

FOR SALE

4105 Lyman Dr, Hilliard, OH 43026



Versatile Commercial Facility

19,500

SF Available

3.39

Total Acreage

\$3.45M

Sale Price

48% / 52%

% Warehouse /
storefront

EXPERIENCE MATTERS - 110+ Years Serving the CRE Community

1480 Dublin Rd ♦ Columbus, OH ♦ 43215 ♦ 614.228.5547 ♦ krgre.com



Property Overview

4105 Lyman Dr, Hilliard, OH 43026

Positioned in one of Hilliard's most established commercial districts, 4105 Lyman Drive offers a rare combination of high-quality showroom, office, retail, and warehouse space on a 3.39-acre site. The 19K+ square-foot facility has been meticulously maintained and provides a flexible layout ideal for a variety of owner-users, distributors, light industrial operations, and service-oriented businesses.

The property features an attractive combination of showroom and office space complemented by an efficient warehouse with approximately 20-foot clear ceiling heights, fire suppression, and a convenient drive-in door. Built in 2001, the building has been exceptionally maintained, including a newer roof and several replaced HVAC units, providing a turnkey opportunity for its next owner.

The property benefits from its location within Hilliard's established commercial corridor, surrounded by a strong mix of retail, service, and light industrial users. The area continues to experience steady growth driven by residential expansion and proximity to major employers, while convenient access to I-270, I-70, and nearby arterial roads supports efficient connectivity throughout the Columbus region.

Property Highlights

- 19,500 SF built on 3.39 acres
- Prime Hilliard location with highway access
- 20' clear height, fire suppression
- 1 drive-in door
- Built 2001, newer roof, updated HVAC

Property Summary

Sale Price:	\$3,450,000
Site Size:	3.39 acres
Available Date:	w/in 120 days
Available SF:	19,500 SF
Warehouse SF:	9,263 SF
Retail / Storefront SF:	10,237 SF



PLEASE DO NOT DISTURB CURRENT TENANT

Photos - Showroom

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Photos - Offices

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Photos - Warehouse

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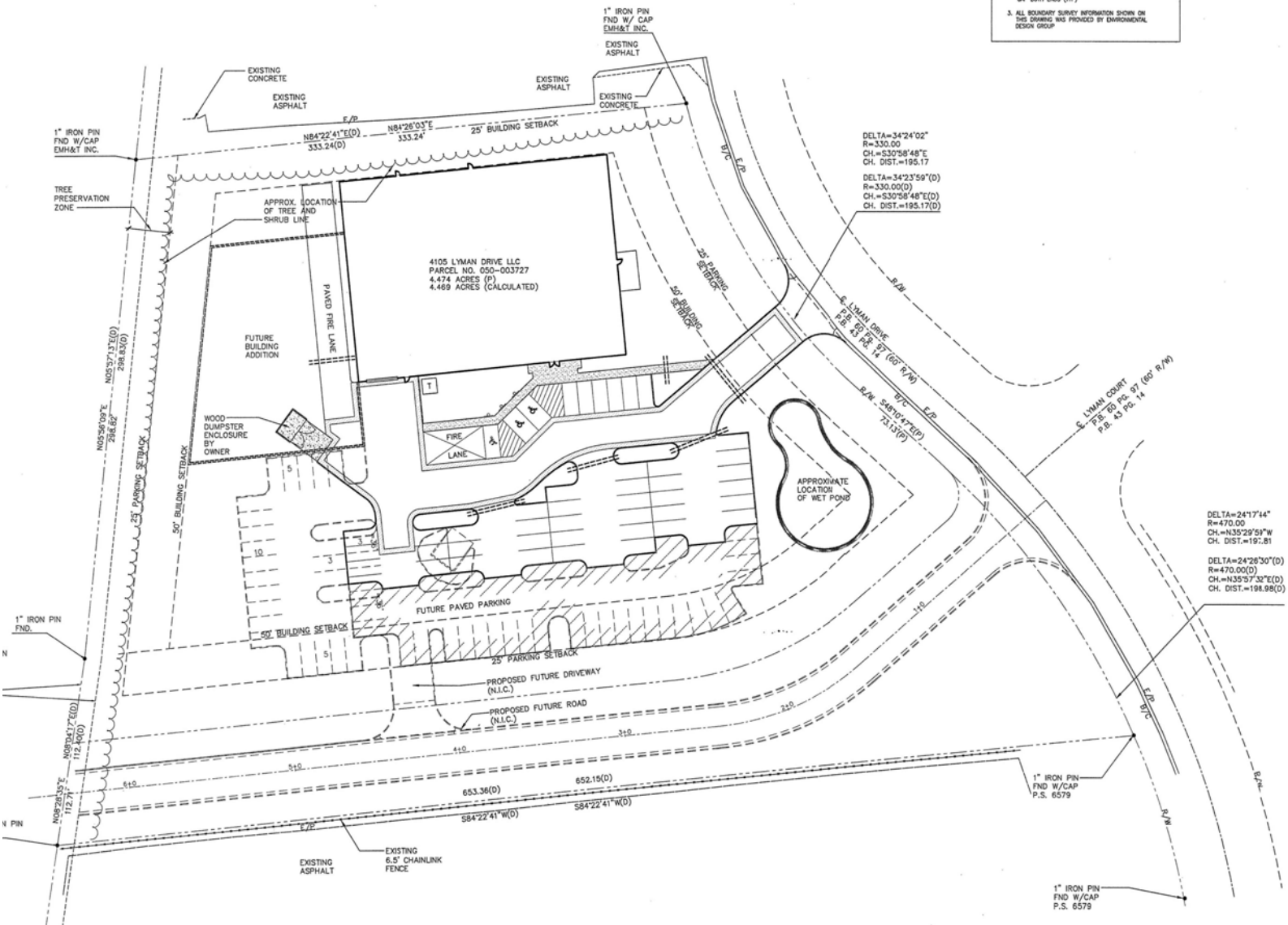


Site Plan

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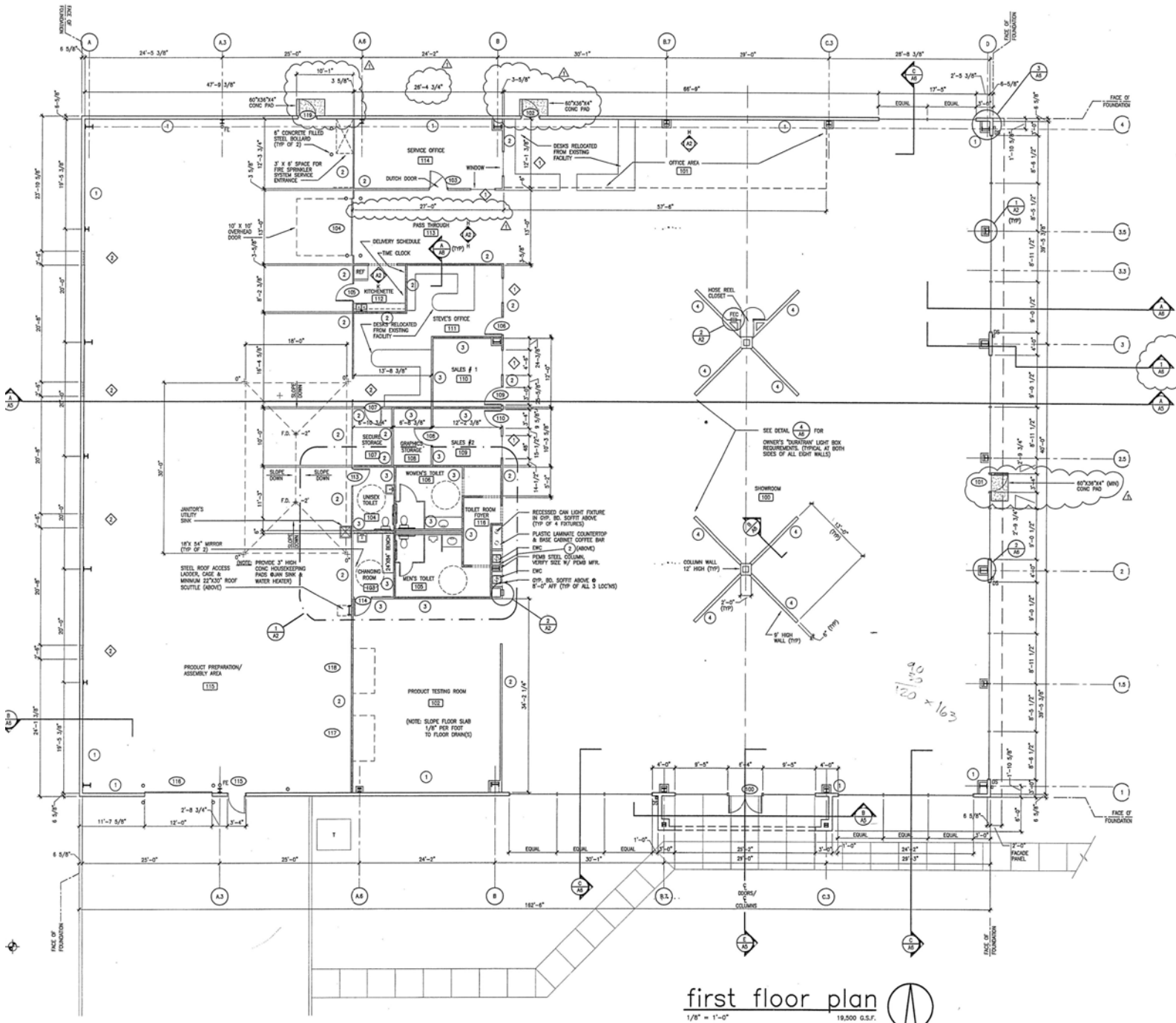
SITE PLAN NOTES:

- SEE SHEETS 1/2 THRU 6/6 AND "DE-1" SHEET FOR SITE DIMENSIONS AND DETAILS.
- ===== 4" PVC SLEEVE UNDER PAVEMENT FOR FUTURE WORK (ELECTRIC, IRRIGATION, ETC) CAP BOTH ENDS (PVP)
- ALL BOUNDARY SURVEY INFORMATION SHOWN ON THIS DRAWING WAS PROVIDED BY ENVIRONMENTAL DESIGN GROUP



Floor Plan

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Market Overview

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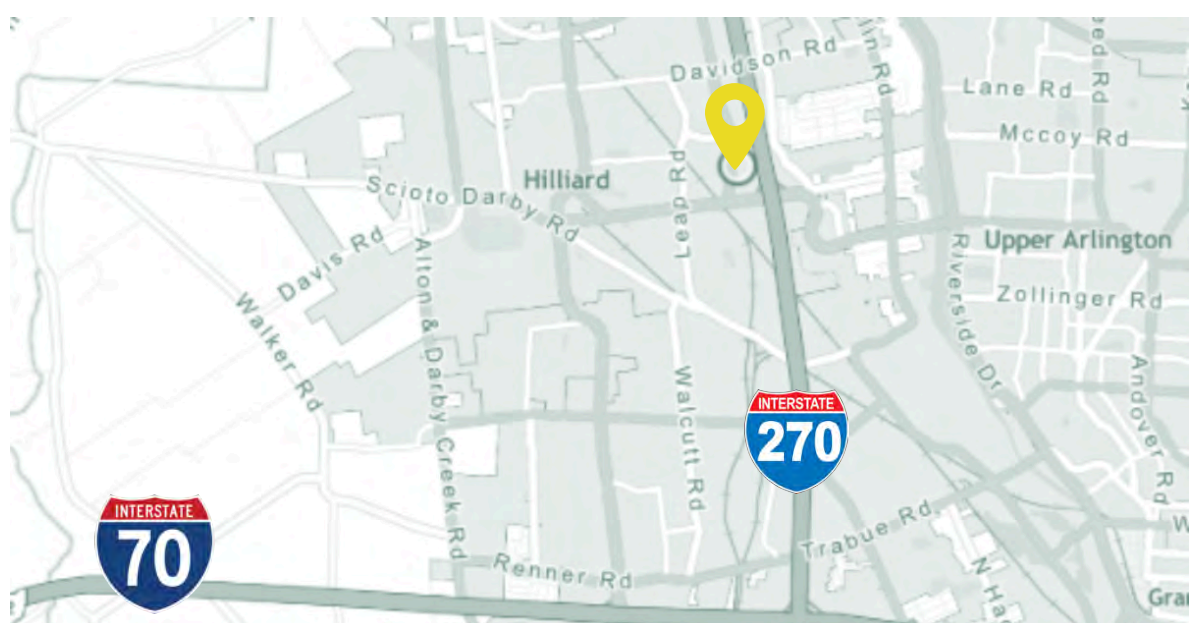
Nearby Companies / Headquarters



Demographic Snapshot

Within 5 miles

Population	211,440
Households	90,051
Avg HHI	\$124,691
Businesses	12,609
Employees	122,509



Schedule a Tour

**Ready to see the space in person?
Contact us today:**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KRG in compliance with all applicable fair housing and equal opportunity laws.



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