

# 1360 Essex Avenue

Columbus, OH 43211

**for lease**  
**± 9,650 s.f.**

- Available for immediate occupancy
- Stand-alone building
- Infill location outside of downtown
- Located less than one (1) mile to I-71
- Strong labor attributes



Nick Tomasone  
Executive Vice President  
+1 614 460 4482  
[nicholas.tomasone@jll.com](mailto:nicholas.tomasone@jll.com)

Kilar Mariotti  
Brokerage Analyst  
+1 614 460 4479  
[kilar.mariotti@jll.com](mailto:kilar.mariotti@jll.com)



# Property specifications



|                     |           |
|---------------------|-----------|
| Available s.f.      | 9,604     |
| Office s.f.         | 1,326     |
| Building dimensions | 98' x 98' |
| Interior bays       | 32' x 32' |
| Clear height        | 15'       |

|                    |                       |
|--------------------|-----------------------|
| Dock doors         | 1 (10' x 12')         |
| Grade level doors  | 1 (12' x 14')         |
| Warehouse lighting | LED                   |
| Warehouse heating  | Gas fire Reznor units |
| Zoning             | M - City of Columbus  |

# Area overview

The property features very strong labor attributes and 1,000 foot proximity to Interstate 71.

|                         | 5 miles  | 10 miles  | 15 miles  |
|-------------------------|----------|-----------|-----------|
| Population              | 370,264  | 1,126,561 | 1,554,751 |
| Households              | 159,228  | 467,144   | 624 631   |
| Median household income | \$54,420 | \$63,300  | \$73,177  |

Source: ESRI, July 2022

## Highway access



1,000 feet



2 miles



0.9 miles



4.7 miles

