



4342 Janitrol Rd
Columbus, OH 43228

For Lease

Warehouse with trailer parking located on the desirable west side of Columbus with quick access to I-70 and I-270. New ownership with planned 2025 improvements including: New roof, LED lighting, interior / exterior paint, new dock doors, office refresh, and exterior pavement / concrete repair.

Building Size:	199,987 ± SF warehouse
Available Space:	60,000 - 199,987 ± SF
Lease Rate:	Negotiable
Operating Expenses:	\$1.75/SF (estimated 2026)

This property is owned by:



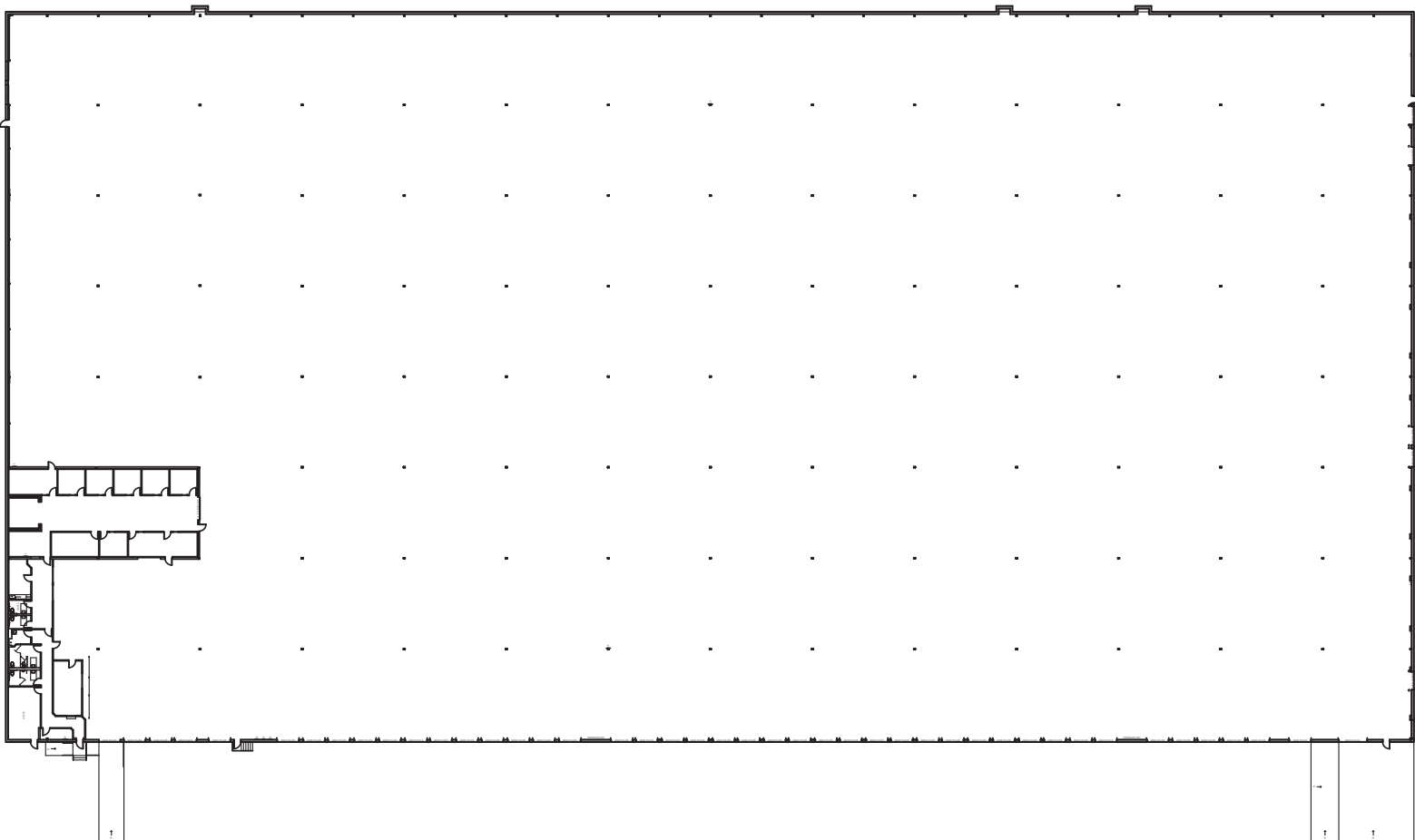
Space Amenities

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- Available: Immediately
- 199,987 sf divisible to 60,000 sf
- 80 ± trailer parking spaces
- 5,535 sf office
- 42 docks doors
- 2 drive-in doors
- 21' - 23' clear height
- 40' - 45' column spacing
- Wet sprinkler. ESFR upgrade considered and feasible.
- Power: 3-phase, 600 amp, 480 Volt
- Located in Franklin Township with possible city income tax savings

Improvements completed in 2025:

- New roof
- LED lighting
- Interior / exterior paint
- New dock doors
- Office refresh
- Exterior pavement/concrete repair



Site Overview

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Access Map

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