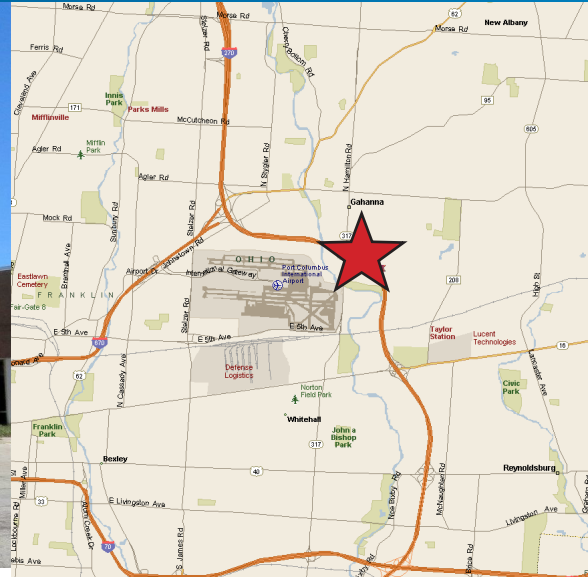


FOR LEASE > INDUSTRIAL SPACE

Gahanna Commerce Center

762-800 MORRISON RD, GAHANNA, OH 43230



776 Morrison Rd. > Industrial Space

Great space in Gahanna, OH submarket, readily available. Approximately 32,400 SF of office/warehouse space containing 4,000 +/- SF of nicely finished office space. The warehouse will have upgraded LED lighting and is served by 8 existing dock doors, 2 of which are 12'x14' that could be ramped for drive-in doors. Further building amenities include above average car parking, possibility for trailer parking and 18' - 20' clear height. Sits prominently overlooking I-270 between Hamilton Rd. and Broad St. exits for quick/easy highway access. Longtime local ownership with professional property management.

Building Size:	125,000+/- SF office/warehouse building
Available Space:	32,400+/- SF
Lease Rate:	\$4.75/SF NNN
Operating Expenses:	\$1.45/SF
Year Built:	1987

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COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION
Two Miranova Place, Suite 900
Columbus, OH 43215
www.colliers.com

Building Amenities

- > 4,000+/- SF of nicely finished office
- > 8 dock doors, 6 - (8' x 10') with levelers and 2 - (12' x 14') which could be ramped for drive-in doors
- > Block/brick veneer construction
- > 18' - 20' clear height
- > Striped parking for 200 cars on site, both in front and rear of the property
- > Per the electric service provider, capacity is 3 phase, 4 wire electric service to the space
- > Gas forced air heat



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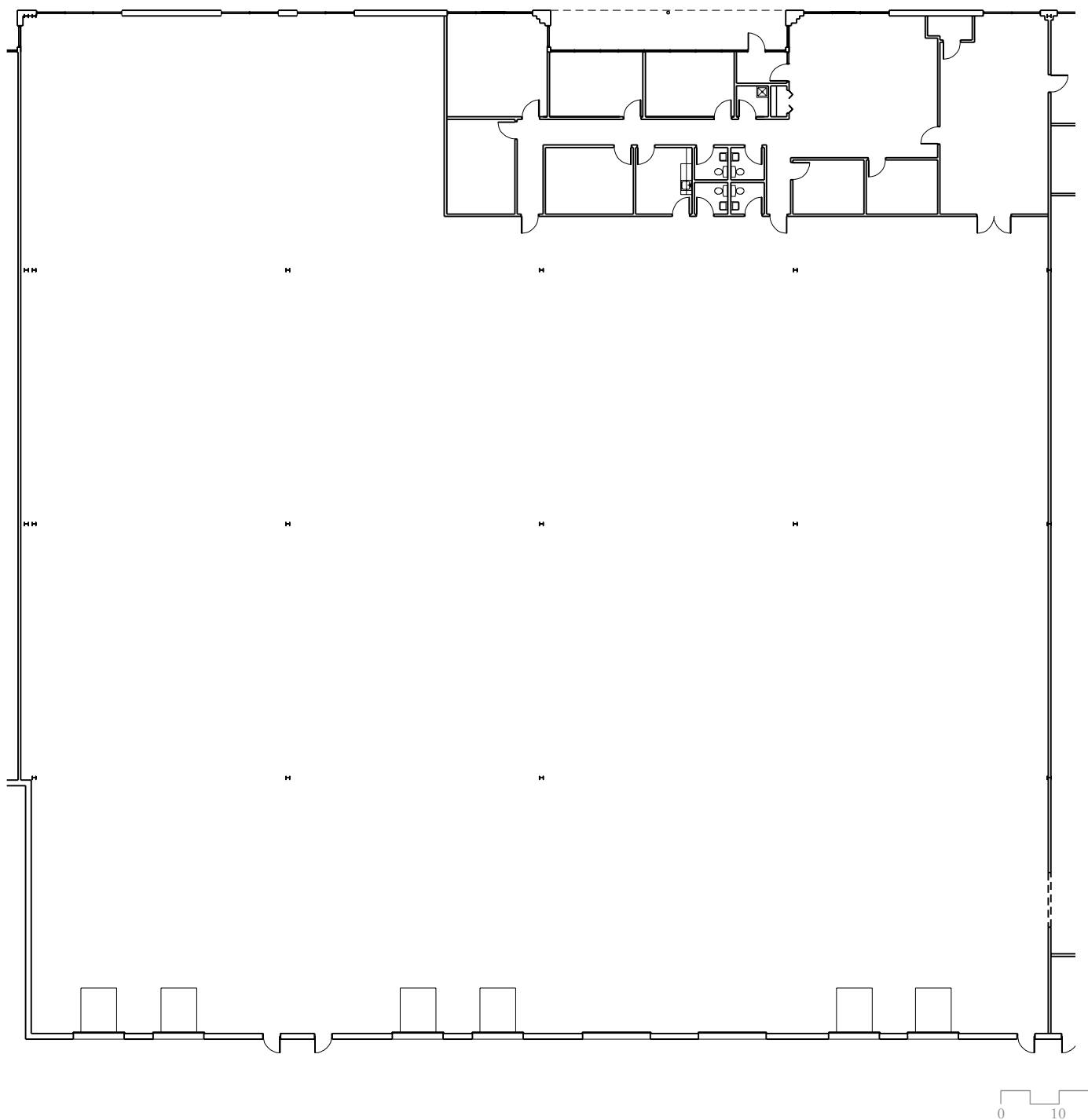
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Floor Plan



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