



2040-2060 S Hamilton Rd

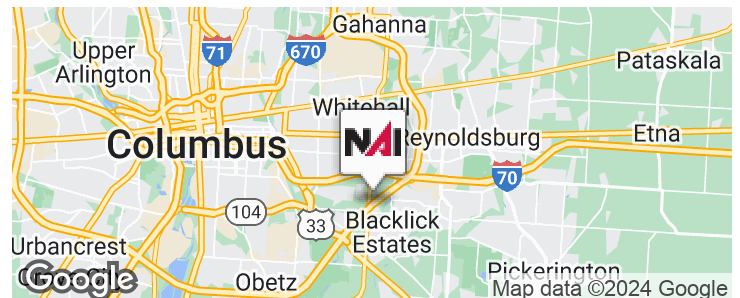
Columbus, Ohio 43232

Property Highlights

- Industrial Warehouse and Office For Lease
- 89,760 SF Main Warehouse
- 3,788 SF Office Building
- 14 Dock-Doors
- 4 Drive-In Doors
- Situated on 11.02 Acres
- 18' - 22' Ceiling Height
- Outdoor Trailer Storage
- Zoned Manufacturing (M1)
- Convenient Access to I-70 and I-270

*Lease Rate: \$6.50 SF/Yr (NNN)

Lease rate for 2060 shall be separately negotiated



For More Information

Mike Semon

O: 614 629 5217

msemon@ohioequities.com

Dan Sheeran

O: 614 629 5216

dsheeran@ohioequities.com

Dan Sheeran, Jr.

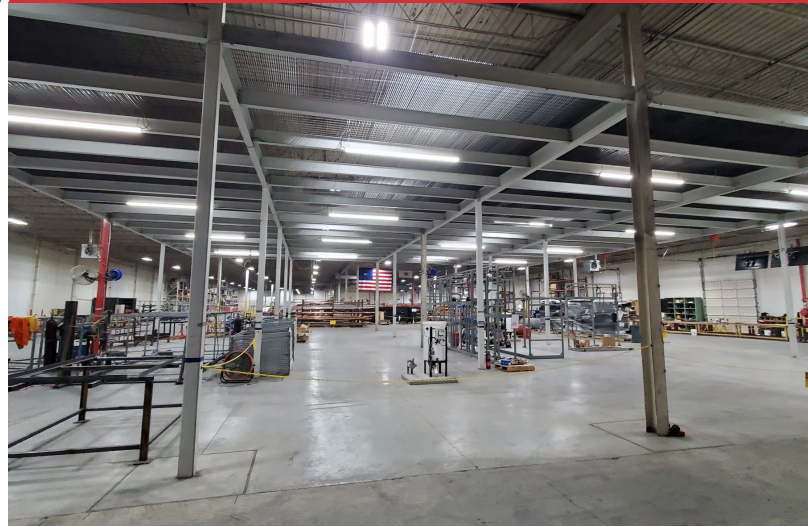
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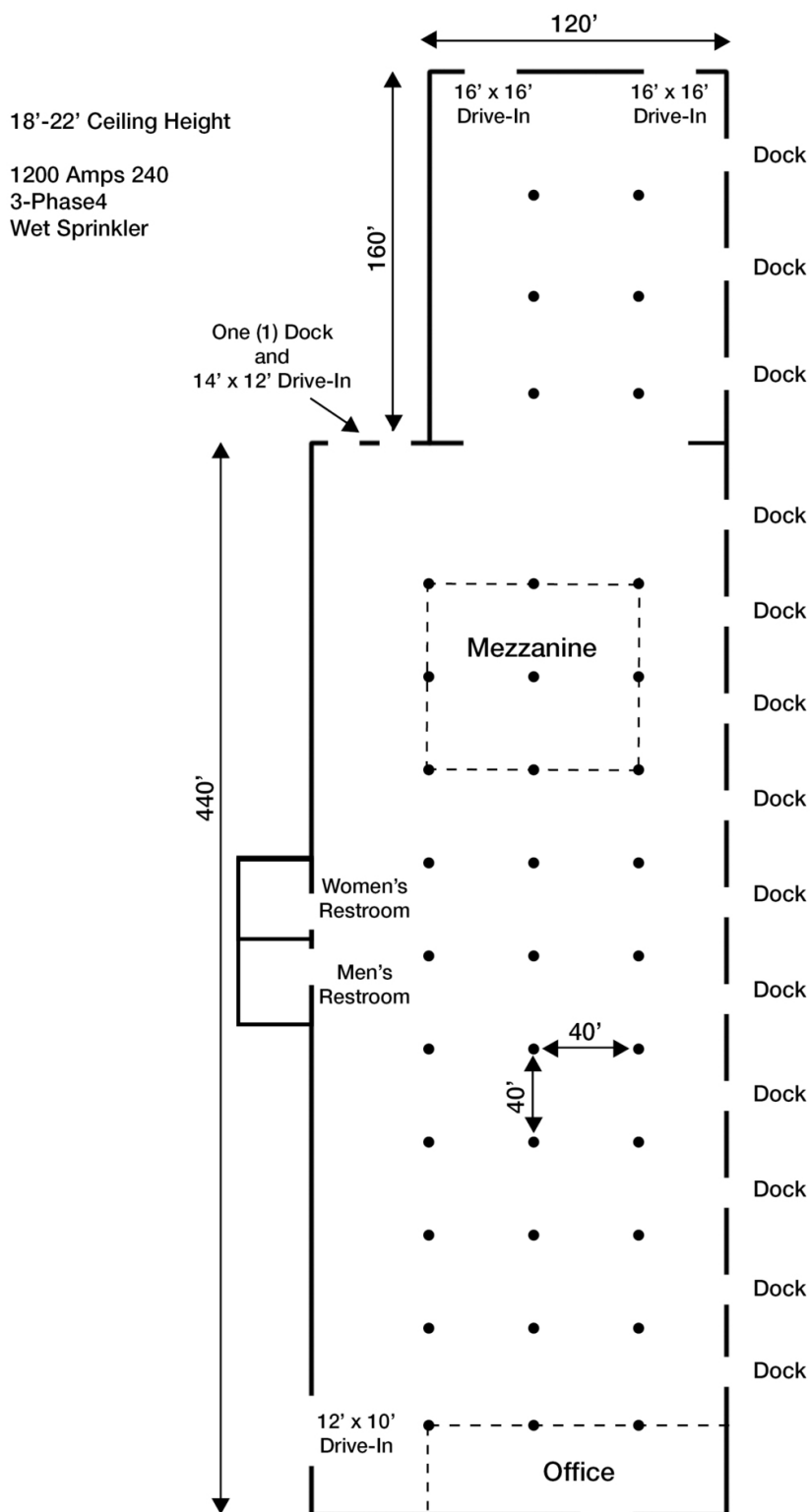
djsheeran@ohioequities.com

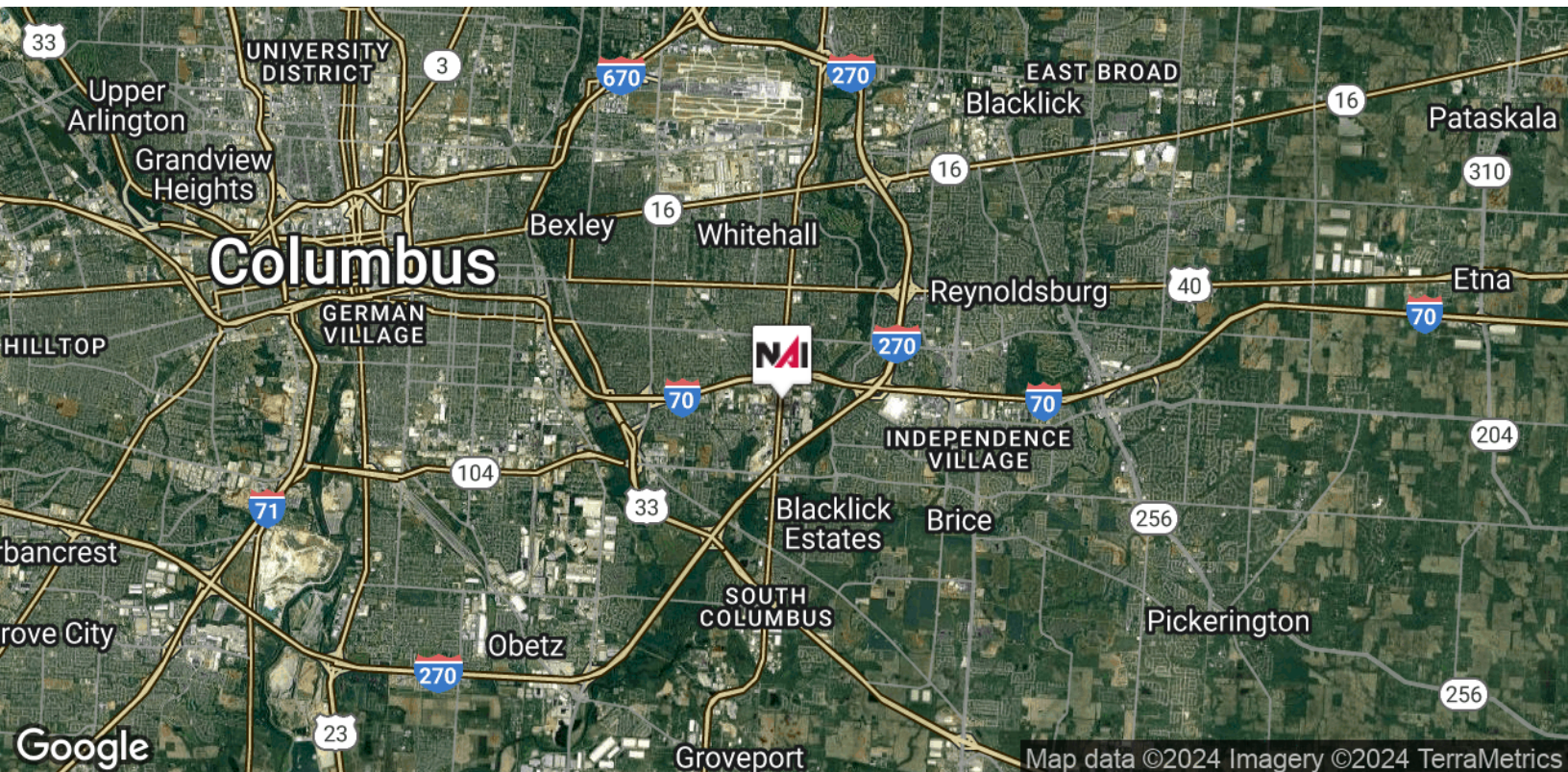
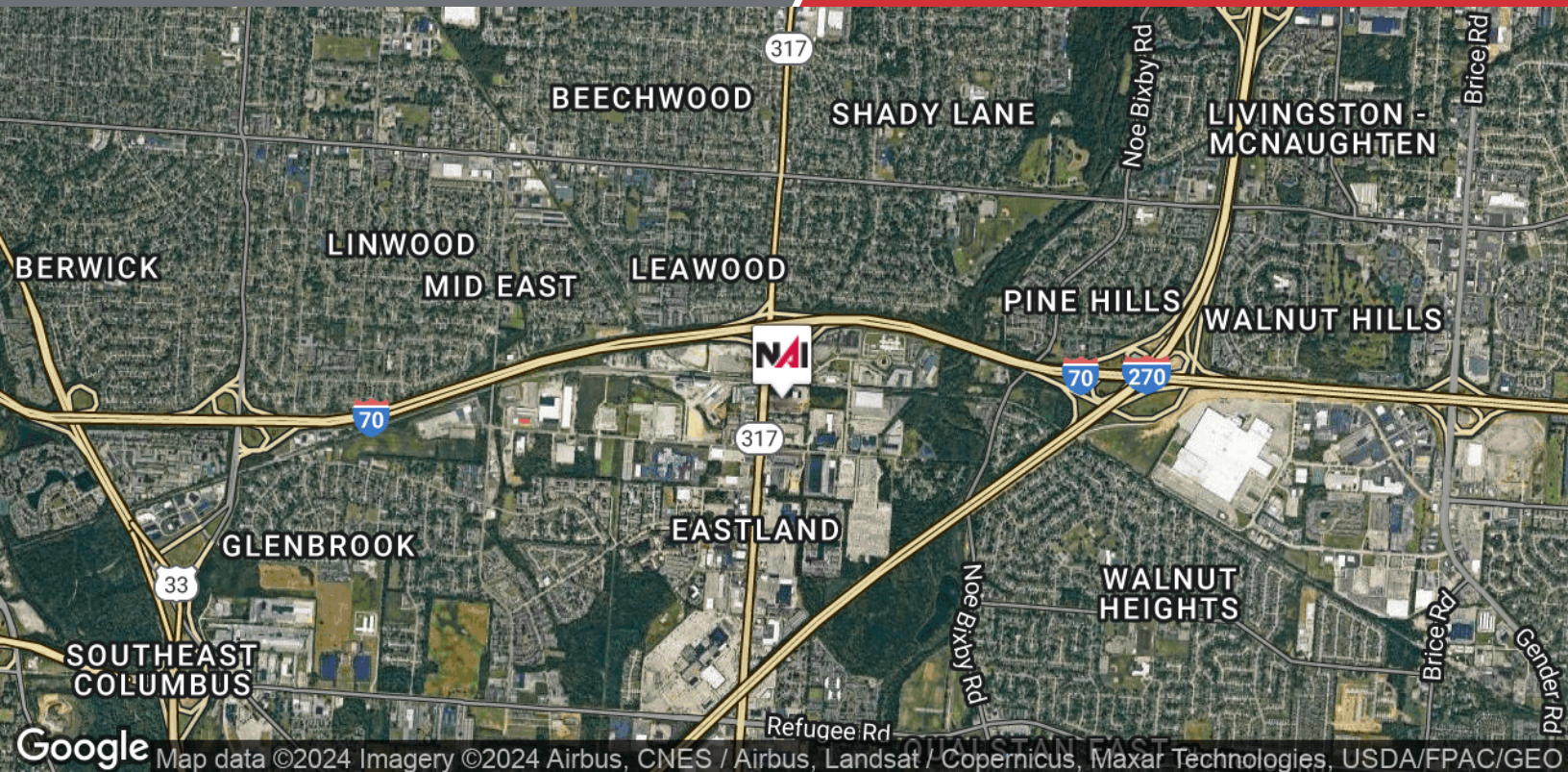


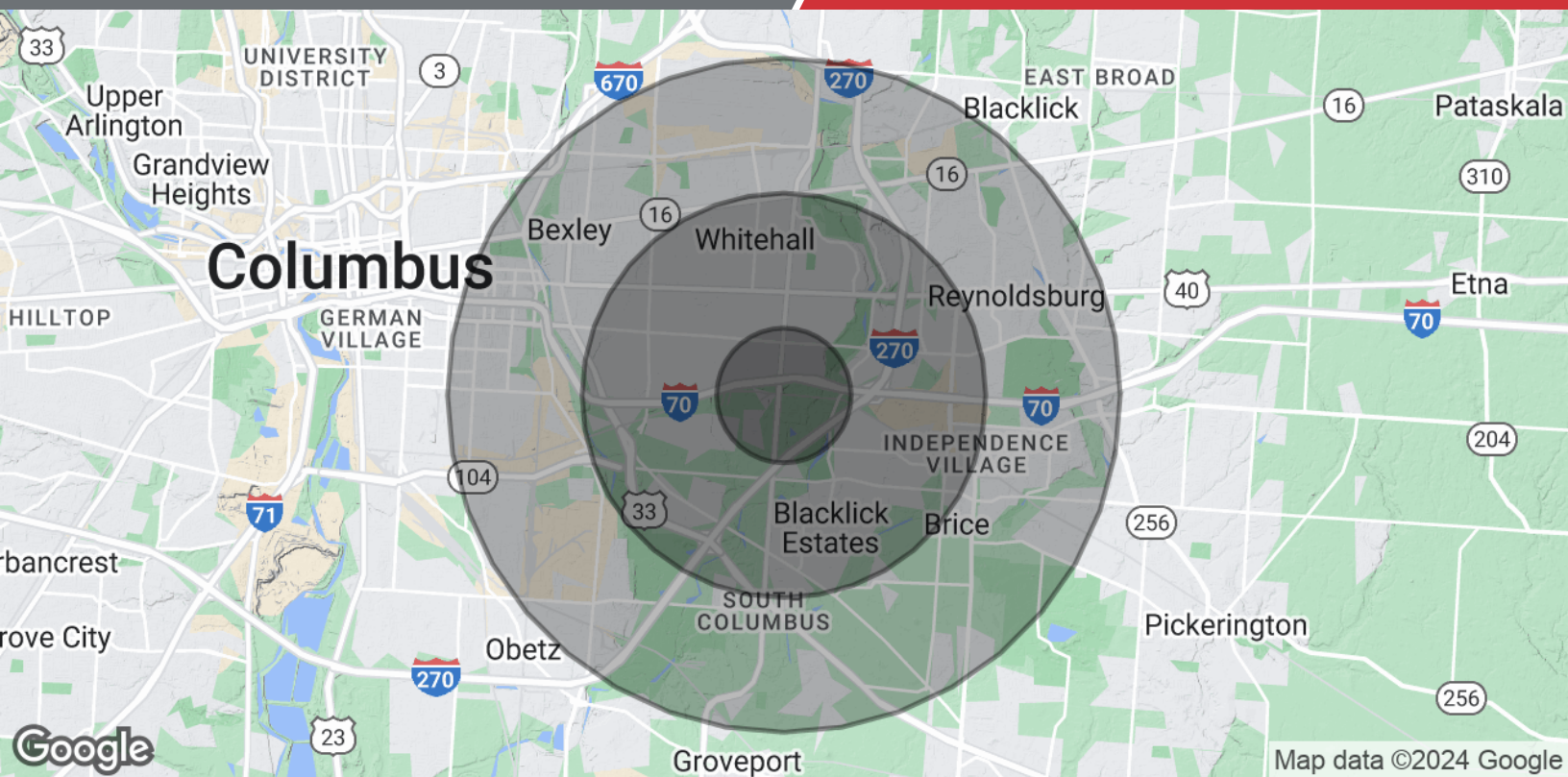
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605 S Front Street, Suite 200
Columbus, OH 43215
614 224 2400 tel
ohioequities.com









Population	1 Mile	3 Miles	5 Miles
Total Population	12,509	114,818	239,373
Average Age	33.9	36.1	36.1
Average Age (Male)	33.8	33.8	34.9
Average Age (Female)	35.5	36.7	37.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,513	50,327	106,740
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$40,666	\$52,670	\$59,880
Average House Value	\$53,739	\$96,180	\$126,205

2020 American Community Survey (ACS)