

870 North 20th Street
COLUMBUS, OH 43219

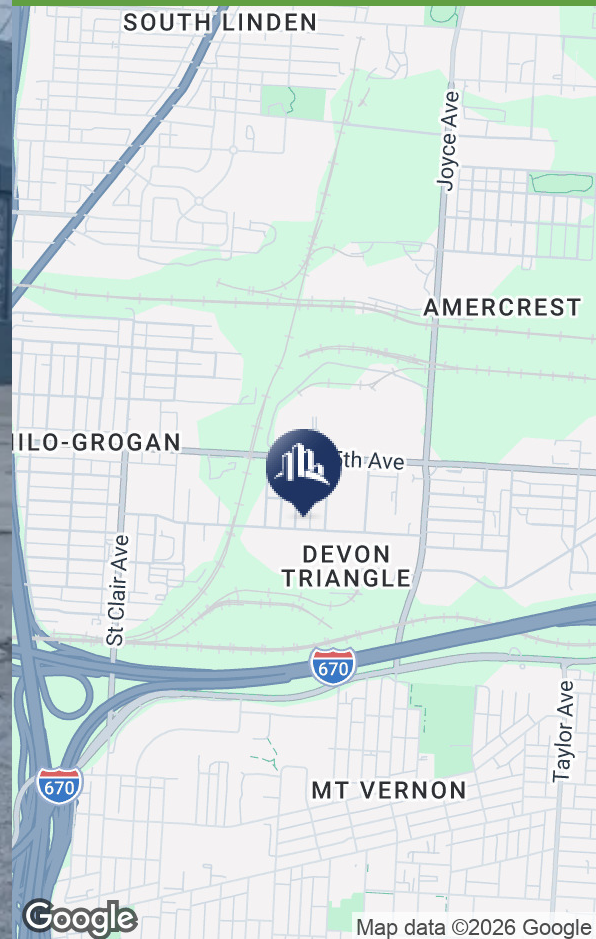
FOR SALE OR LEASE

Industrial Property



PROPERTY FEATURES

- Renovated in 2025
- New showroom
- All-new electrical
- New gas heaters
- New gutters/downspouts
- Potential for conversion to manufacturing and processing operations
- Two four-post lifts for car storage
- One two-post work lift
- New paint booth
- Compressor and air storage tank with air lines throughout the building



Tim Treasure
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Each office independently owned and operated.

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PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

| | |
|---------------------|--------------------|
| Sale Price: | \$982,080 |
| Lease Rate: | \$9.75 SF/yr (NNN) |
| Available SF: | 8,184 SF |
| Lot Size: | 0.224 Acres |
| Building Size: | 8,184 SF |
| Operating Expenses: | \$1.19/SF |



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PROPERTY DESCRIPTION

Unveil the potential of this exceptional industrial property in the thriving Columbus area. The 8,184 SF building, meticulously renovated in 2025, now features a new showroom, all-new electrical throughout, new gas heaters, and new gutters/downspouts. This versatile property, with its robust industrial zoning and rich history dating back to its establishment in 1956, offers the potential for conversion to manufacturing and processing operations. With ample space for production and storage, as well as the advantage of recent enhancements, this property aligns seamlessly with the needs of forward-thinking investors. Don't miss the chance to secure a foothold in the industrial landscape with this prime investment opportunity.

LOCATION DESCRIPTION

Columbus, Ohio, is a vibrant hub for industrial and manufacturing investment, with a rich tapestry of amenities and resources. Strategically located near major transportation routes, the area offers seamless access to key markets and suppliers. Nearby, investors can find the Port Columbus International Airport, which facilitates efficient national and international connections, and the Rickenbacker Global Logistics Park, renowned for its world-class distribution and logistics capabilities. The area's skilled labor force and robust business support services further enhance its appeal as a prime industrial and manufacturing destination. Embrace the boundless opportunities that Columbus presents for your investment endeavors.



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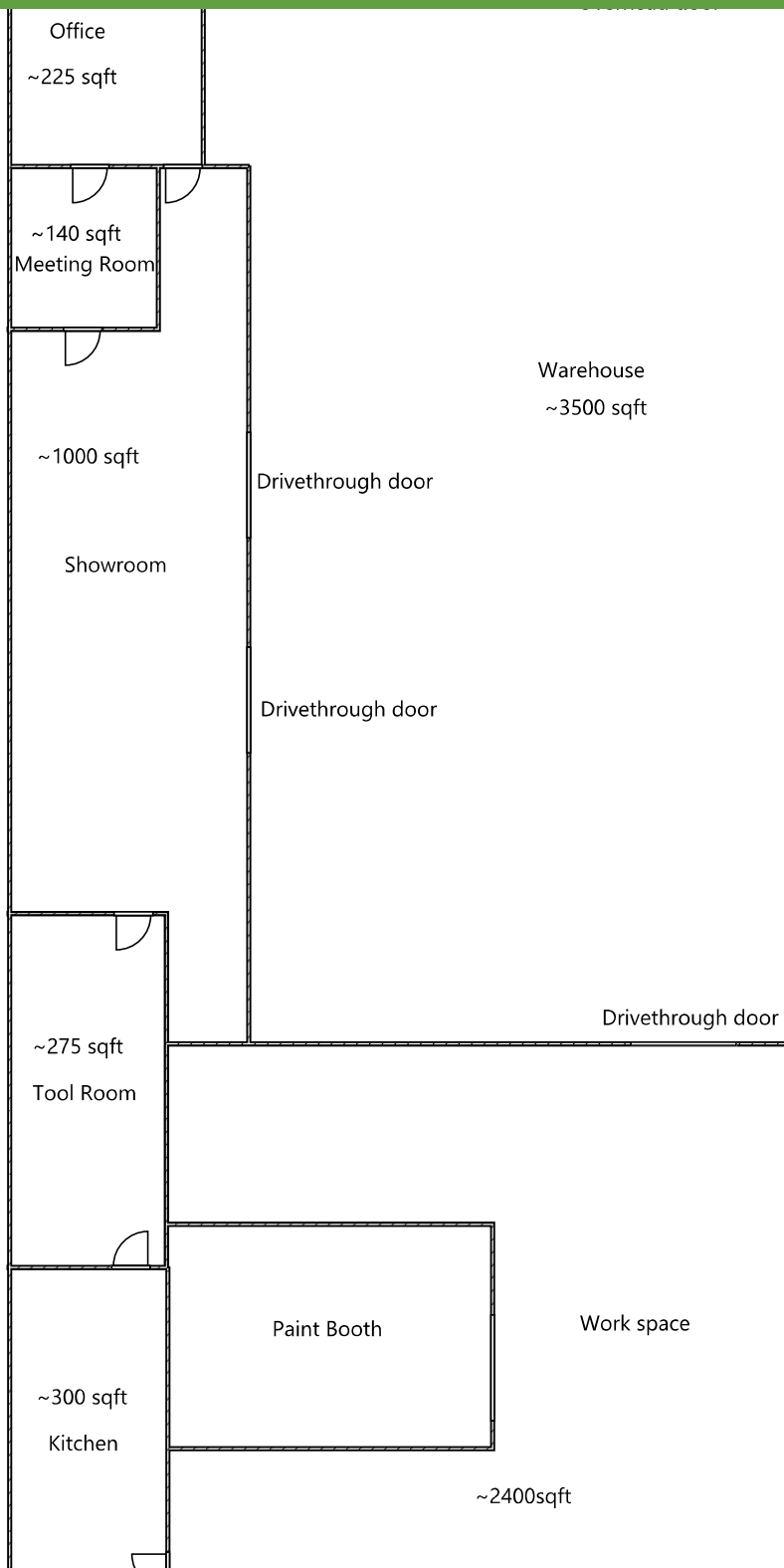
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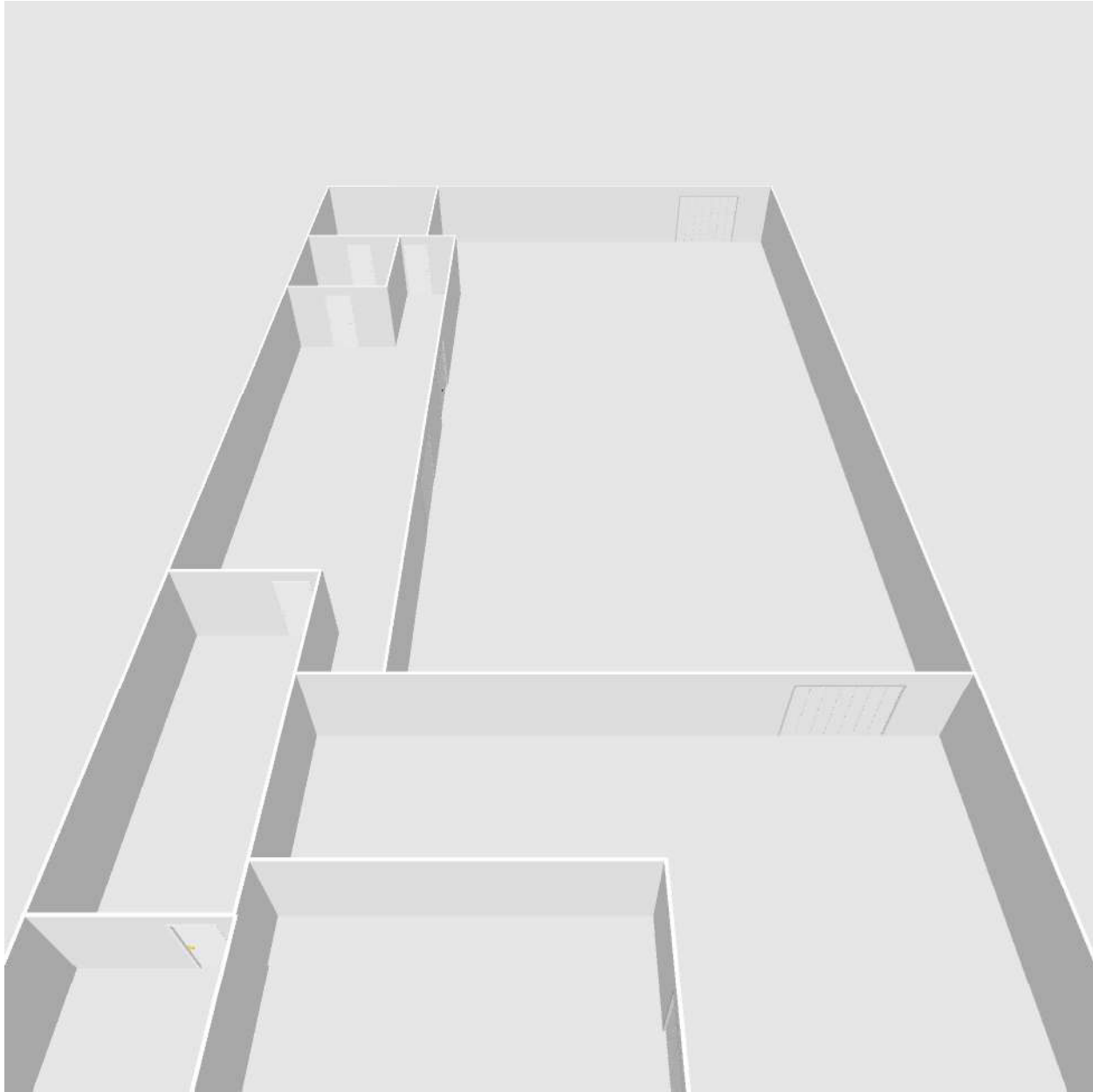
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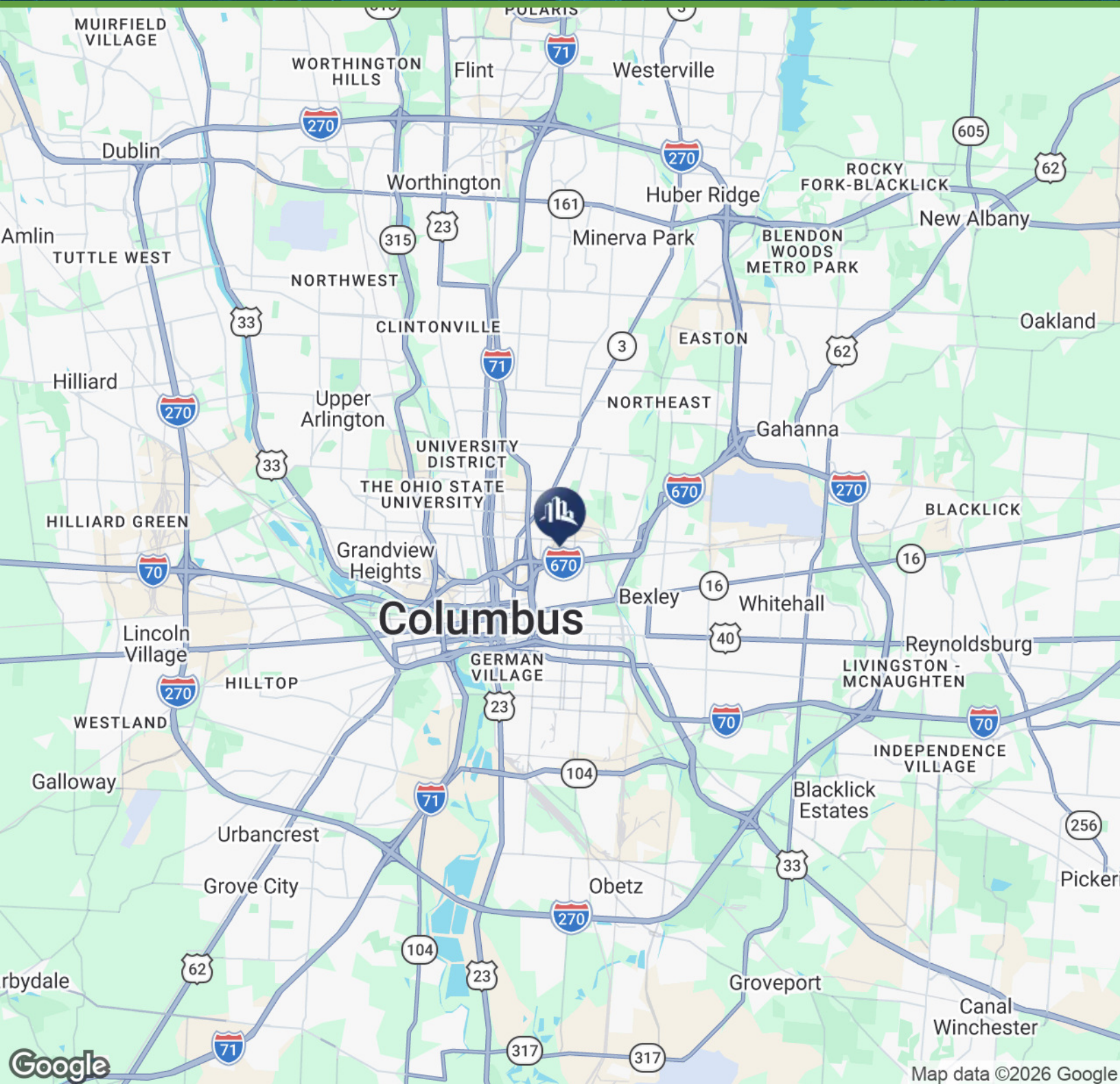
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TIM TREASURE

Principal

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PROFESSIONAL BACKGROUND

Tim Treasure is the Principal of Treasure & Associates Commercial Real Estate. Treasure and Associates strives to provide its clients with local market knowledge, detailed financial analysis, and negotiation expertise to fully maximize their commercial real estate needs. In addition to office leasing, Treasure & Associates, specializes in selling or locating value-added acquisitions and investment grade real estate opportunities for local and national investors.

Tim has over twenty years of specialized tenant and landlord representation for Class A and Class B office buildings in Central Ohio (Columbus, Ohio MSA). Tim began his commercial real estate career in July 1994, with a primary focus in office leasing and investment sales. In only his second year, Tim was awarded the prestigious "Rookie of the Year" award which is given annually by the Columbus Board of Realtors Commercial Investments Section for transactions totaling over \$9,000,000. To date, Tim has leased (and/or sold) commercial real estate transactions totaling an average of \$21,000,000 annually. In 2006, Tim was awarded the SIOR designation and membership into the National Society of Industrial and Office Realtors. This designation is awarded to approximately ten (10) percent of the industry. Tim has negotiated multiple transactions on behalf of Johnson Controls, Inc., McDonald's Corporation, Pitney Bowes, Inc., Batelle Pulmonary Therapeutics, Inc. Norman Jones Enlow and Co., and Advanced Data Processing, Inc.

Tim is a certified member of SIOR (Society of Industrial and Office Realtors) which is a worldwide organization specializing in membership for highly successful commercial real estate salespersons, brokers and developers. Less than ten percent of the commercial real estate industry has earned this designation. Tim has served on numerous committees and boards including a nine year member of the City of Grandview Heights, OH board of zoning appeals and former board member of the Recognition Committee and Chairperson of the Education Committee at the Columbus Board of Realtors. In addition Tim served two consecutive terms as vestry member of Trinity Episcopal Church in Columbus, OH. Tim was chairperson for both terms for the stewardship program and was responsible for securing pledges for the church.

Personally Tim is happily married to wife Anne for more than thirty years and is proud to be the father of four children. Anne and Tim reside in Grandview Heights, OH

Treasure and Associates

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