

2860 Fisher Road  
Columbus, OH 43204

FOR SALE



## VERSATILE BUSINESS CAMPUS OR MULTI-TENANT OPPORTUNITY

**SALE PRICE: \$4,495,000**

48,200 SF on 3.4 acres

- Meticulously maintained warehouse flex property
- Single or multi-user building
- Built in 2007
- 1 truck dock and 9 drive-in doors
- Fully fenced
- Easy access to highway and downtown
- M Zoning - City of Columbus
- Property amenities outlined further below



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## PROPERTY AMENITIES

- 48,200 SF in 4 buildings the largest building is 35,500 SF which is about 15,000 SF of office space, 15,000 SF of lab space and 5,000 SF of warehouse. (Approx 20,000 + SF could be converted to warehouse if the lab/office is removed)
- Building 1 – 35,500 SF (15,000 SF office / 15,000 SF lab / 5,000 SF warehouse) 1 drive-In door and 1 exterior dock. Backup generator, newer HVAC
- Building 2 – 6,000 SF warehouse with 6 drive-in doors with floor drains
- Building 3 – 4,800 SF warehouse with 2 drive-in doors and solar on roof and mezzanine
- Building 4 – 1,900 SF warehouse with 1 drive-in door
- Power – 3 phase 277/480 volt more than 1,400 amps
- Fenced 3.4 Acre lot
- Drive-in Doors – 10'X10' to 10'X14'
- Ceiling Height – 18' - 22' Clear







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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2845-2861 Fisher Rd, Columbus, OH 43204

 Catylist Research

CITY, STATE  
**Columbus, OH**

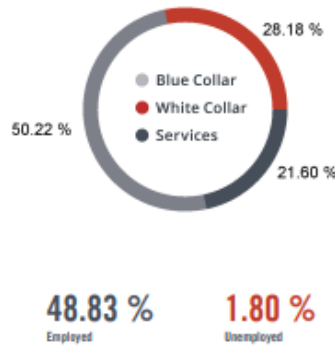
POPULATION  
**154,903**

AVG. HHSIZE  
**2.37**

MEDIAN HH INCOME  
**\$42,919**

HOME OWNERSHIP  
Renters: **40,397**  
Owners: **27,527**

### EMPLOYMENT

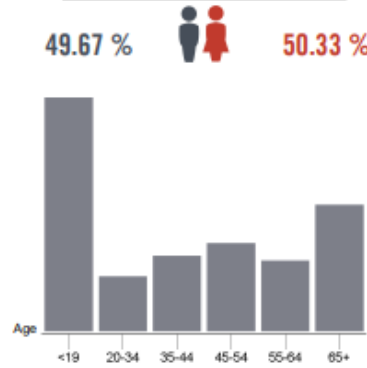


48.83 % Employed  
1.80 % Unemployed

### EDUCATION

High School Grad: **23.82 %**  
Some College: **17.63 %**  
Associates: **4.72 %**  
Bachelors: **37.32 %**

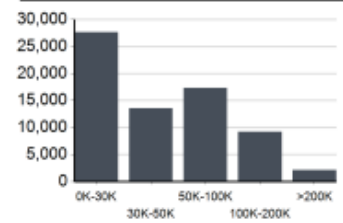
### GENDER & AGE



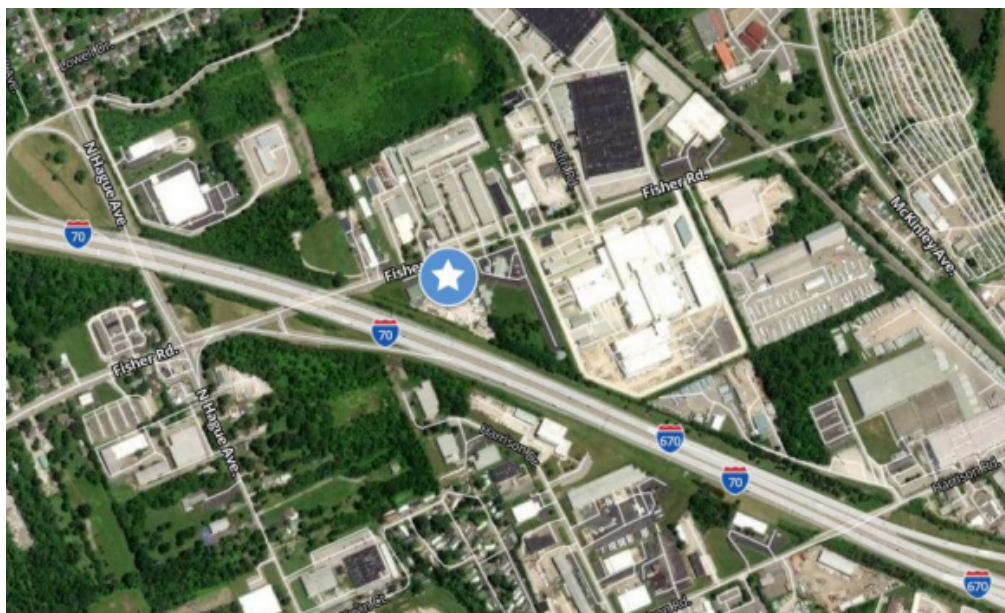
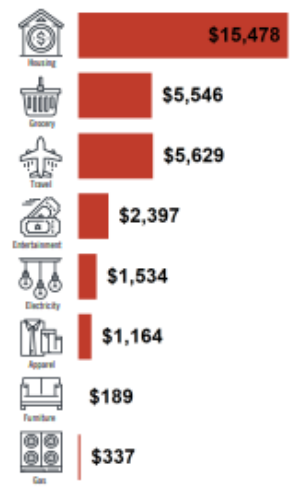
### RACE & ETHNICITY

White: **70.41 %**  
Asian: **2.42 %**  
Native American: **0.03 %**  
Pacific Islanders: **0.04 %**  
African-American: **7.97 %**  
Hispanic: **10.40 %**  
Two or More Races: **8.74 %**

### INCOME BY HOUSEHOLD



### HH SPENDING



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