

Warehouse
3960 Groves Road
Columbus, OH 43232

For Sublease



Warehouse With Quick Access to I-70 and I-270 Outerbelt

Lease Rate:
\$4.99 Modified Gross

Available Space:
59,952 SF

- Industrial sublease opportunity with competitive rent.
- Lease expires in January of 2025.
- 23' Clear height
- Indoor Rail on Norfolk Southern Line. Room for two 60' box cars or three bulk transport cars.
- Outdoor rail access for up to four rail cars.
- 3 Phase Power
- 3,000 amps of 480/240 power with multiple distribution panels.
- Possible 6,000 SF outdoor dome storage.
- Plenty of Parking.
- Racking may be available for purchase.



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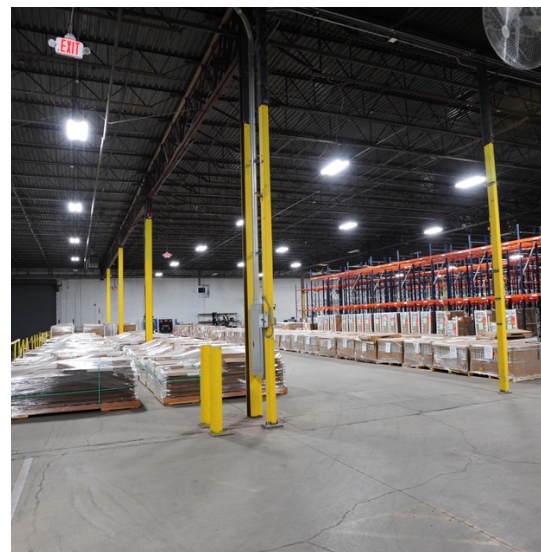
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 3960 Groves Rd, Columbus, OH 43232



CITY, STATE
Columbus, OH

POPULATION
134,786

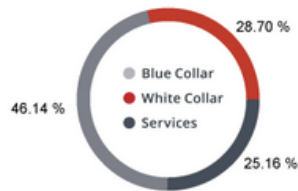
AVG. HHSIZE
2.42

MEDIAN HH INCOME
\$46,084

HOME OWNERSHIP

Renters: **28,979**
Owners: **26,616**

EMPLOYMENT



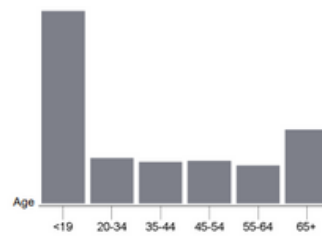
46.14 % **2.66 %**
Employed Unemployed

EDUCATION

High School Grad: **32.34 %**
Some College: **25.75 %**
Associates: **6.03 %**
Bachelors: **24.00 %**

GENDER & AGE

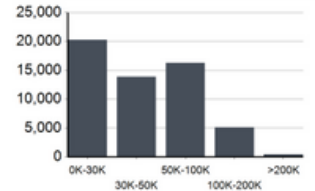
47.82 % 52.18 %



RACE & ETHNICITY

White: **15.44 %**
Asian: **1.28 %**
Native American: **0.02 %**
Pacific Islanders: **0.13 %**
African-American: **64.31 %**
Hispanic: **10.19 %**
Two or More Races: **8.63 %**

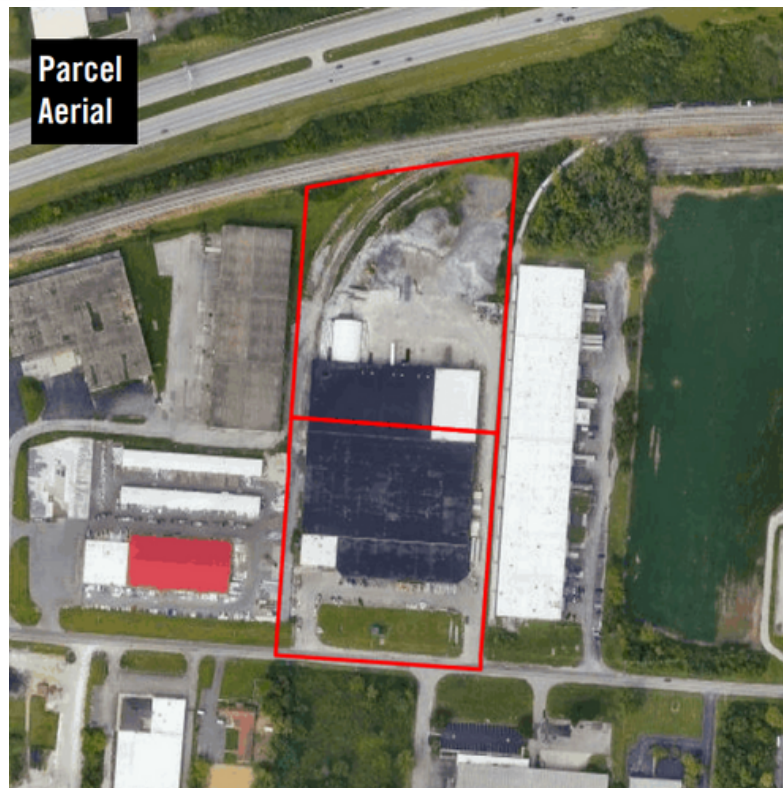
INCOME BY HOUSEHOLD



HH SPENDING



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Parcel Aerial



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