

1801-1827 O'BRIEN RD

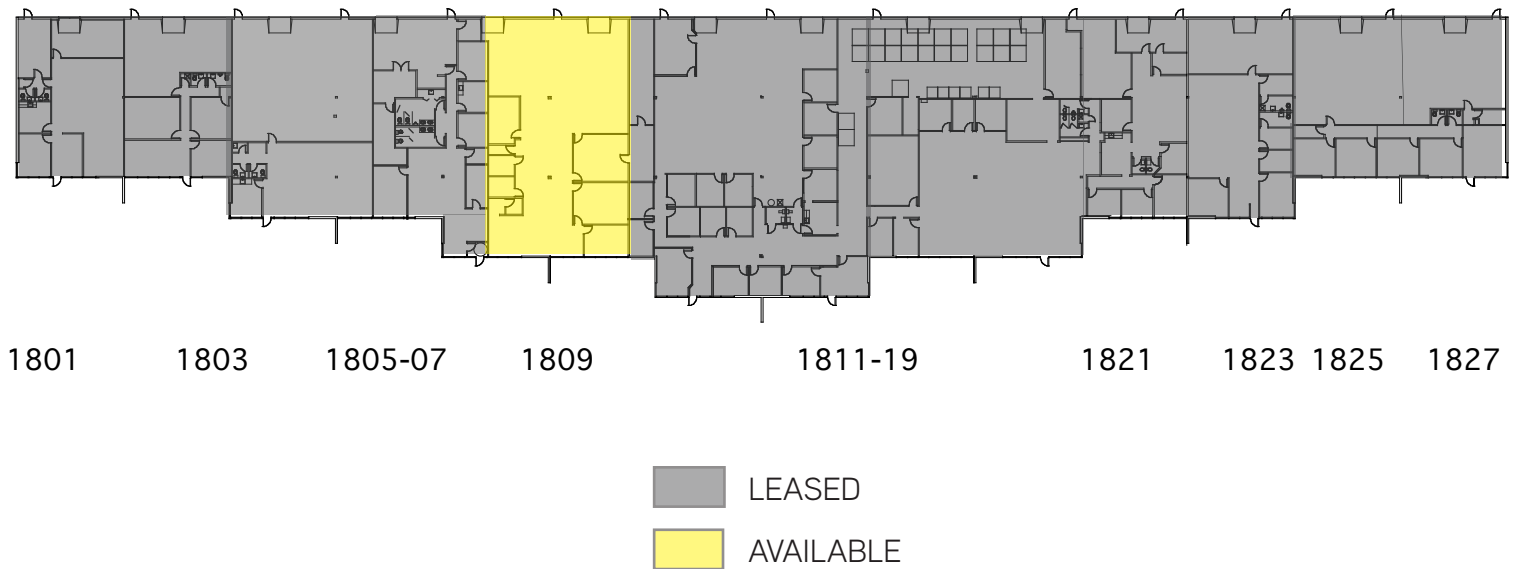


Columbus, Ohio 43228

FOR LEASE > INDUSTRIAL SPACE



SITE PLAN

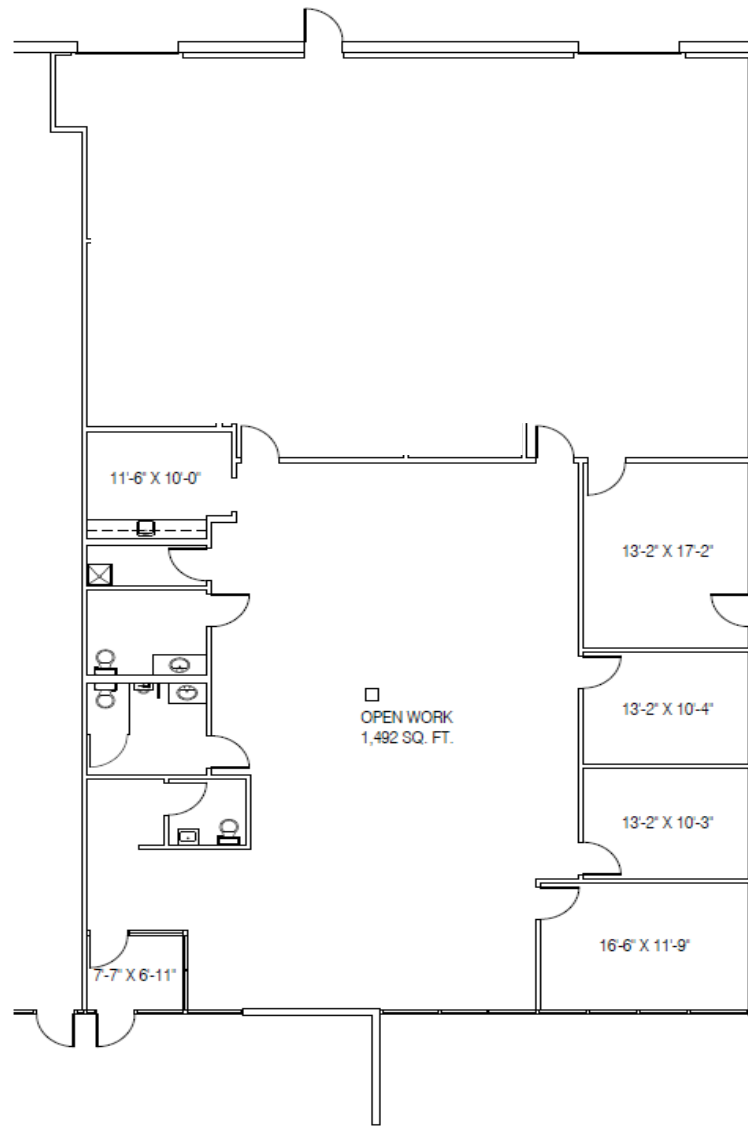


Very efficient flex suites with direct frontage along I-270. Nicely finished spaces in “move-in” condition for a quick deal. Building is at step-van dock height and a mix of drive-ins and step van docks.

Building Amenities

- › 44,164 SF Flex Building
- › Direct frontage and possible signage along I-270
- › Well maintained complex
- › Built originally in 1984
- › 14’-15’ clear ceiling height
- › Fully climate controlled spaces available
- › Building is step-van height with step-van docks and drive-ins
- › Wet sprinkler system
- › 140 automobile parking spaces (3+/1,000)

FLOOR PLAN



1809 O'Brien Road

Suite	Total SF	Office SF	Drive-ins/Docks	Lease Rate	Operating Expenses
1809 O'Brien Rd	5,425	3,521	2 step-van dock*	\$6.25/SF NNN	\$3.30/SF

*1 door has powered scissor lift for dock high deliveries.

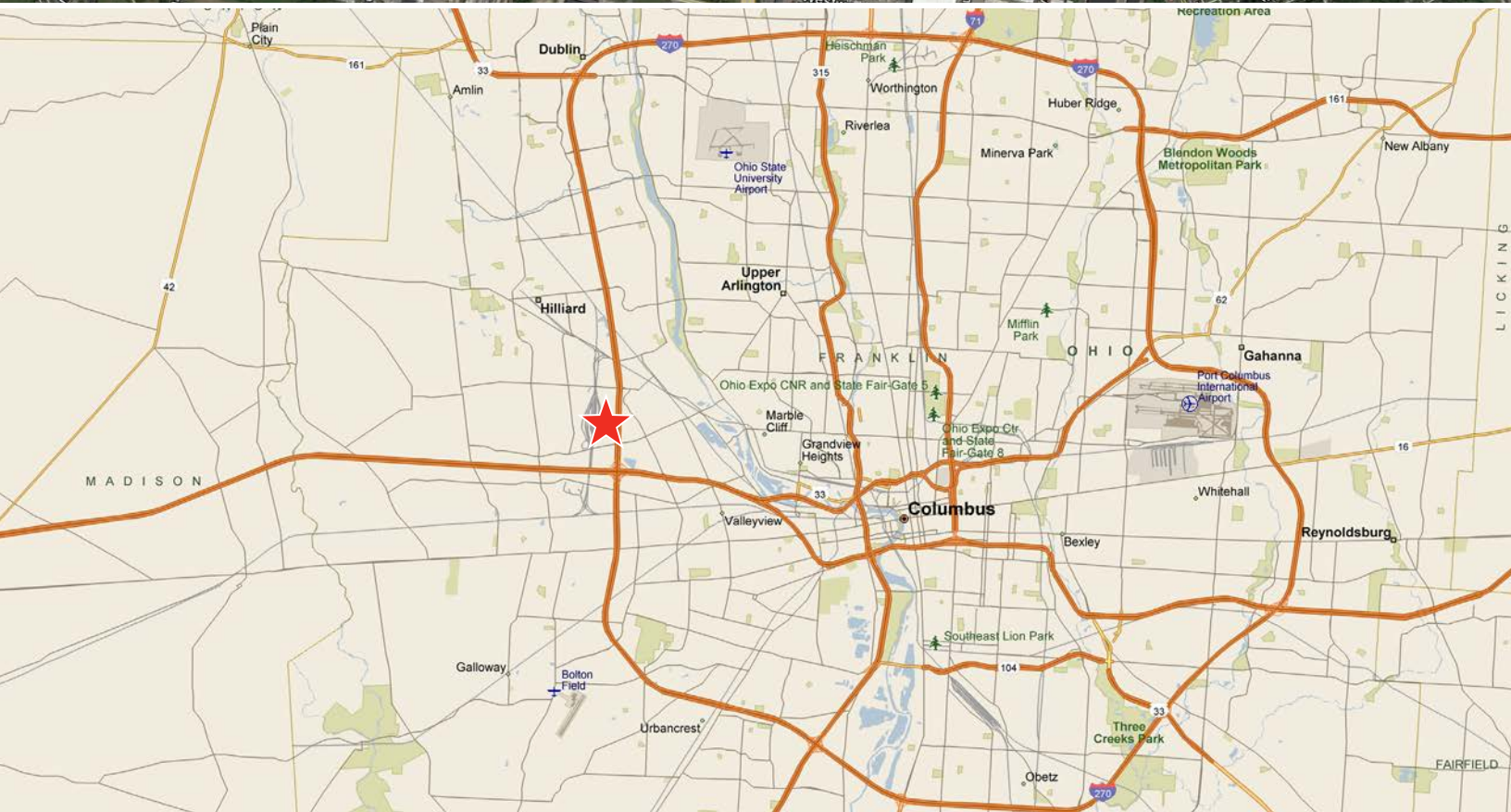
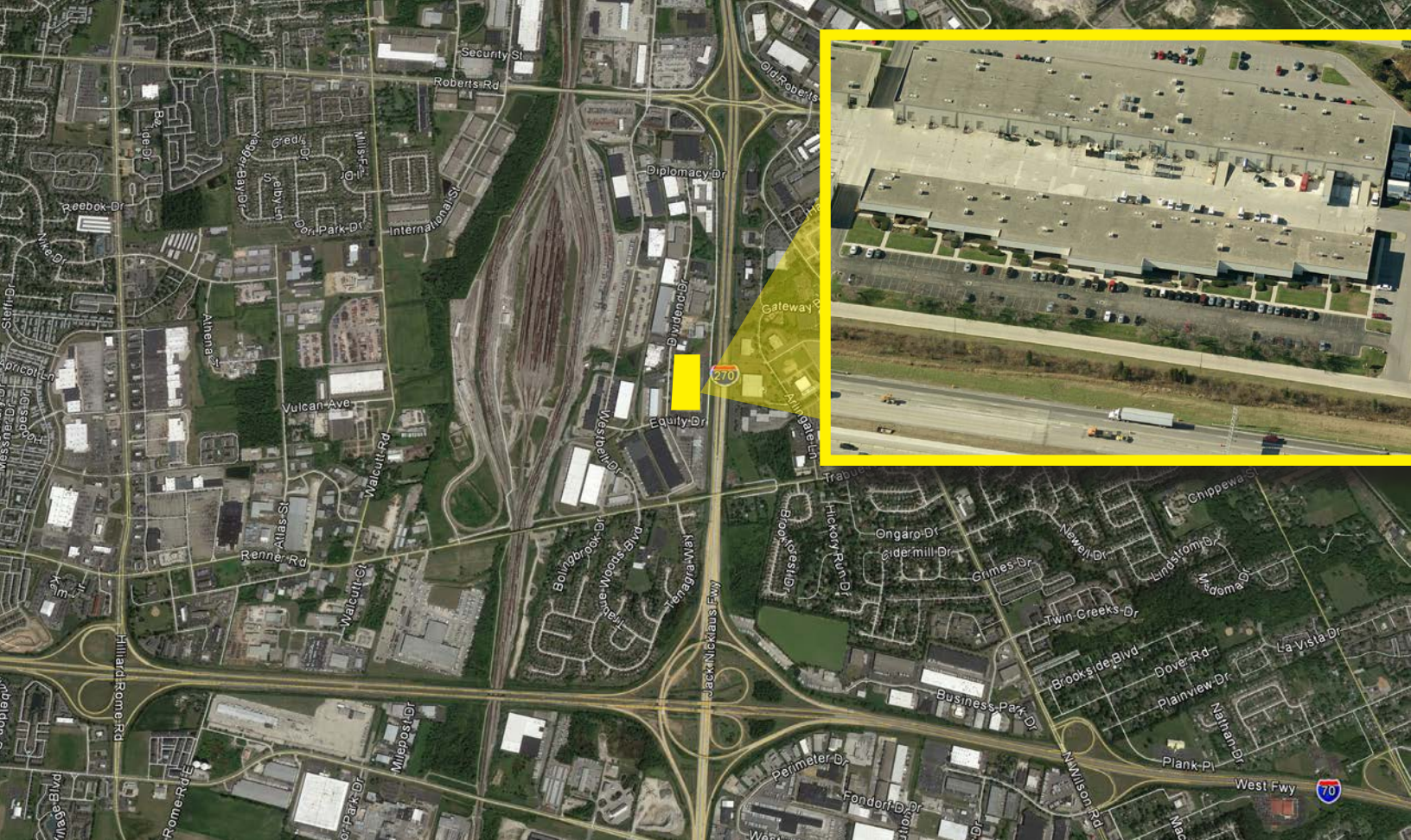
JOEL YAKOVAC, SIOR
614.410.5654
COLUMBUS, OH
joel.yakovac@colliers.com

SHANE WOLOSHAN, SIOR
614.410.5624
COLUMBUS, OH
shane.woloshan@colliers.com

MICHAEL LINDER, SIOR
614.410.5628
COLUMBUS, OH
michael.linder@colliers.com

JONATHAN SCHUEN
614.437.4495
COLUMBUS, OH
jonathan.schuen@colliers.com





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