

3440

WEST BROAD ST

FOR SALE

**PRIME
INDUSTRIAL/
DEVELOPMENT
OPPORTUNITY**

COLUMBUS, OHIO

3440 W BROAD ST. COLUMBUS, OH 43204

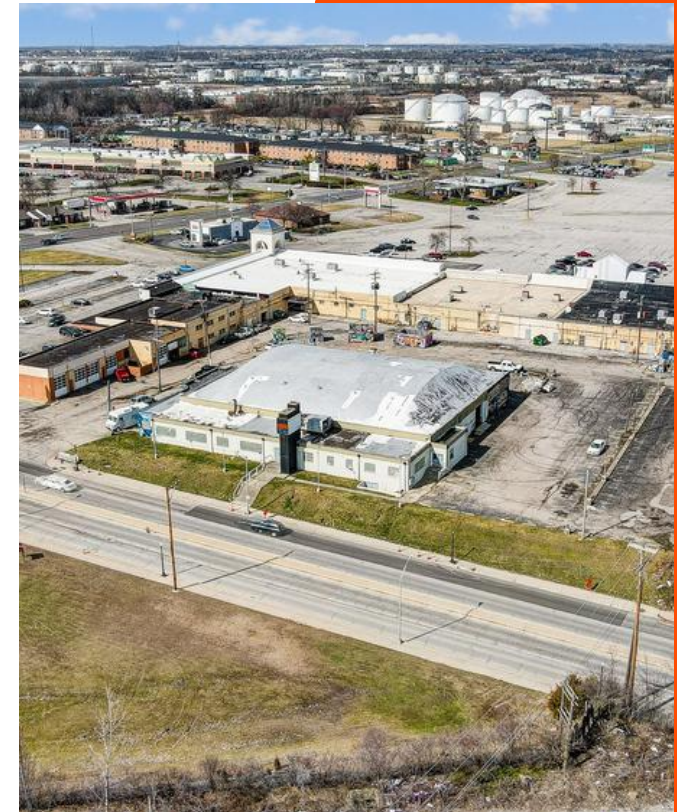
ROTH

REAL
ESTATE
GROUP

3440
WEST BROAD ST

OVERVIEW

Built in 1951 and extensively renovated in 2018, this unique freestanding commercial building offers a blank canvas for investors and businesses seeking a strategic location. It is situated on two parcels 2+/- acres, with 21,844 square feet of interior space and 2500 square feet of basement which includes a Double Walkout door and large exterior stairs for ease of access to outside. Situated on a prime corner in the City of Columbus at West Broad and Wilson Road this site grants high visibility and easy accessibility, making it an ideal choice for businesses looking to establish a strong presence in the area. Parcel size, location within an opportunity zone, and the modernized changes approved by the City of Columbus to zoning codes making mutli-family development requirements less restrictive, this site has multiple incentives for both an occupant owner or investor.



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ADDRESS: 3440 W BROAD ST
COLUMBUS, OH 43204



PROJECT DETAILS

PARCEL IDS

Franklin County Auditor
010-006891 / 010-
006683

BUILDING SIZE

21,844 SF

BASEMENT SIZE

2,500 SF

PARKING SPACES

120 (approx)

PARKING RATIO

5.49/1,000 SF

LOT SIZE

2.02 acres on two
separate parcels

YEAR BUILT

1951

YEAR RENOVATED

2018

STORIES

1

MAX CEILING HEIGHT

12 FT (with 14' ceiling
and 12' drop)

DRIVE-IN DOORS

One 14' drive-in door

ZONING

M - Manufacturing and
Regional Commercial
Scale District (subject to
Regional Commercial
Overlay standards)

ASKING PRICE

Contact ROTH Real
Estate Group for
current pricing



ADDITIONAL FEATURES



- **Open Floor Plan:** Wide open space with no columns in the main area, offering flexibility for various industrial setups.
- **Kitchen Facilities:** On-site food preparation capabilities.
- **Basement Space:** In addition to the upstairs sq footage there is 2500 sq ft basement area with walkout double doors, providing additional storage, workspace, etc.
- **New Steel Doors:** All entrances fitted with new steel doors and frames in 2018.
- **Pylon Signage:** Excellent visibility for your business.
- **COTA Bus Stop:** On-site public transportation access.
- **Opportunity Zone:** Located in a designated Opportunity Zone, offering potential tax benefits for investors.
- **Recently enacted modifications to multifamily zoning requirements approved by the City of Columbus** which are advantages to developers looking to invest in the city. This progressive overhaul of zoning laws creates a prime environment for ambitious developers to capitalize on Columbus's evolving urban landscape.
- **Growth Potential:** Positioned in a neighborhood and city experiencing revitalization and economic growth.



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MODERN INFRASTRUCTURE

- **Newly Poured Concrete Floor:** solid, durable surface for various industrial applications
- **Updated Electrical System:** New electric service from pole to two new panels:
 - 3 Phase 120/208v 400 amp
 - 3 Phase 480/277v 400 amp
- **Energy-Efficient Lighting:** New motion-activated LED 5,000K High Bay lighting installed throughout the warehouse in 2020
- **Upgraded Plumbing:** Water lines upgraded to 2-inch PVC with PVC and PEX supply lines (ease of access to bath and former kitchen plumbing through basement)
- **Compressed Air System:** Plumbed throughout half the building in 2021

ZONING INFORMATION

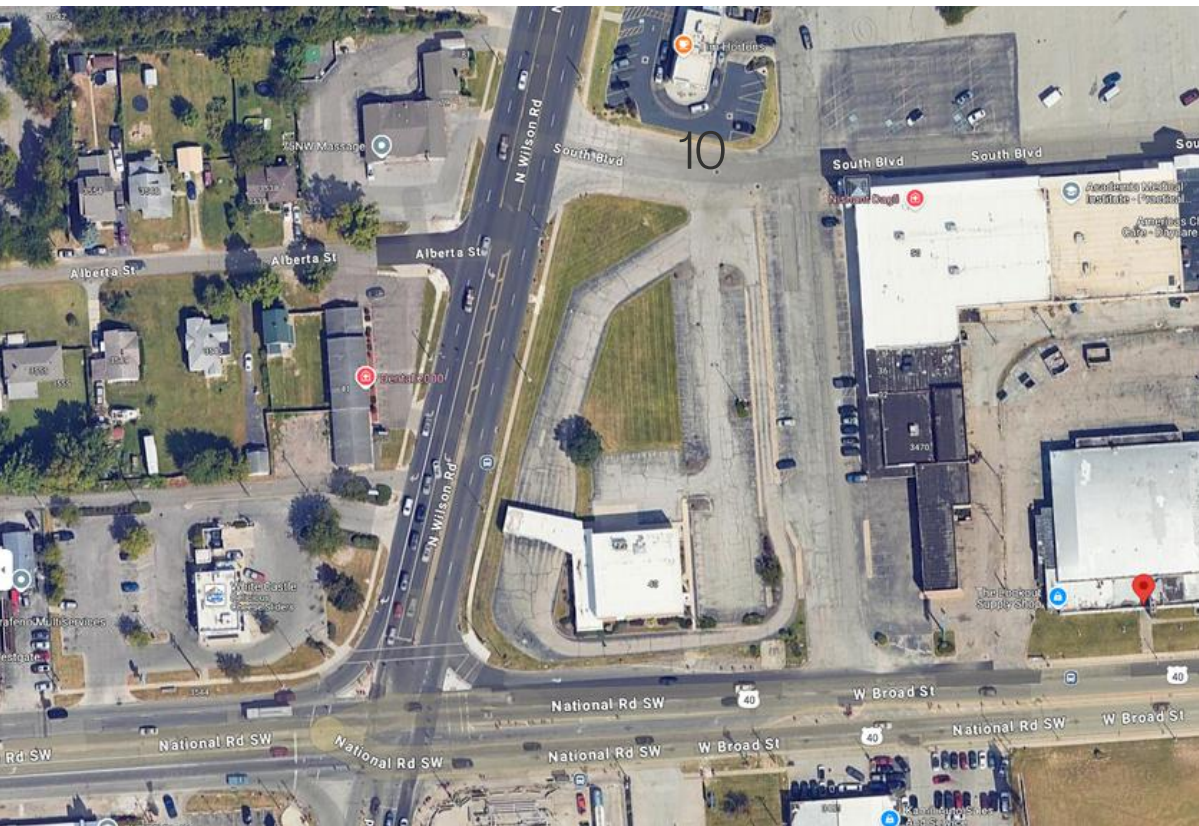
3440 W Broad St is zoned for Manufacturing (M) and falls within the Regional Commercial Scale District. This zoning designation offers flexibility for various industrial and commercial uses, subject to the standards of the Regional Commercial Overlay.

Investors and businesses are encouraged to consult with the Columbus Department of Building and Zoning Services for specific use allowances and restrictions.

POTENTIAL USES MAY INCLUDE:

- **LIGHT MANUFACTURING**
- **WAREHOUSING AND DISTRIBUTION**
- **RESEARCH AND DEVELOPMENT FACILITIES**
- **WHOLESALE BUSINESSES**
- **AUTOMOTIVE SERVICES**
- **CERTAIN RETAIL OPERATIONS**

3440
WEST BROAD ST
FOR SALE



FRANKLIN COUNTY - THE HEART OF OHIO

- › A STRONG JOB MARKET WITH OPPORTUNITIES IN VARIOUS SECTORS
- › HOME TO MULTIPLE FORTUNE 500 COMPANIES
- › EXCELLENT HEALTHCARE FACILITIES AND RESEARCH CENTERS
- › A THRIVING ARTS AND CULTURE SCENE
- › NUMEROUS PARKS AND RECREATIONAL AREAS

Situated in Franklin County, 3440 West Broad Street benefits from being part of one of Ohio's most prosperous and forward-thinking regions. As the most populous county in the state, Franklin County is known for its diverse economy, world-class educational institutions, and thriving cultural scene.

The county's commitment to growth and development is evident in its ongoing initiatives to attract businesses, support innovation, and enhance quality of life for its residents.

#8 BEST COST OF DOING BUSINESS

AREADEVELOPMENT

10% LOWER COST OF LIVING THAN
THE NATIONAL AVERAGE

THE
COLUMBUS[★]
REGION

1.32M

TOTAL POPULATION

\$71,070

MEDIAN HOUSEHOLD
INCOME

\$243,100

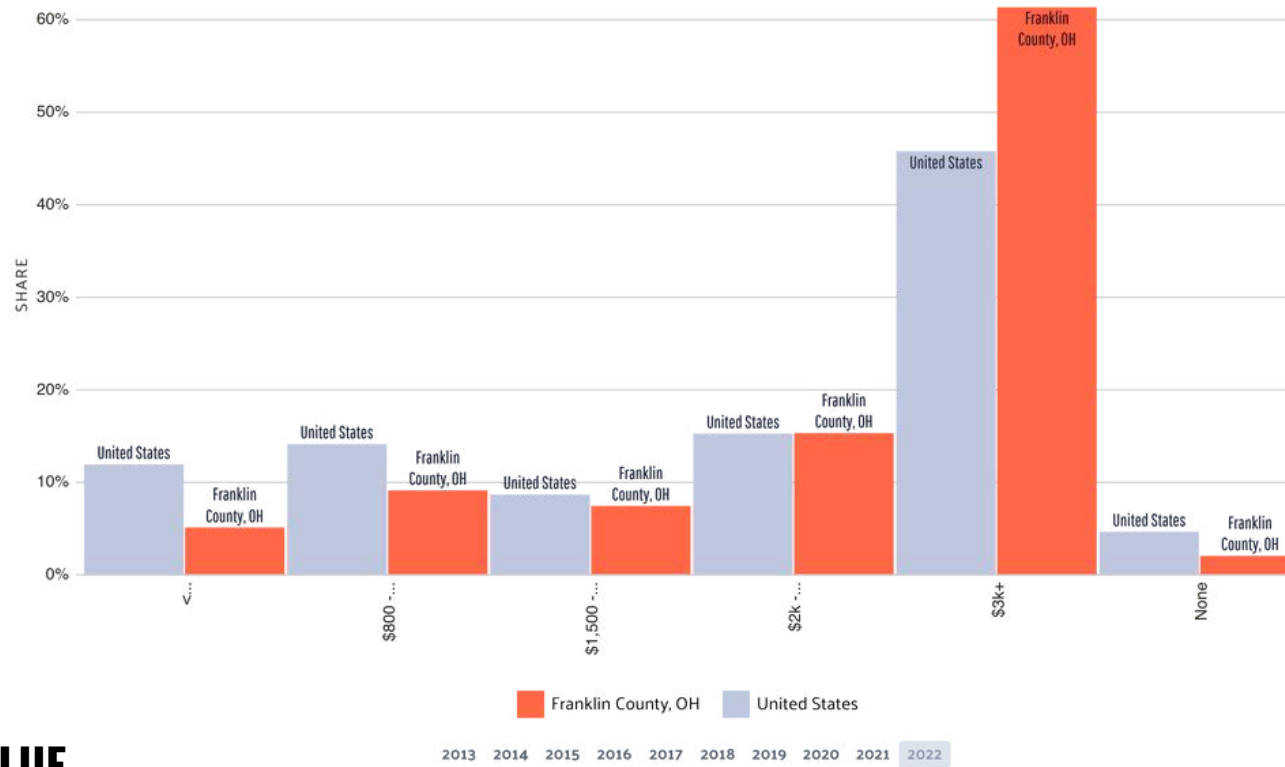
MEDIAN HOME VALUE

42.3%

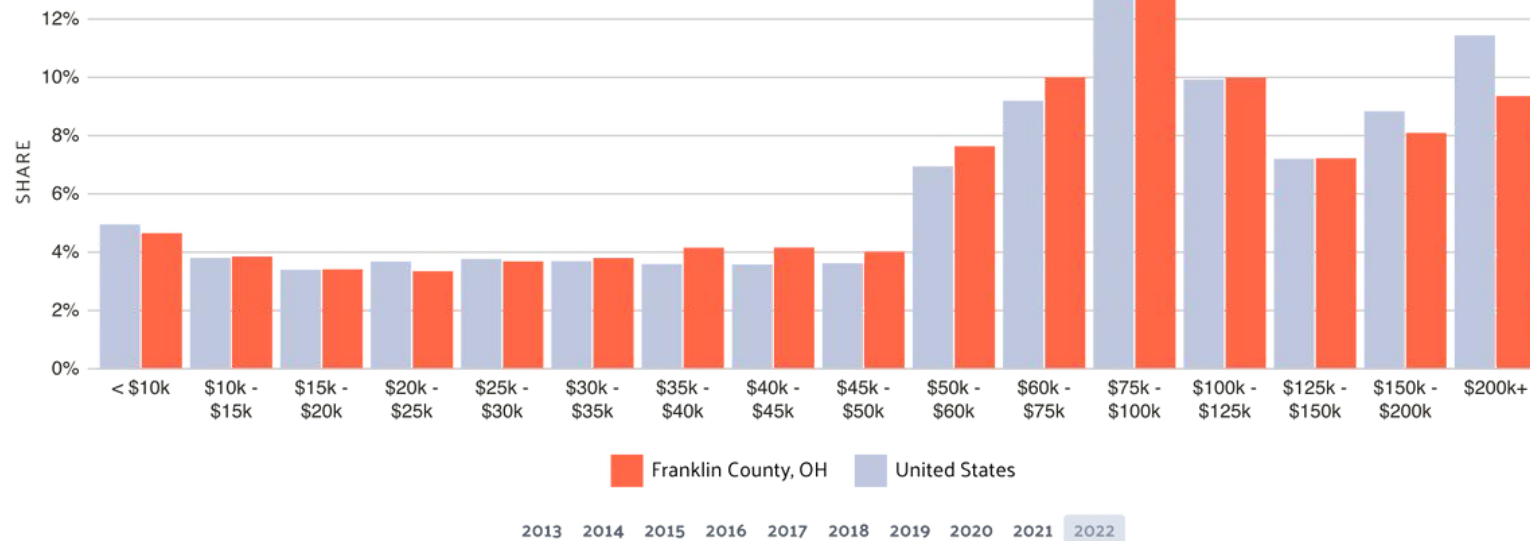
BACHELOR'S DEGREE
OR HIGHER



POPULATION



PROPERTY VALUE



FRANKLIN
COUNTY

NEARBY BUSINESSES

SWIFT TRANSPORTATION
CBUS TERMINAL

MARATHON PETROLEUM CORP

HEIDELBERG
DISTRIBUTING CO

LINEAGE

D&A TRUCK AND
TRAILER REPAIR

BIG LOTS INC

SALLY BEAUTY
COMPANY

COLUMBUS CROSSDOCK
& WAREHOUSE

RESTAURANT DEPOT

GREAT WESTERN
SHOPPING CENTER

PLAZA WEST SHOPPING CENTER

HOLLYWOOD CASINO
COLUMBUS

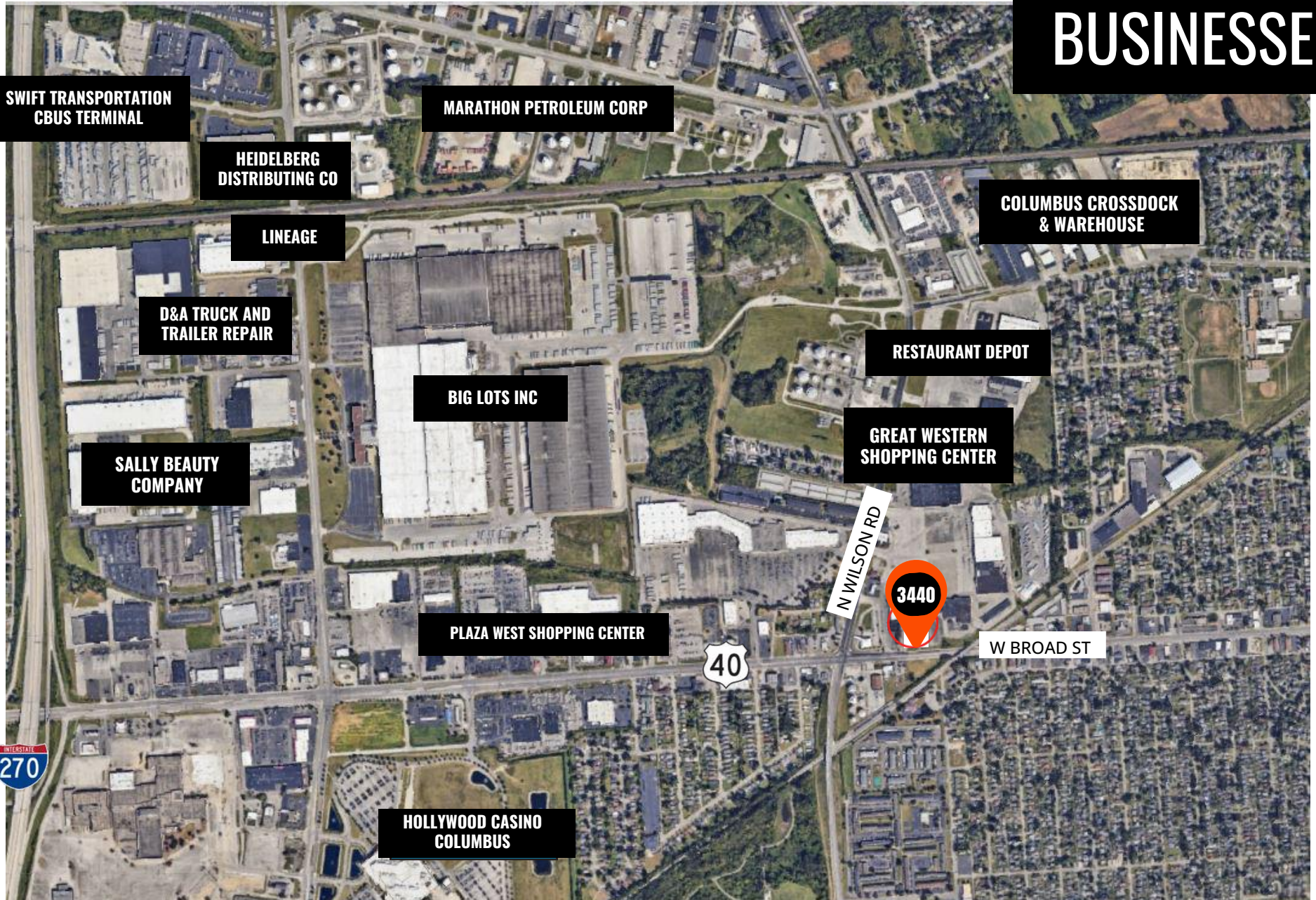
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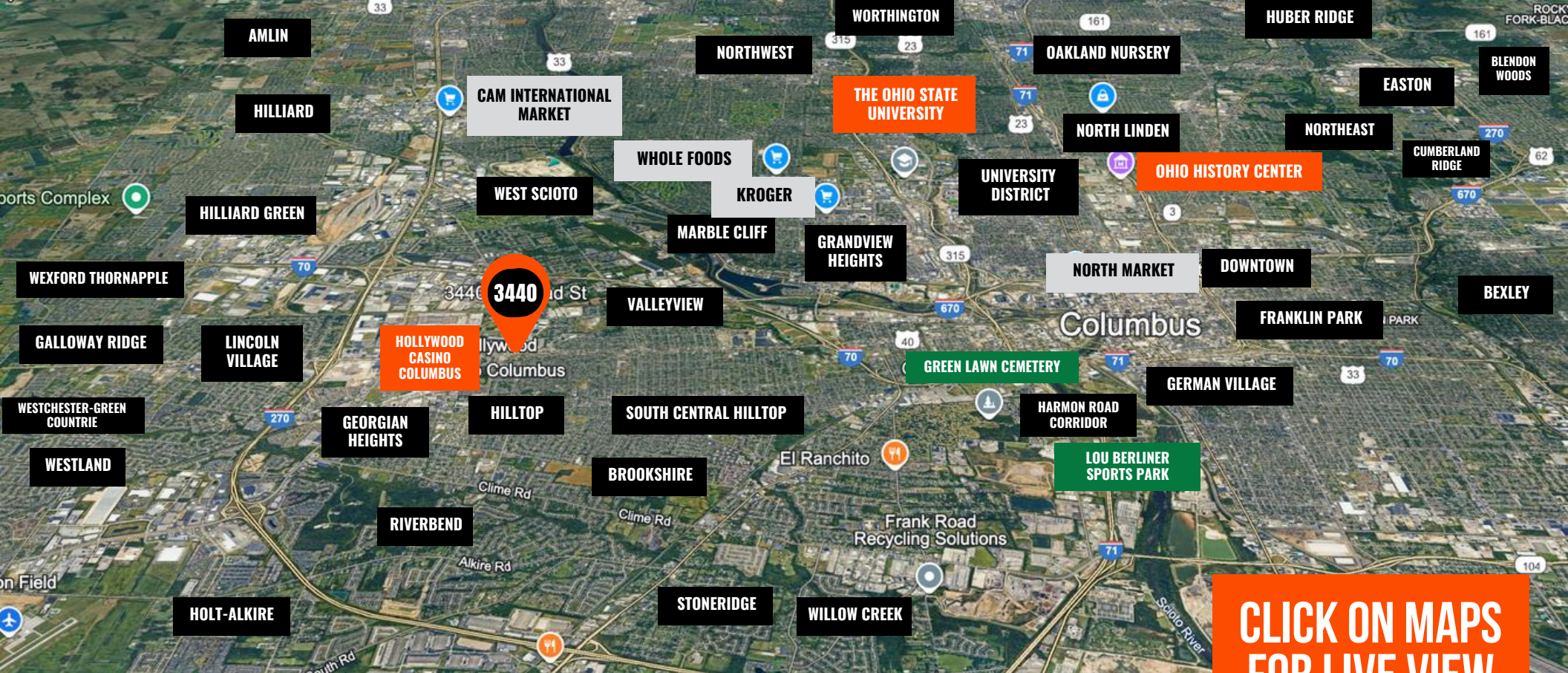
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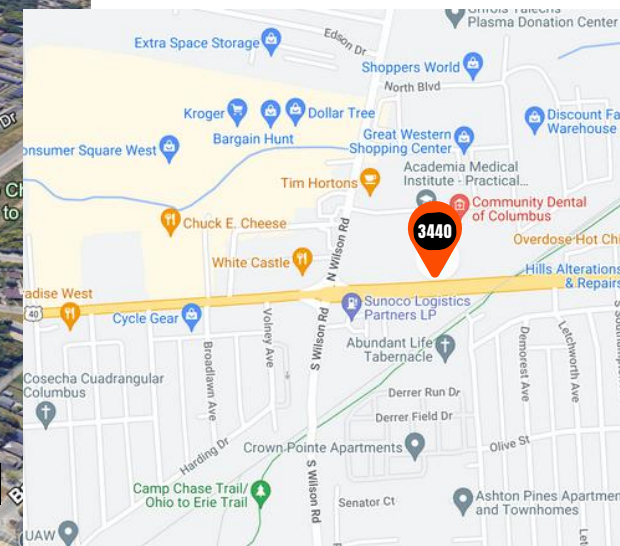
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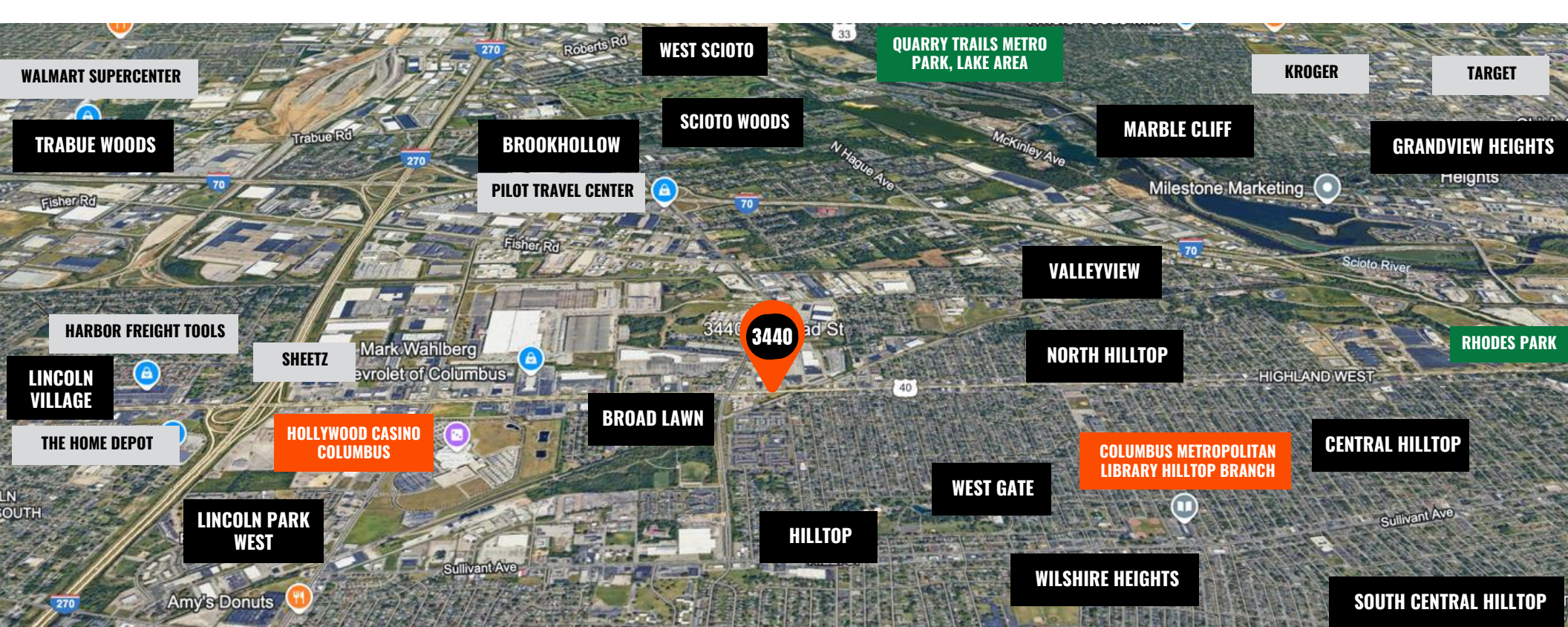
INTERSTATE
270





**CLICK ON MAPS
FOR LIVE VIEW**





HIGHWAY ACCESS

Highway Access: Easy access to I-270 and I-70, facilitating efficient logistics and commuting.

- **I-70: 1.5 MILES**
- **I-270: 3.2 MILES**
- **US-40: ON-SITE (W BROAD ST)**

AIRPORT PROXIMITY

- **13.5 miles, 21-minute** drive to John Glenn Columbus International Airport
- **18.5 miles, 26 minutes** to Rickenbacker International Airport

FREIGHT OPTIONS

TRANSPLASTICS, INC.-COLUMBUS-OH
Railroad: 1.9 miles
(4-minute Parks (within 3 miles))



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WHY CHOOSE 3440 W. BROAD STREET?

OPPORTUNITY ZONE

Located in a designated Opportunity Zone, offering potential tax benefits for investors

MODERN INFRASTRUCTURE

Extensively renovated in 2018 with upgrades

OPEN FLOOR PLAN

Wide open space with no columns in the main area, offering flexibility for various industrial setups

BLANK CANVAS

Situated on two parcels totaling 2.02-acres, with 21,844 square feet of interior space and 2500 square feet of basement

STRATEGIC LOCATION

Located on a prime corner in the City of Columbus at West Broad and Wilson Road this site grants high visibility and easy accessibility

POTENTIAL GROWTH

Positioned in a neighborhood and city experiencing revitalization and economic growth

3440
INVESTMENT OPPORTUNITY
WEST BROAD ST



DON'T MISS THIS EXCEPTIONAL OPPORTUNITY TO INVEST IN ONE OF COLUMBUS'S MOST PROMISING INDUSTRIAL PROPERTIES.

3440 W BROAD ST OFFERS THE PERFECT BLEND OF LOCATION, VERSATILITY, AND POTENTIAL FOR GROWTH.

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ROTH

REAL
ESTATE
GROUP

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