space Size	32,000 Sq. Ft.
Docks Drive-ins	2 Docks
Rail Dock Doors	1

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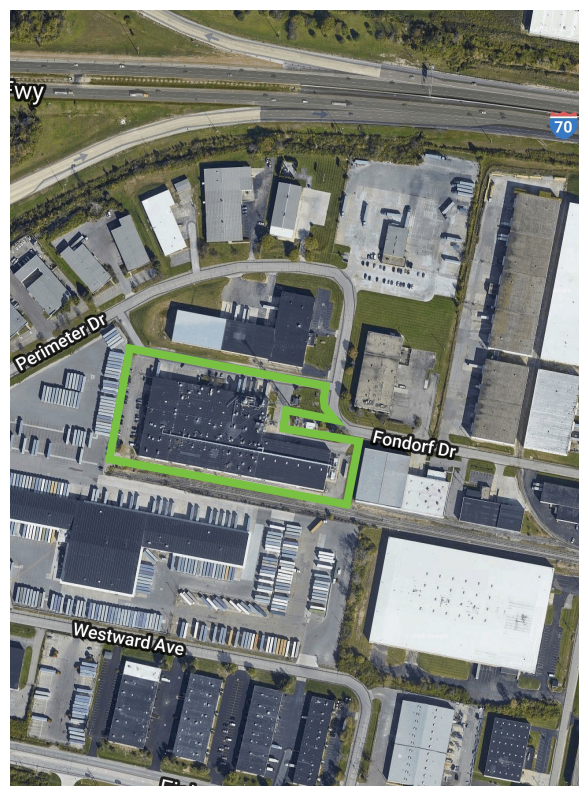
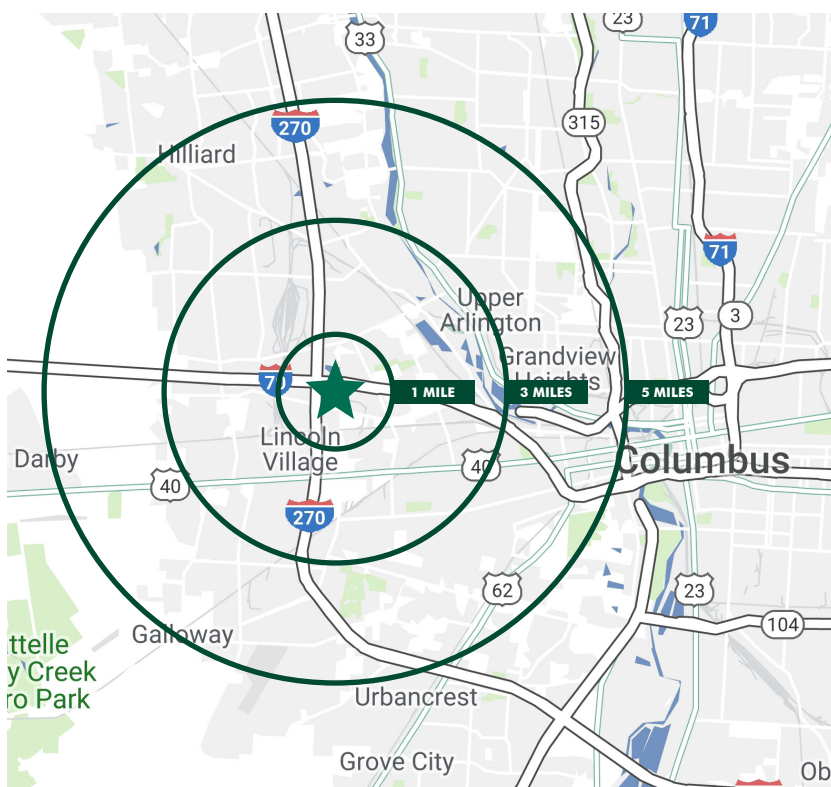
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LOCATION DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
Population:	2019 Estimated Population	4,937	99,423	258,910
	Annual Population Growth Rate 2010-2019	0.76%	1.00%	1.17%
	2024 Projected Population	5,330	104,213	272,402
Households:	2019 Estimated Households	1,809	39,125	103,874
	Percent HH Change 2010-2019	0.56%	0.81%	1.09%
	2024 Projected Households	1,942	40,833	109,067
Income:	2019 Median Household Income	\$69,892	\$53,504	\$59,696
	2024 Projected Median Household Income	\$78,568	\$60,197	\$67,777

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