

OFFERING MEMORANDUM · INDUSTRIAL
WAREHOUSE & FLEX · FOR SALE OR FOR LEASE



511 Industrial Mile Road

Columbus, Ohio 43228 · Franklin Township



LISTED BY

Noah Kahkonen

614-559-3350 x117

nkahkonen@bestcorporaterealestate.com

FOR SALE

\$1,575,000

\$100.40/SF · ±15,688 SF

FOR LEASE

\$7.50/SF NNN

Full building · ±15,688 SF

BEST CORPORATE REAL ESTATE

4608 Sawmill Road, Columbus, OH 43220

Executive Summary

511 Industrial Mile Road in Columbus, Ohio, is a versatile industrial property offers a total of approximately 17,688 square feet of warehouse space. The facility is intelligently configured with ±15,688 square feet of primary warehouse/industrial space complemented by a ±2,000 square foot mezzanine, providing flexible options for storage or operational oversight. Situated on a generous ±1.48-acre lot, the site features an ample dedicated parking area, split between 25 paved asphalt spaces and a large gravel lot. Its strategic location offers excellent logistical advantages, boasting immediate proximity to Interstate-270 and a convenient 10-minute commute to the heart of Downtown Columbus, making it an ideal hub for businesses favoring regional access.

The building is offered for sale at \$1,575,000 and, alternatively, for lease at \$7.50 per square foot triple-net for the full ±15,688 square feet. Either path delivers a single-tenant building on a 1.48-acre site inside I-270, with the existing recreational build-out — turf field, mezzanine seating, commercial kitchen and concession counter — in place.

HIGHLIGHTS

Sale or lease. \$1,575,000 at \$100.40/SF, or \$7.50/SF NNN — \$9,805 per month for the whole building.

±2,000 SF mezzanine. Over the warehouse floor, usable for storage or operational oversight, with an open rail overlooking the main space.

±1.48-acre site, ample parking. 25 paved asphalt spaces plus a large gravel lot, with monument signage on Industrial Mile Road.

Inside the outerbelt. Immediate I-270 access and a 10-minute drive to Downtown Columbus.

Existing build-out conveys. Turf field, netting, restrooms, commercial kitchen with three-compartment sink and grease trap, and a concession counter.

THE OPPORTUNITY

A ±15,688 SF single-tenant industrial building on 1.48 acres inside I-270, available to buy at \$100.40/SF or to lease at \$7.50/SF NNN.

PROPERTY SUMMARY

Sale Price	\$1,575,000
Price / SF	\$100.40
Lease Rate	\$7.50/SF NNN
Warehouse Area	±15,688 SF
Mezzanine	±2,000 SF
Total Area	±17,688 SF
Site Area	±1.481 Acres
Parking	25 Paved • Gravel Lot
Zoning	Suburban Office • Franklin Twp.
Year Built	1980 • 1984 Eff.
2025 Real Estate Taxes	\$18,645.72

DRIVE TO I-270

3 min

w/ signaled access

TO DOWNTOWN

10 min

Building area, site area, construction dates, parcel number, and 2025 real estate taxes per the Franklin County Auditor property record for parcel 140-007352-00. Mezzanine and parking counts are approximate and were provided by ownership. While we believe this data to be reliable, we do not guarantee it and buyers and tenants should verify. *Line Drawings are Approximate*

Property Photos



AERIAL · FRONTAGE & PARKING



WAREHOUSE FLOOR · MEZZANINE ABOVE



TURF FIELD · MEZZANINE SEATING

Interior & Build-Out



TURF FIELD · NETTING & PADDED WALLS



CONCESSION COUNTER · SEATING

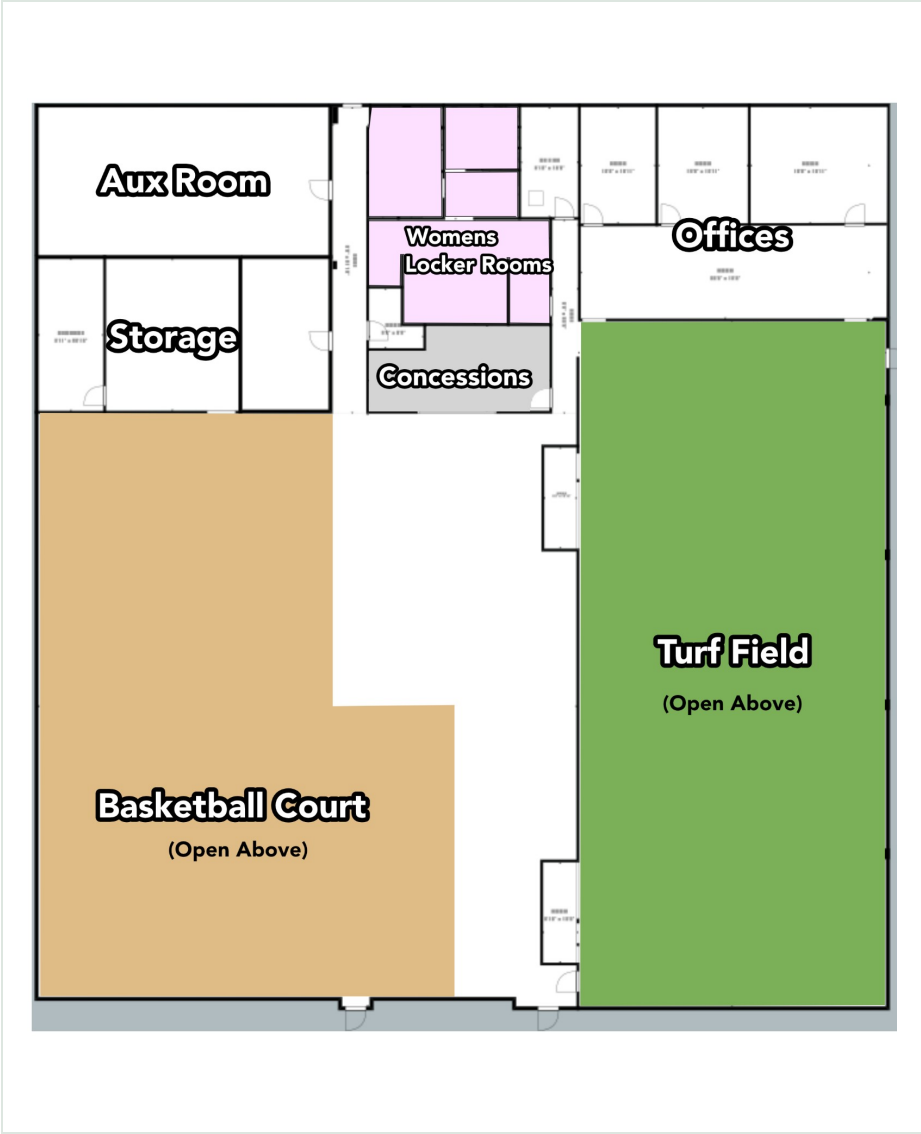


KITCHEN · 3-COMPARTMENT SINK & GREASE TRAP

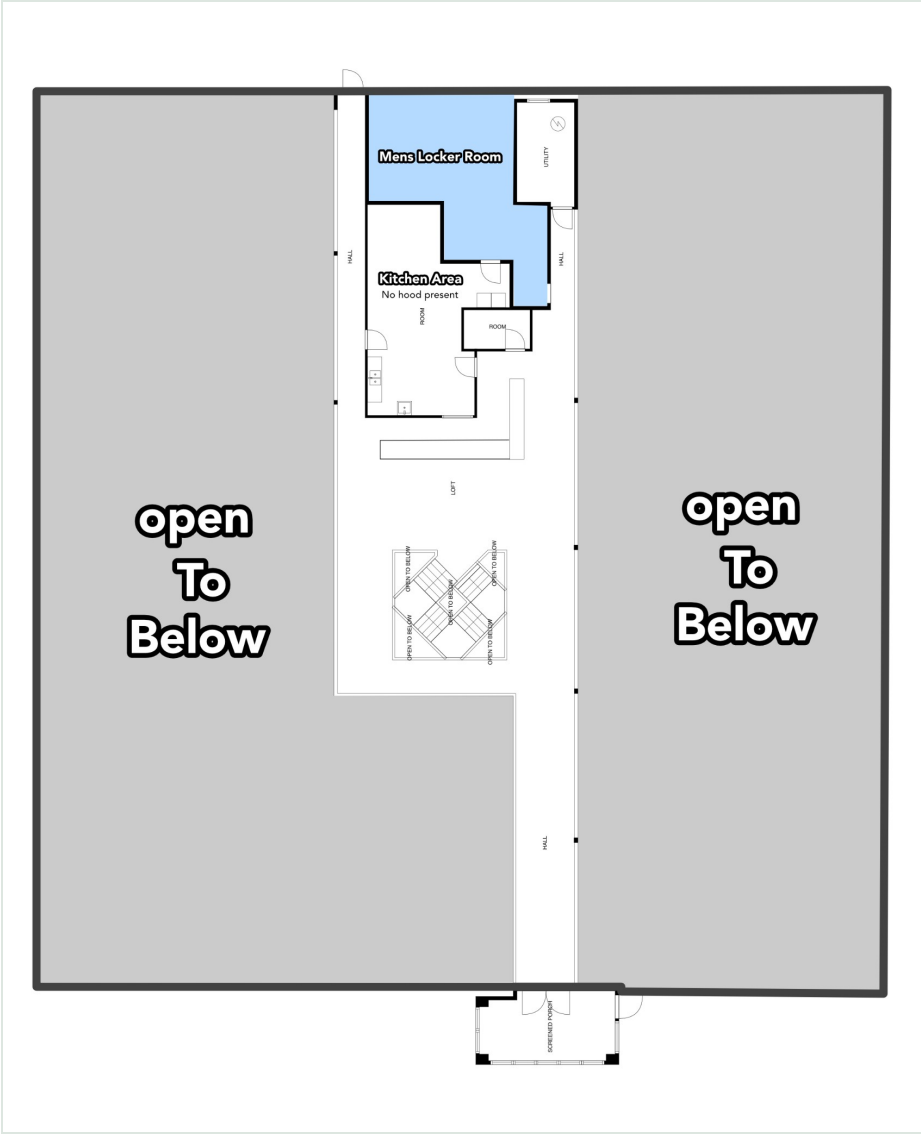
Floor Plans

±15,688 SF FIRST FLOOR ±2,000 SF MEZZANINE ±17,688 SF TOTAL

FIRST FLOOR



SECOND FLOOR · MEZZANINE



Floor plans shown for illustrative purposes only. Not a survey. Dimensions, areas, and configurations are approximate and are not drawn to scale; all measurements should be independently verified by the buyer or tenant. *Line Drawings are Approximate*

Site Plan

±1.481 ACRES 25 PAVED SPACES GRAVEL LOT



Site plan shown for illustrative purposes only. Not a survey. Dimensions, areas, and configurations are approximate and are not drawn to scale; all measurements should be independently verified by the buyer or tenant. *Line Drawings are Approximate*

Location

IMMEDIATE I-270 ACCESS 10 MIN TO DOWNTOWN



WESTON · COMING 2027

88 acres

Mixed-use redevelopment

W BROAD ST / ROUTE 40

±32,509 VPD

North of the site

GEORGESVILLE ROAD

±18,760 VPD

East of the site

EXCLUSIVELY LISTED BY

Noah Kahkonen

Advisor · Best Corporate Real Estate

DIRECT

614-559-3350 x117

OFFICE

4608 Sawmill Road
Columbus, OH 43220

EMAIL

nkahkonen@bestcorporaterealestate.com

CONFIDENTIALITY & DISCLAIMER

This brochure has been prepared by Best Corporate Real Estate solely for the use of qualified prospective purchasers and tenants in evaluating the property. The information contained herein was obtained from sources believed reliable, including the Franklin County Auditor and the property owner; however, Best Corporate Real Estate makes no guarantee, warranty, or representation as to its accuracy or completeness.

Building and mezzanine areas, parking counts, taxes, and operating expenses are subject to verification by the buyer or tenant. Zoning and permitted uses should be confirmed with Franklin Township and the City of Columbus. Line drawings are approximate. The property is offered subject to prior sale or lease, change in price, or withdrawal without notice. Duplication or photocopying, in whole or in part, is not permitted.

