

**12.7 ACRES AVAILABLE (DIVISIBLE)
FOR LEASE OR BUILD-TO-SUIT**

611 Marion Rd

COLUMBUS, OH 43207

Stabilized surface for IOS

Fenced in, gated, and well lit

City of Columbus M Zoning



TRANSPORT
PROPERTIES
OUTSIDE OF INDUSTRIAL

**CUSHMAN &
WAKEFIELD**

Site Highlights

Significant Capital Improvements Underway!

12.70 ACRES (DIVISIBLE) FOR OUTSIDE STORAGE

ABILITY TO STACK CONTAINERS 3-HIGH

ZONED M - CITY OF COLUMBUS

EXCELLENT HIGHWAY ACCESS

OWNER CAN BUILD TO SUIT:

- TRADITIONAL INDUSTRIAL
- EQUIPMENT RENTAL FACILITY
- TRUCK MAINTENANCE FACILITY

ACCESS TO RICKENBACKER SUBMARKET

WITHIN 2 MILES OF CSX RAILROAD

INSTITUTIONAL OWNERSHIP

SECURED & WELL-LIT



Located in Columbus, 611 Marion Rd offers **convenient access to major interstate corridors** including **I-70, I-270, and I-71**, supporting streamlined regional and national distribution. The site can be delivered by **professional ownership** to prospective tenants with **stabilized gravel, fully screened and fenced in with gate access**, and is **well lit with full utilities at the site**.

Key Distances

2.7 MILES TO I-70

5.8 MILES TO I-270 VIA ALUM CREEK DR

4.1 MILES TO I-71 VIA SR-104

10.6 MILES TO RICKENBACKER INTERNATIONAL AIRPORT

10.3 MILES TO JOHN GLENN INTERNATIONAL AIRPORT

1.8 MILES CSX RAILROAD



253,898
POPULATION

Within 5 Miles



\$74,838
MEDIAN INCOME

Within 5 Miles



\$321,027
MEDIAN HOME VALUE

Within 5 Miles



35
AVG. AGE

Within 5 Miles

875,228
POPULATION

Within 10 Miles

\$77,875
MEDIAN INCOME

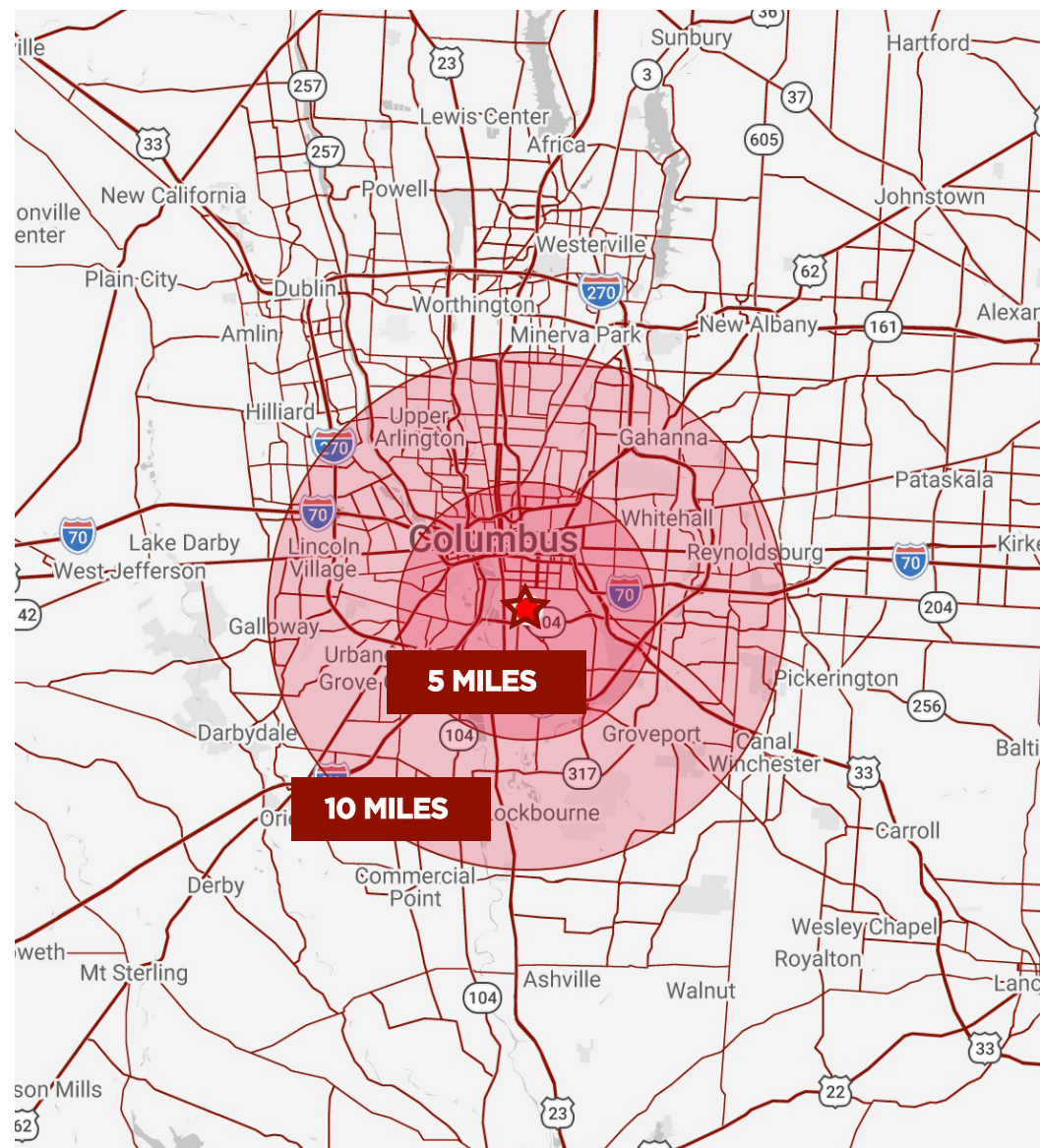
Within 10 Miles

\$315,137
MEDIAN HOME VALUE

Within 10 Miles

34
AVG. AGE

Within 10 Miles





Conceptual Site Plan



Contact Information



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