



# For Lease

Truck/Trailer Maintenance & IOS

3600 Enterprise Ave  
Columbus, OH 43228

Hard to find truck and trailer maintenance facility with four (4) drive-through bays on 2.12 ± acres. This property is fully fenced/gated and located less than 0.5-miles from I-70, inside the I-270 outerbelt. The warehouse/maintenance portion of the facility measures approximately 80' deep by 104' wide.

<b>Lease Rate:</b>	Negotiable
<b>Real Estate Taxes &amp; Insurance:</b>	\$1.72/SF (estimated 2026)
<b>Building SF:</b>	14,557 ± SF
<b>Office SF:</b>	4,200 ± SF

# Site Plan

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- 36' clear height
- Eight (8) 14'x14' drive-in doors
- Two (2) 12'x12' drive-in doors
- Floor drains
- 1,500-gallon oil/water separator
- Radiant floor heating in the warehouse
- Compressed air lines and power drops throughout
- Wet sprinkler
- Fully fenced and gated
- M-Zoning, City of Columbus



# Property Photos

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# Access/Amenities

3600 Enterprise Ave  
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