

Office & Warehouse Space
6611 Broughton Ave
Columbus, OH 43213

For Lease



Lease Rates:

\$8.95 PSF to \$10.95 PSF Net
2024 Operating Exp: \$.95 PSF

Available Space:

Warehouse:

20,000 SF to 171,115 SF

Office:

15,405 SF

(7,085 SF in the original building and 8,320 SF
in the new building)

Third Building:

46,550 SF

Available: November 2024

- Outside storage and Truck/Trailer parking on 14 acre site.
- Fenced lot.
- 32'-34' Clear Height.
- Nearly clear span with only 1 row of columns: 450'X70' bays
- 12 + truck high docks, plus 20 van high docks.
- 1 drive-in door.
- Power at trucking spaces.



Brad Kitchen
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

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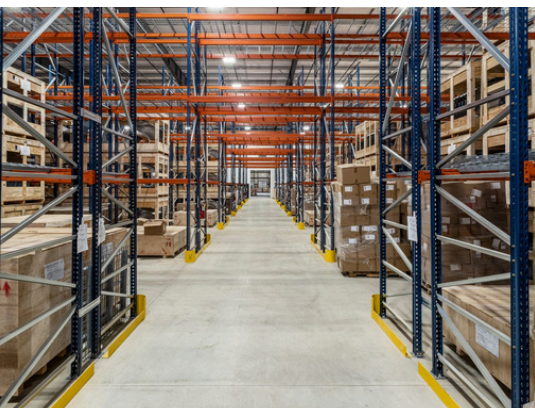
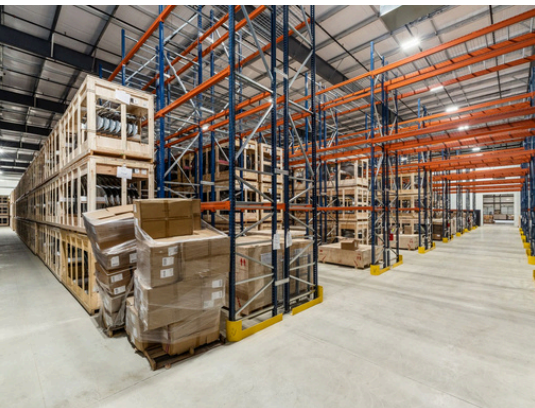


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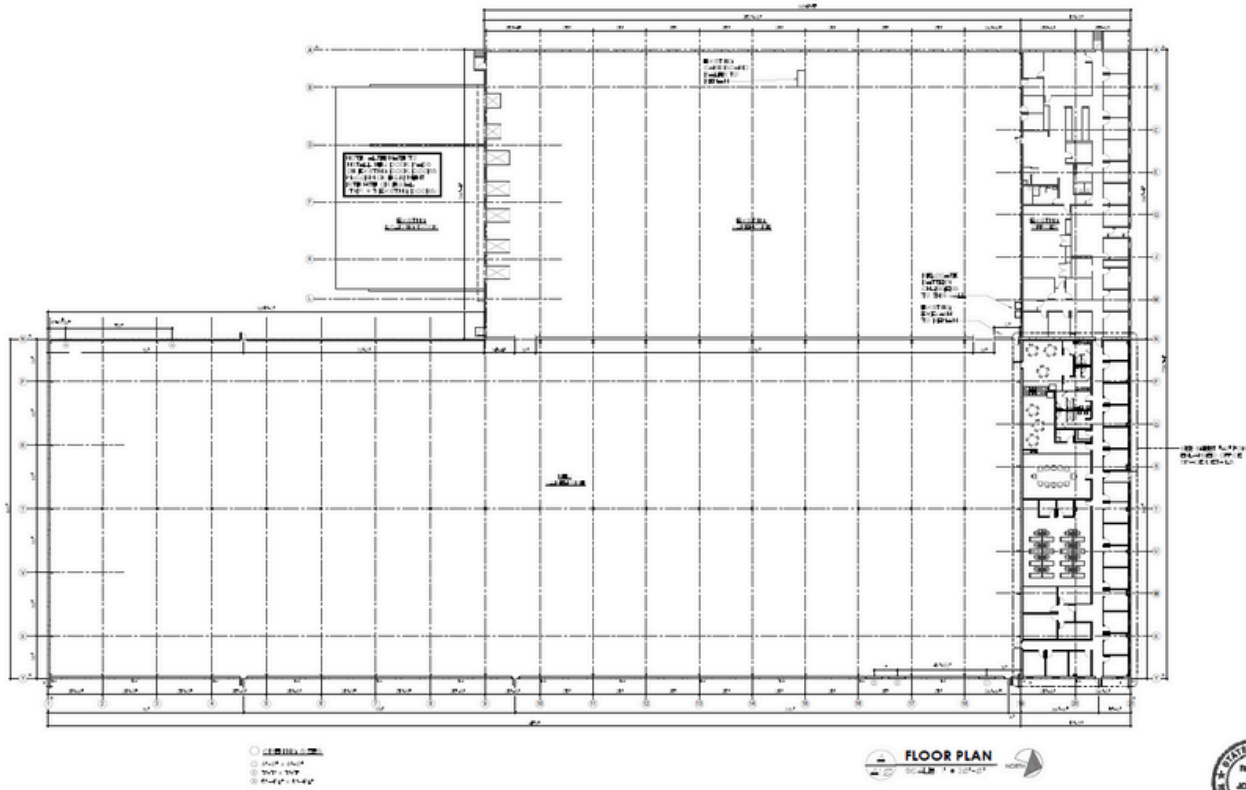


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XTREME EXPRESS ADDITION
6611 BROUGHTON AVE.
COLUMBUS, OH 43213

JH Architects, Inc.
2100 S. High Drive
Columbus, OH 43221
614-527-7590 Fax 614-527-7592



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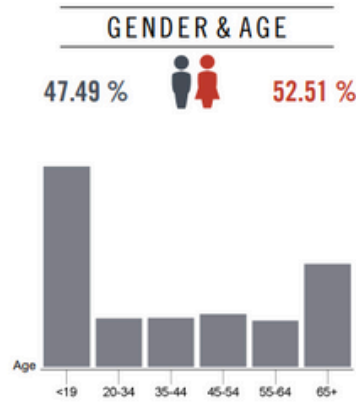
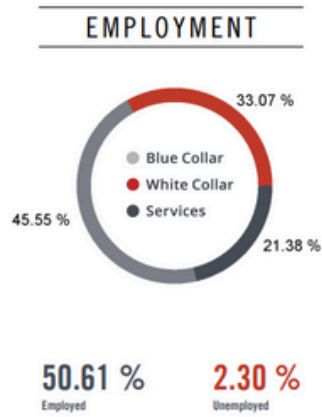
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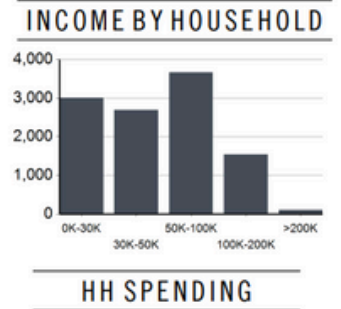
Location Facts & Demographics

Demographics are determined by a 10 minute drive from 6611 Broughton Ave, Columbus, OH 43213

| | |
|------------------|---------------------|
| CITY, STATE | Columbus, OH |
| POPULATION | 24,664 |
| AVG. HHSIZE | 2.32 |
| MEDIAN HH INCOME | \$53,390 |
| HOME OWNERSHIP | |
| Renters: | 4,707 |
| Owners: | 6,289 |



Catylist Research

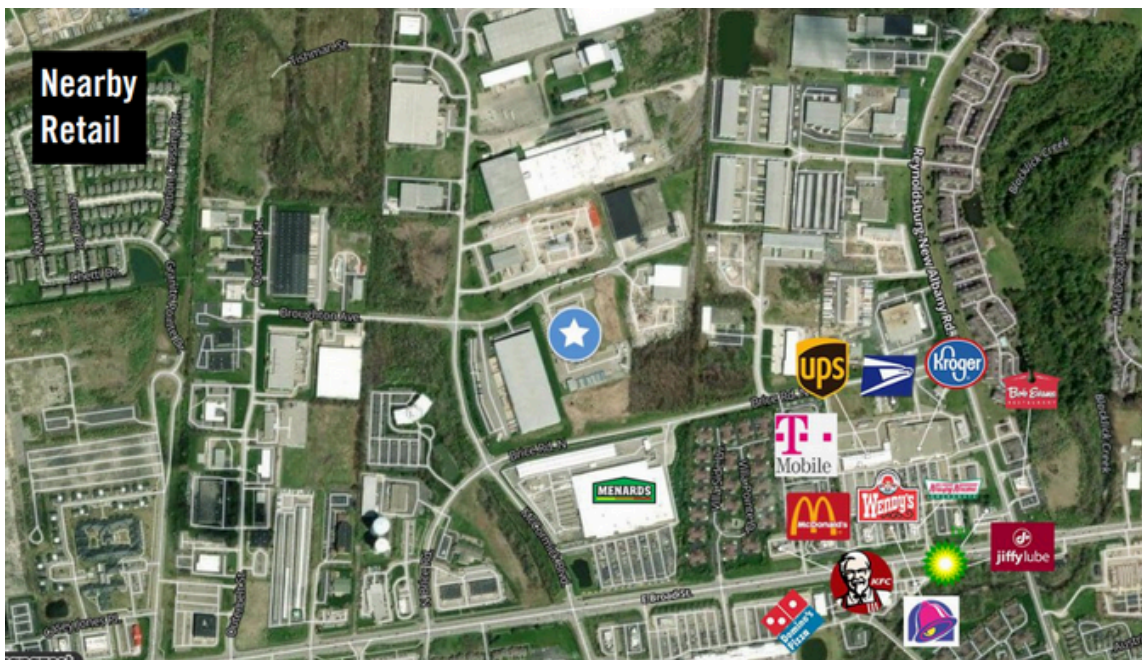


EDUCATION

| | |
|-------------------|----------------|
| High School Grad: | 30.94 % |
| Some College: | 23.45 % |
| Associates: | 7.53 % |
| Bachelors: | 32.97 % |

RACE & ETHNICITY

| | |
|--------------------|----------------|
| White: | 61.24 % |
| Asian: | 1.48 % |
| Native American: | 0.00 % |
| Pacific Islanders: | 0.00 % |
| African-American: | 29.47 % |
| Hispanic: | 3.95 % |
| Two or More Races: | 3.86 % |



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