

FOR SALE



INDUSTRIAL/FLEX BUILDING FOR SALE

700 Taylor Ave., Columbus, OH 43219

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Industrial/Flex Building For Sale (Investment)

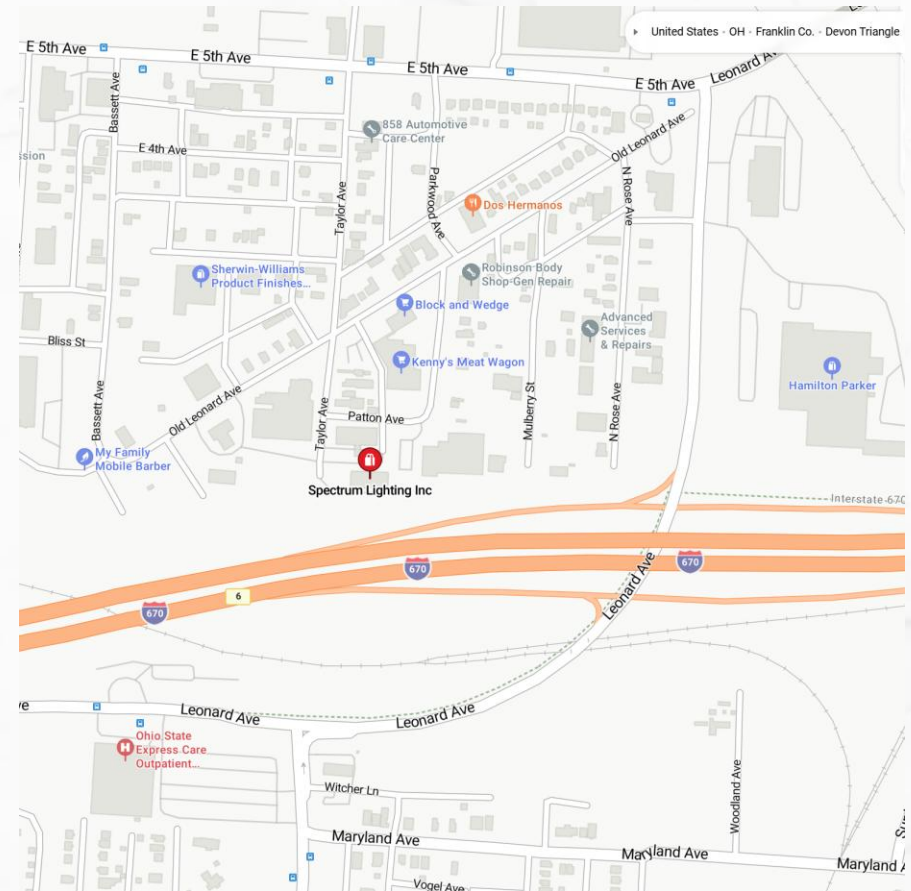
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- Investment opportunity. Perfect for 1031 Buyer
- New 5-Year Lease w 5-Year option just sign 3/1/2025
- Stand alone Industrial building just east of downtown Columbus
- 7,020 square feet (Appx 3,930 office / 3,090 warehouse)
- 0.61 Acres of land
- Entry/waiting area
- 7 Total offices: 1 Executive, 1 Oversized, 5 Standard
- Large conference room
- Large open area workspace
- Kitchenette with seating area
- 4 Total restrooms (Office Men's/Women's & Warehouse Men's/Women's)
- Multiple storage/closet spaces
- 10' x 10' drive-in door
- Clear Height of 13'+
- Ample parking
- Less than 1 mile (0.8) from I-670 & Leonard Ave on/off ramps
- Asking Price is \$950,000 (7.76% CAP Rate)

CLICK HERE FOR
GOOGLE MAPS VIEW



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(Furniture NOT Included) PICTURES



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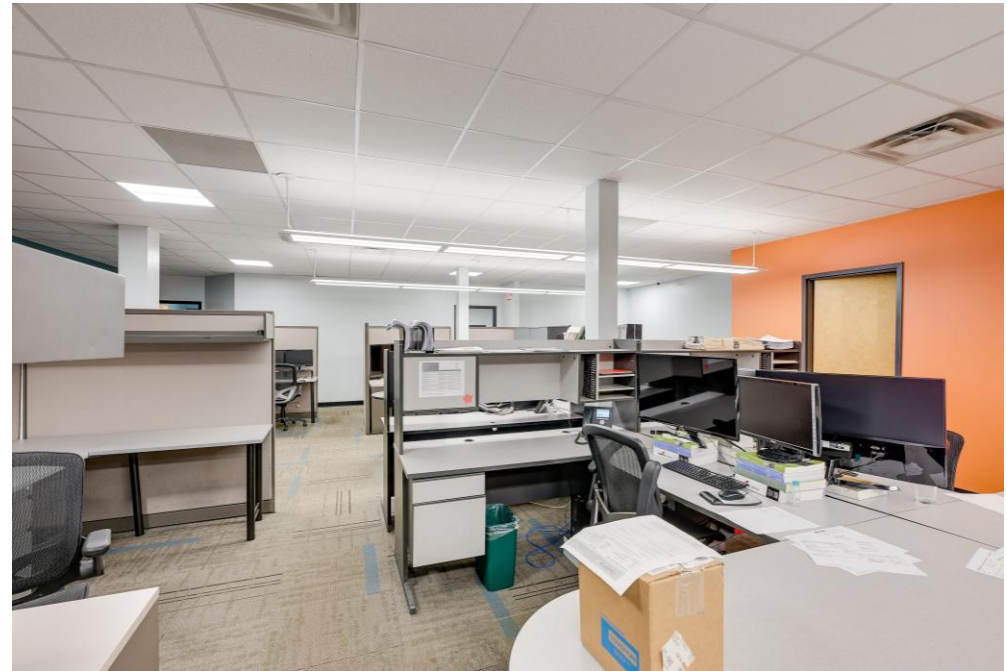
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FLOOR PLAN



FLOOR PLAN

GROSS INTERNAL AREA

OFFICES 3851 sq.ft.

MULTI USE STORAGE 3159 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



[3-D Tour | 700 Taylor Ave., Columbus, OH](#)

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Zoning



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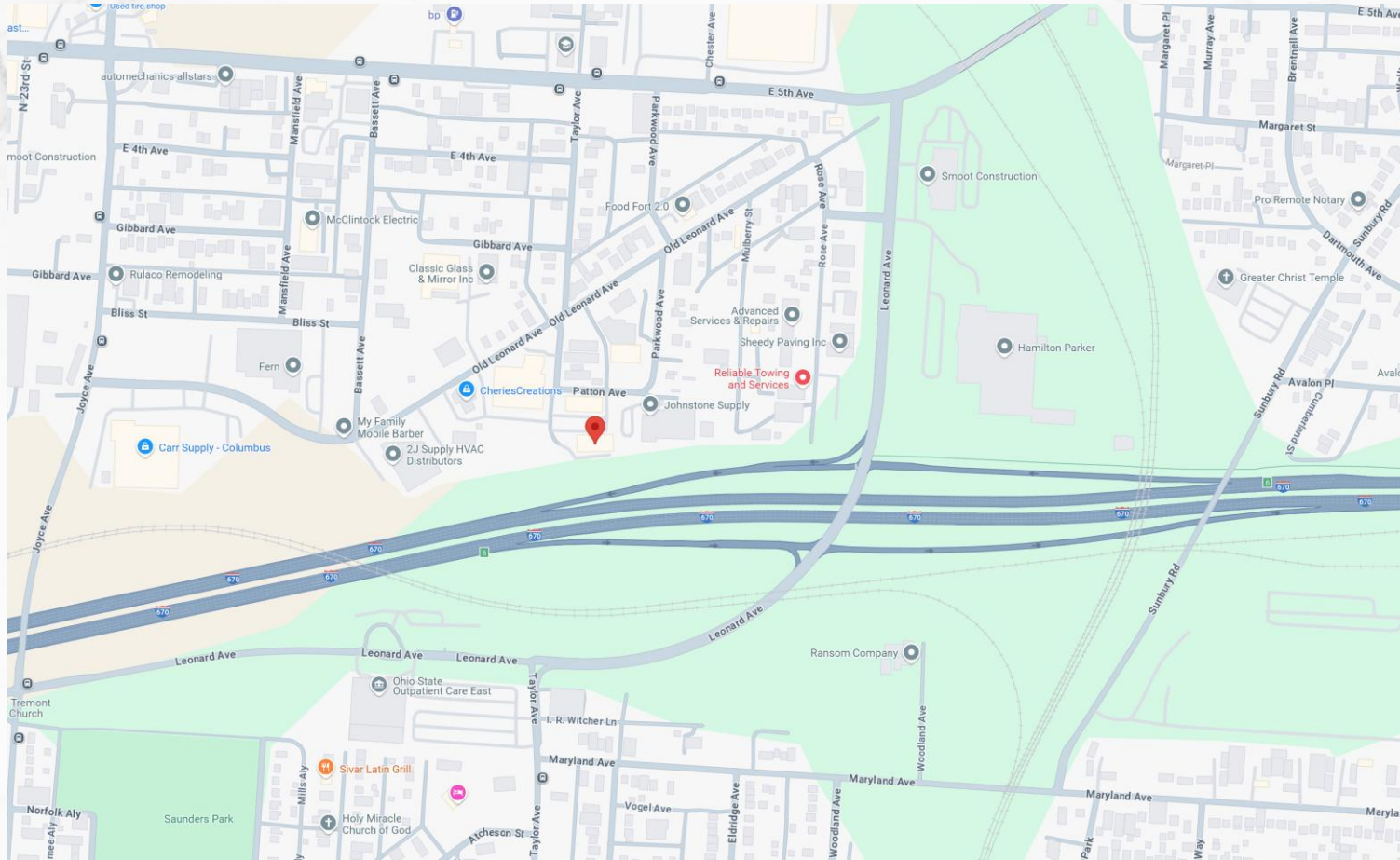
AERIAL



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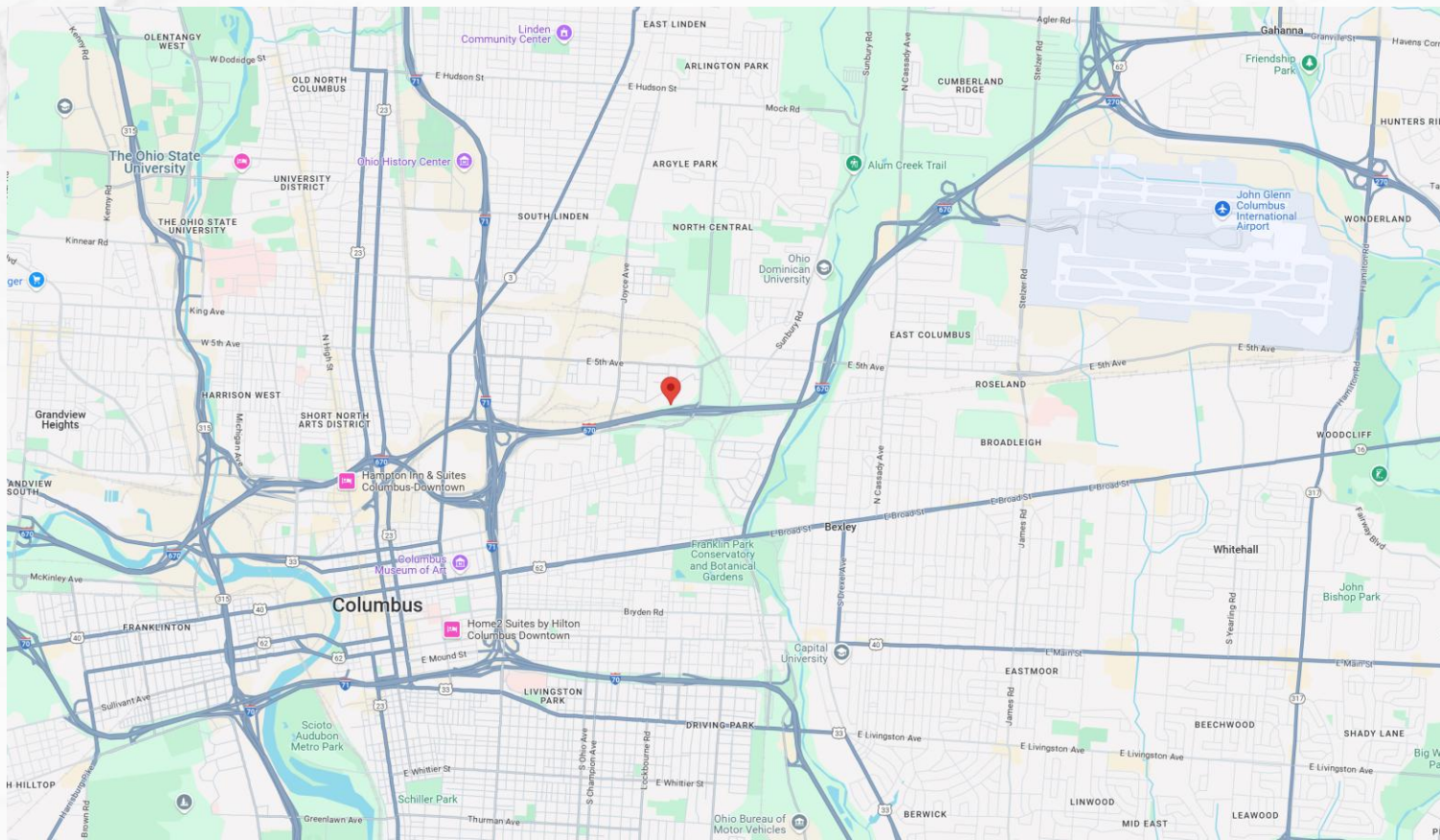
Road Map



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Road Map



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