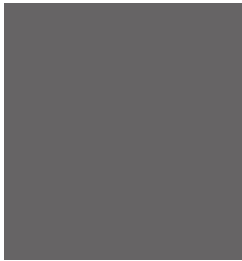
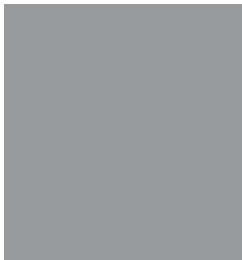




# FOR SALE OR LEASE OFFICE / INDUSTRIAL SPACE

1611 Leonard Avenue – Columbus, OH 43219



## PROPERTY DESCRIPTION

- 8,500 SF FREESTANDING BUILDING AVAILABLE – 4,600 SF OFFICE SPACE (CLASS B)
- ZONED COMMERCIAL
- 16' CEILING HEIGHT IN WAREHOUSE
- TWO 14' DRIVE-INS
- FENCED OUTDOOR STORAGE
- EXISTING HVAC
- CONDO POSSIBILITY W/ 22,000 PSF FLEX BUILDING BEHIND

**LISTING PRICE \$495,000**  
**LEASE RATE \$7.50 PSF MG**

**ADJACENT TO I-670E EXIT 6 INTERCHANGE**

### contact information

**Mike Semon** | tel 614 629 5217  
msemon@ohioequities.com

**Ben Layman** | tel 614 629 5293  
blayman@ohioequities.com

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fax 614 224 5436  
www.ohioequities.com

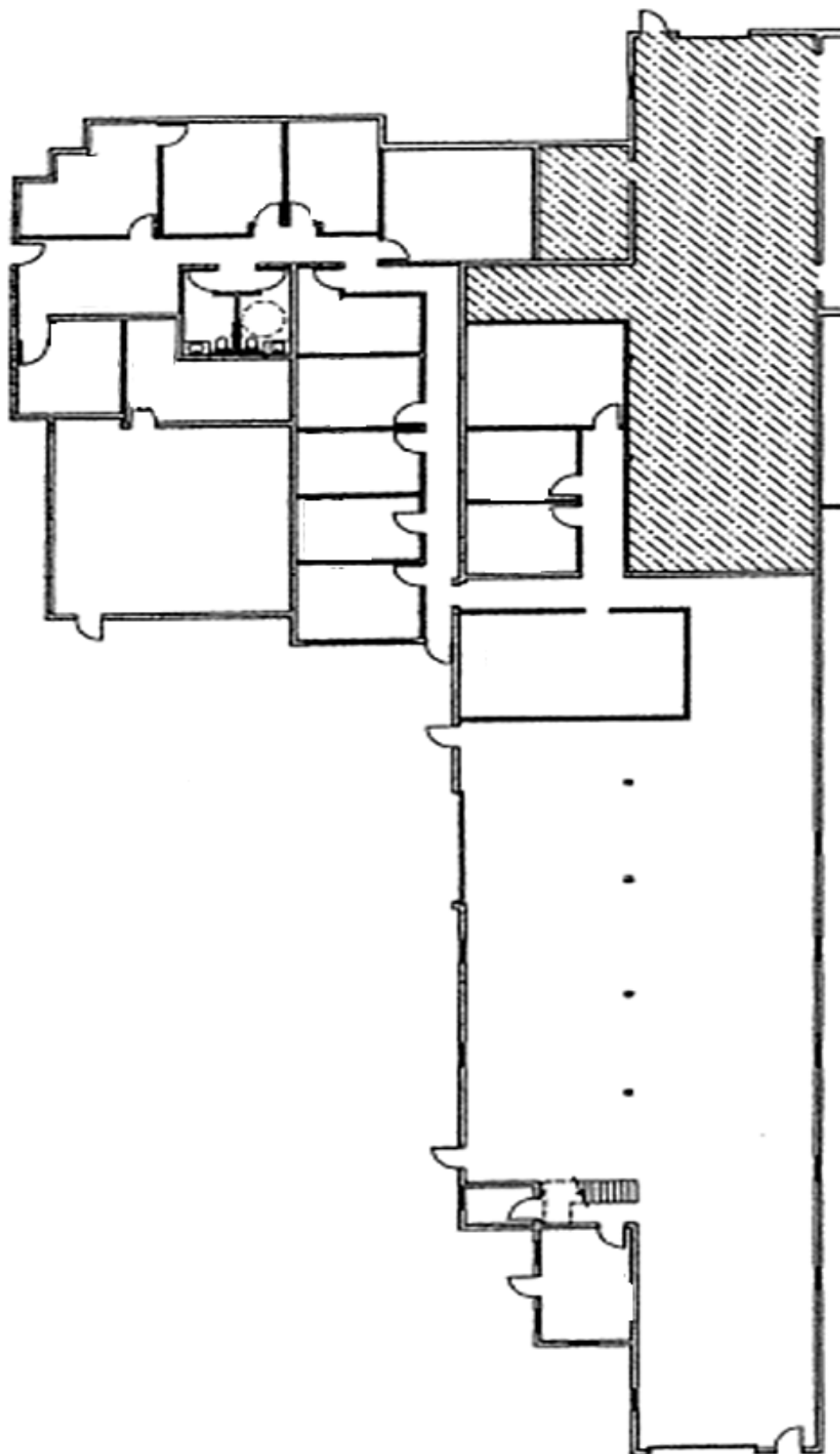


Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# BUILDING PLAN

1611 Old Leonard Avenue – Columbus, OH 43219



# INTERIOR PHOTOS

1611 Old Leonard Avenue – Columbus, OH 43219

## OFFICE – 4,600sf, Class B,



## WAREHOUSE - 3,900sf, 2 DI, 16' CL



# AERIAL IMAGERY & LOCATION MAP

1611 Old Leonard Avenue – Columbus, OH 43219

