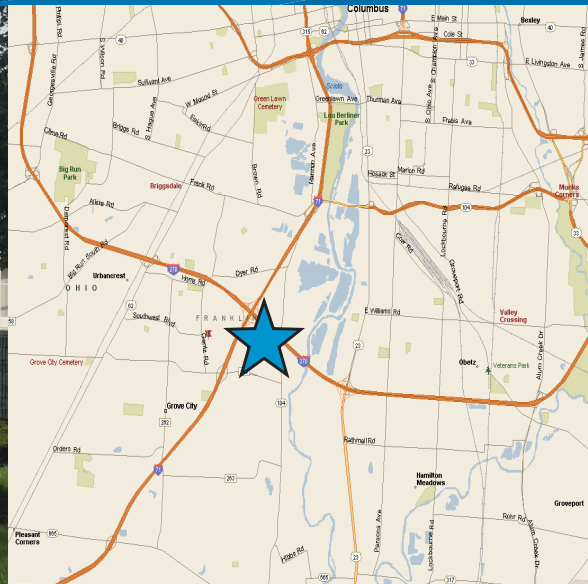


FOR LEASE > INDUSTRIAL SPACE

SouthPark IV

3655 BROOKHAM DR, GROVE CITY, OHIO 43123



3655 Brookham Drive > Industrial Space

Located in an industrial park setting that is ideal for an image conscious tenant. Providing easy access to I-71 and I-270 with many retail amenities nearby. This space offers 600 amp power, air conditioned warehouse, new spec office and 10 dock doors.

Building Type:	299,500 SF Bulk Distribution Facility
Available Space:	24,130 - 72,392 +/- SF
Lease Rate:	\$3.25 - \$4.25/SF NNN
Operating Expenses:	\$1.76/SF - Estimated 2018
Office:	2,221 SF Plus 626 SF of Warehouse Office

3655 Brookham Drive
is owned by:

**LINCOLN
PROPERTY
COMPANY**

Contact Us

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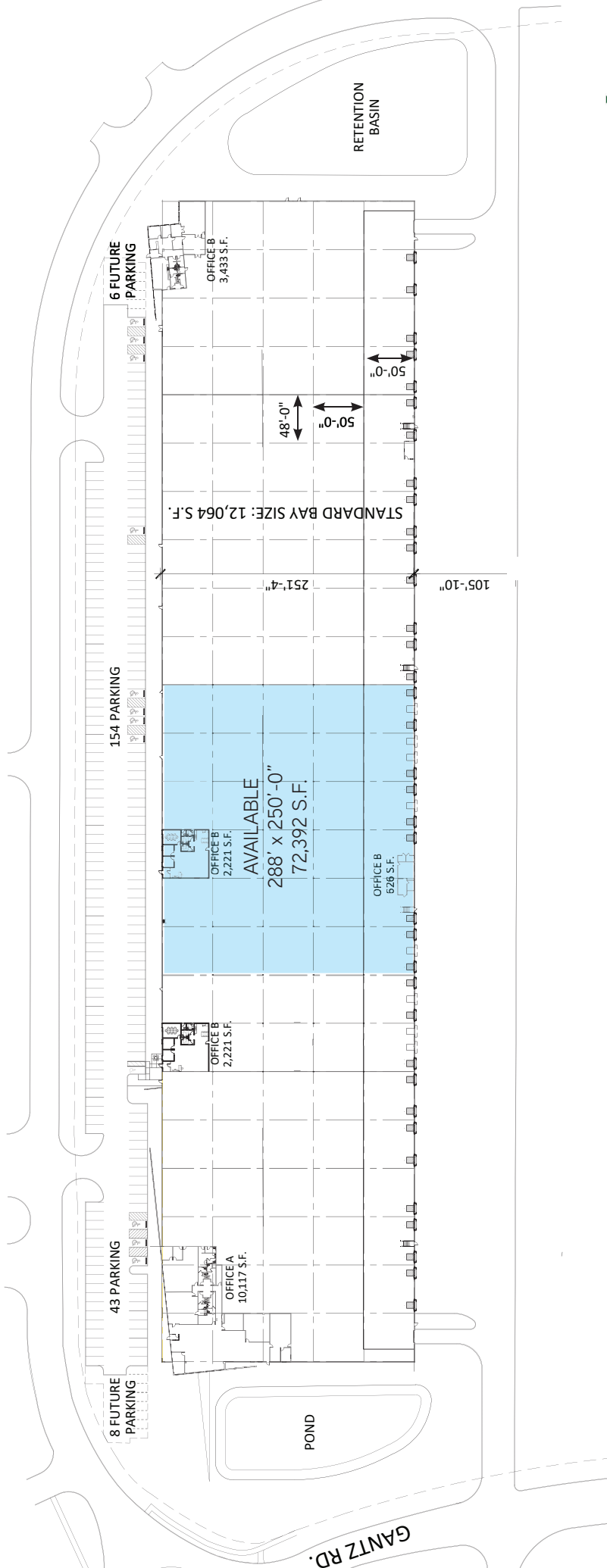
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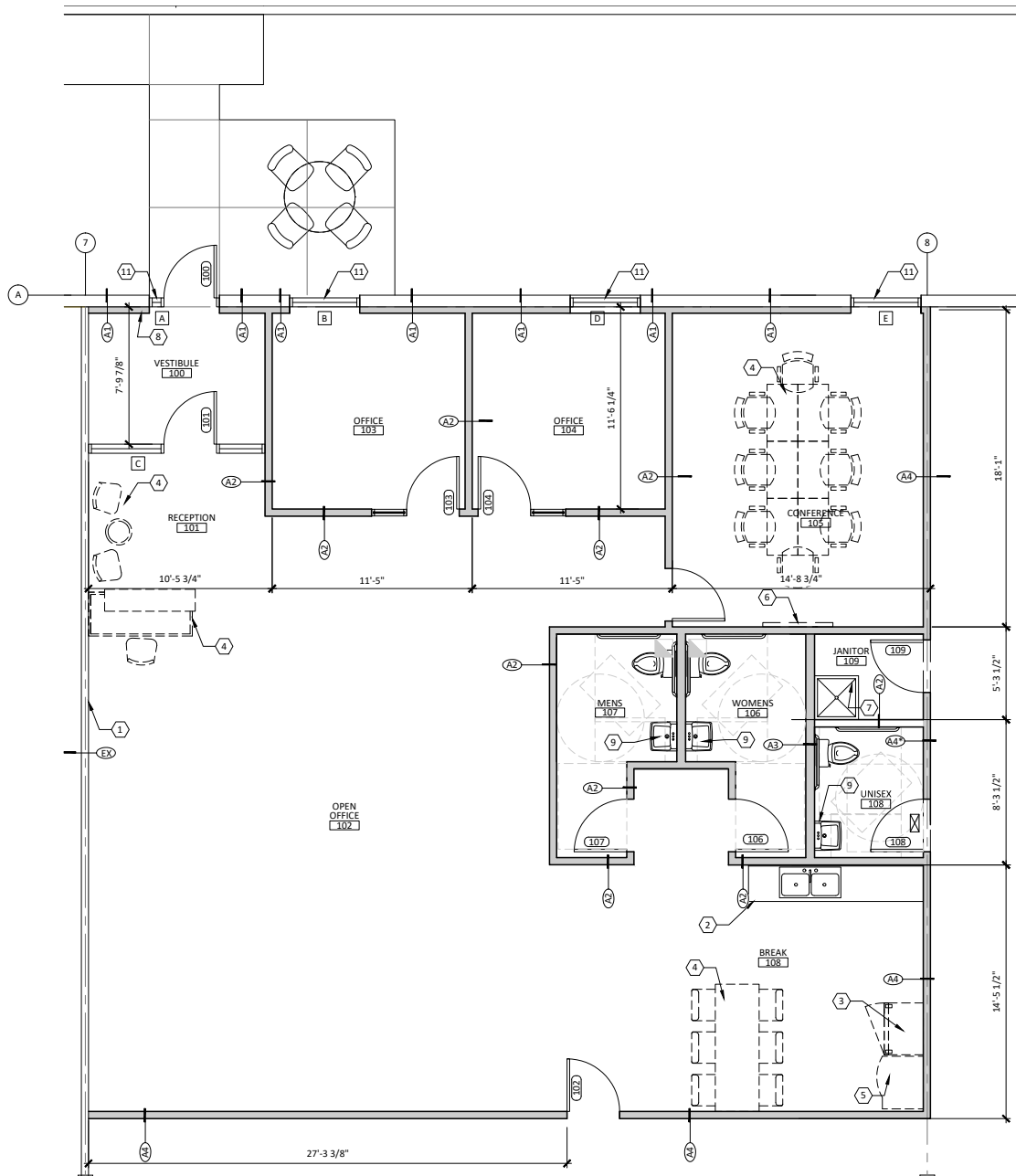
**COLLIERS INTERNATIONAL
GREATER COLUMBUS REGION**
Two Miranova Place, Suite 900
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Space Amenities

- > 10 dock doors equipped with levelers and seals (room to add more)
- > Column spacing 48'x50'
- > 600 amp power
- > 24'-26' clear height
- > 110' truck court
- > Air Conditioned Warehouse
- > New spec office
- > T5 lighting with motion sensors

Office Layout



Aerial



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