



2860 Fisher Road
Columbus, OH 43204

INDUSTRIAL PROPERTY FOR SALE / LEASE



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Property Highlights

- Meticulously maintained warehouse flex property featuring four separate buildings within a business complex owned and operated by the user.
- Single or multi-user building.
- Updated in 2007.
- Zone M - City of Columbus.
- 1 truck dock and 9 drive-in doors.
- Fenced 3.4 acre lot with access control at the gates.
- Easy access to highway and downtown.
- Backup generator and solar.

Offering Summary

Sale Price	\$4,395,000
Lease Rate	Negotiable
Available SF	1,900 - 48,200 SF
Building Size	48,200 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,978	139,367	360,698
Total Population	6,549	336,296	872,374
Average HH Income	\$76,426	\$94,330	\$94,765

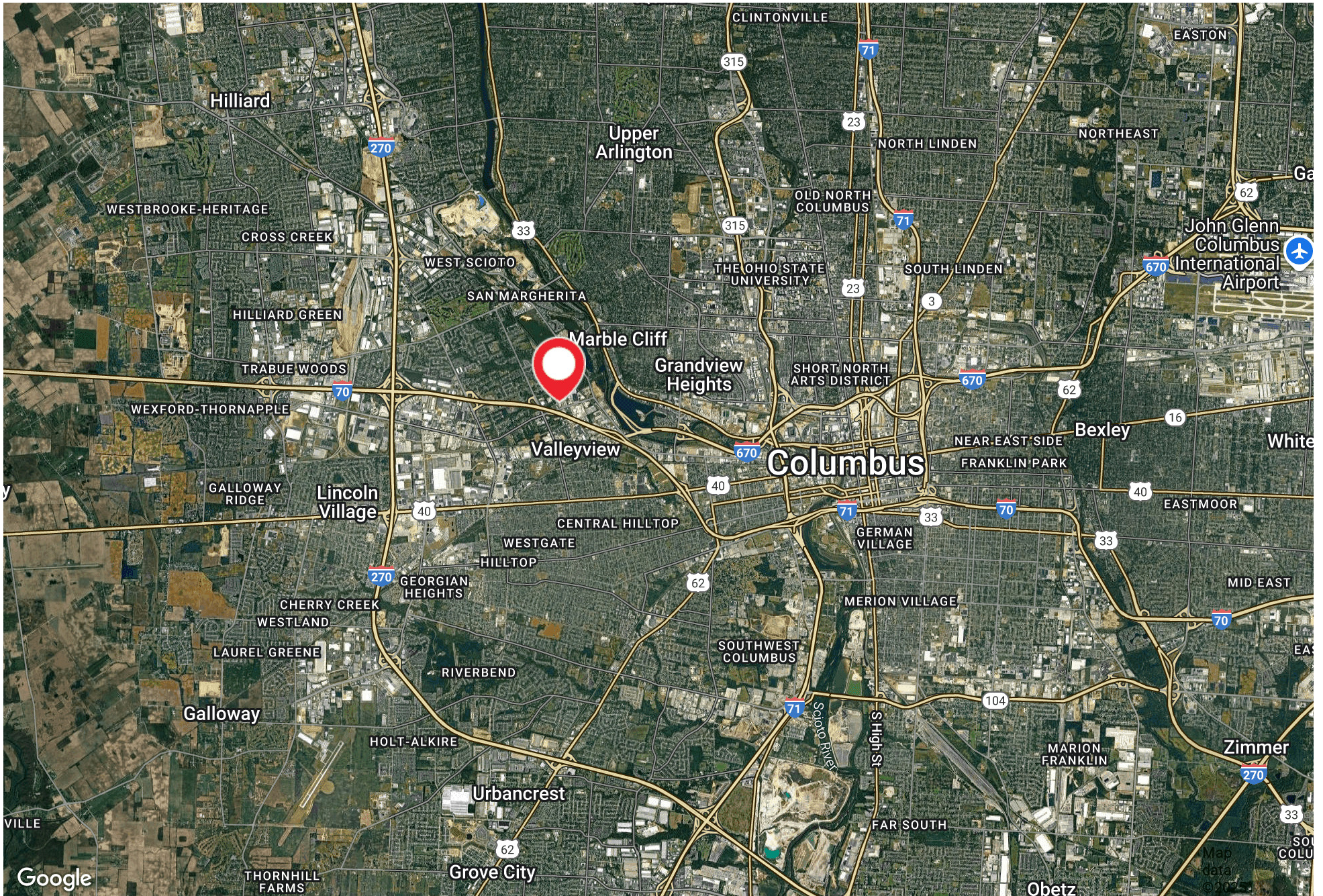
Property Amenities

- 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)
- Power – 3 phase 277/480 volt more than 1,400 amps
- Fenced 3.4 Acre lot
- **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 7 drive-in doors with floor drains
- 7 Drive-in Doors - 12'X14' (4) and 10'X8' (3)
- 15' Clear Height

Property Amenities Continued

- **Building 3:**
- 4,800 SF warehouse with 2 drive-in doors and solar on roof and mezzanine
- 2 Drive-in Doors - 10'X14'
- 20' Clear Height
- **Building 4:**
- 1,900 SF warehouse with 1 drive-in door
- 1 Drive-in Door - 8'X8'
- 16' Clear Height

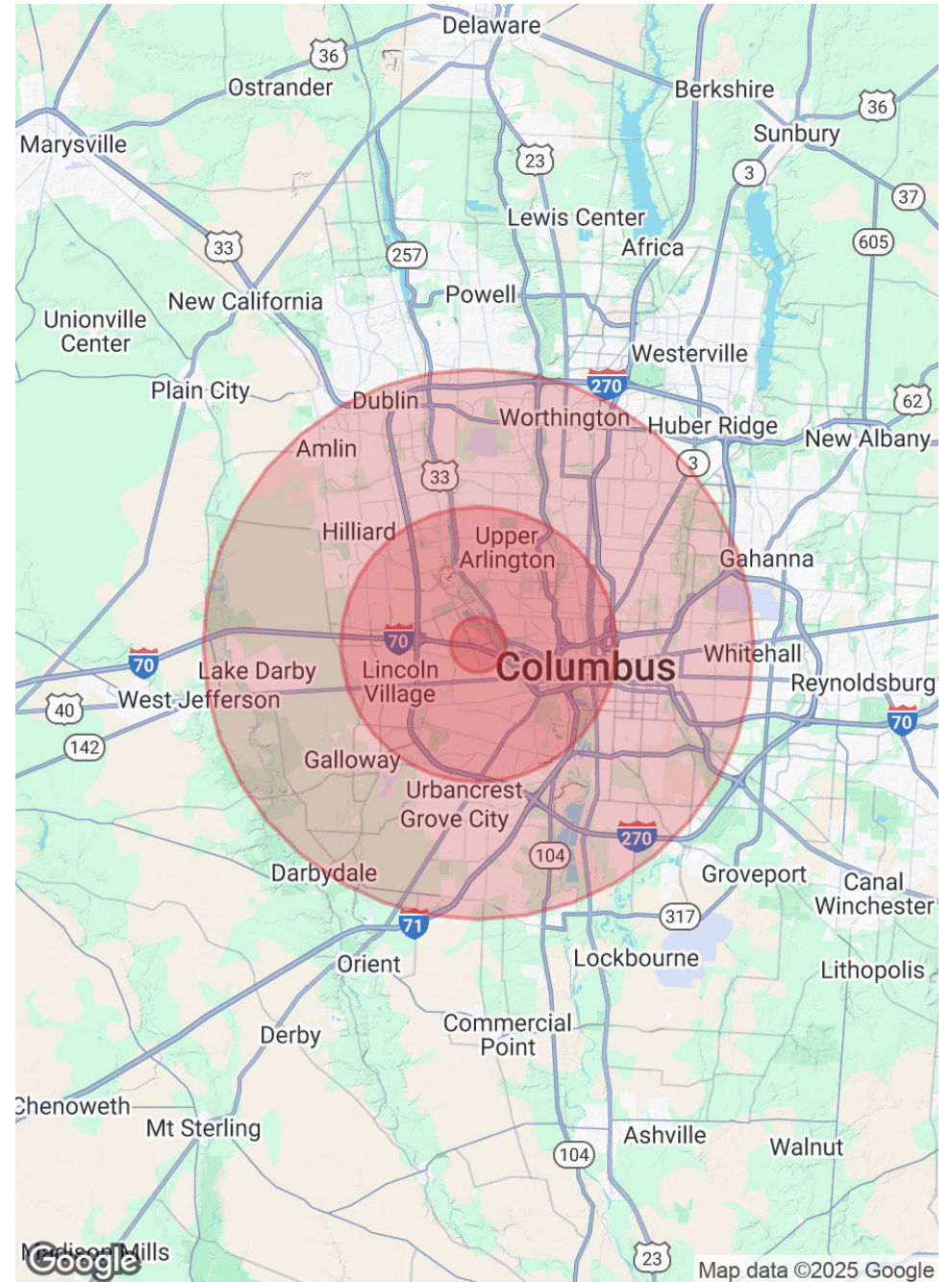




Population	1 Mile	5 Miles	10 Miles
Total Population	6,549	336,296	872,374
Average Age	37	35	37
Average Age (Male)	37	35	36
Average Age (Female)	37	36	38

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,978	139,367	360,698
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$76,426	\$94,330	\$94,765
Average House Value	\$287,325	\$334,127	\$316,980

Demographics data derived from AlphaMap



**Matt Norbuta**

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Professional Background

Matt has held his real estate license since 2017 and is focused on all areas of commercial real estate with a passion for negotiation.

Prior to real estate, Matt spent 14 years in the golf business selling operational software to golf courses and resorts in more than 20 states. During that time he was recognized as Salesperson of the Year and was a mentor to his team members. After he left his position as the National Sales Director, the impact he had on the company's growth helped lead the company to an acquisition by Comcast/Universal under their Golfnow brand.

After leaving the golf industry, Matt sold security technology for an Ohio-based firm in another National Accounts role. Transportation and healthcare verticals were the main focus of his position, as well as driving new business. It was during this time that he negotiated the largest single sale in company history.

In his spare time, Matt enjoys travel, live music and as much golf as three children will allow.

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