



Flex Space Lease Opportunity

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Colliers
Greater Columbus Region
Two Miranova Place
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1000 Morrison Rd & 845 Claycraft Rd Gahanna, Ohio 43230

Easy Access to I-270, I-70, and the Airport

Well maintained Columbus flex warehouse space with easy access to I-670 and I-270 and just minutes from Easton or Downtown. Suites can accommodate most tenant requirements with additional contiguous space available.

Property Information

Building Type	Office Space
Available Space	2,880 - 7,360 SF
Lease Rate	\$7.95-\$8.99 / SF NNN
2022 Estimated Operating Expenses	\$2.81 /SF

For Lease

Building Highlights

- 13' clear ceiling height
- Easy access to I-270, I-70, and the airport
- Drive-in doors
- Clean and well lit office and warehouse space
- Newer office / warehouse space
- Showroom / office and warehouse space available
- Professionally managed

Availabilities

Building	Suite	Lease Rate (NNN)	Available
1000 Morrison Rd	A	\$7.95 / SF	6,000
Frontage/signage on Morrison Rd and I-270			
Approximately 80% open retail/showroom			
1 drive-in door			
Formerly a gym			
845 Claycraft Rd	B & C	\$8.99 / SF	7,360
Available 1/1/2023			
Approximately 40% office			
1 drive-in door			
845 Claycraft Rd	D	\$7.95 / SF	5,500
Available 2/1/2023			
Office and warehouse space			
Approximately 30% office			
1 drive-in door			
845 Claycraft Rd	E	7.95 / SF	3,140
Full A/C warehouse			
Plenty of 110v electrical drops			
1 drive-in door			
Approx. 30% office			
845 Claycraft Rd	J	\$7.95 / SF	2,680
Approximately 1,300 SF office			
1 drive-in door			
2 private offices			



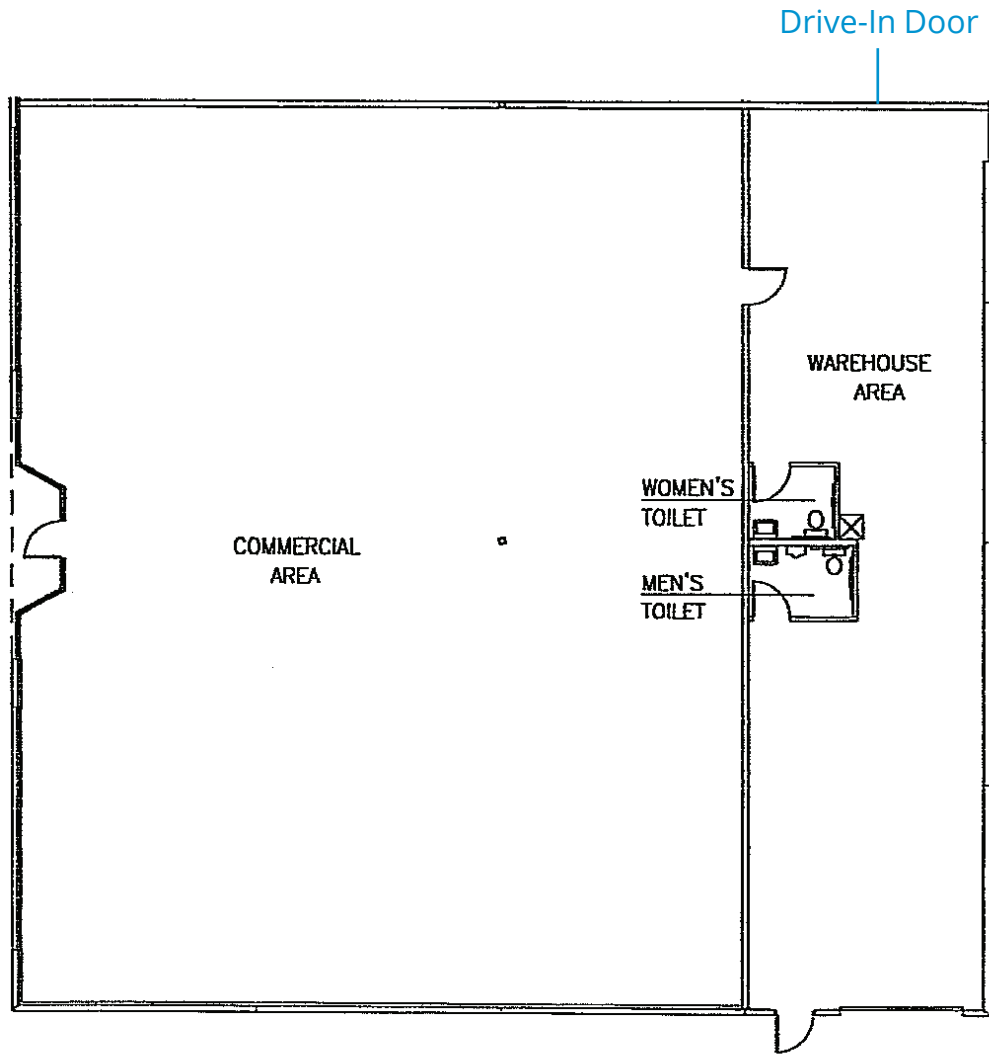
Contact us:

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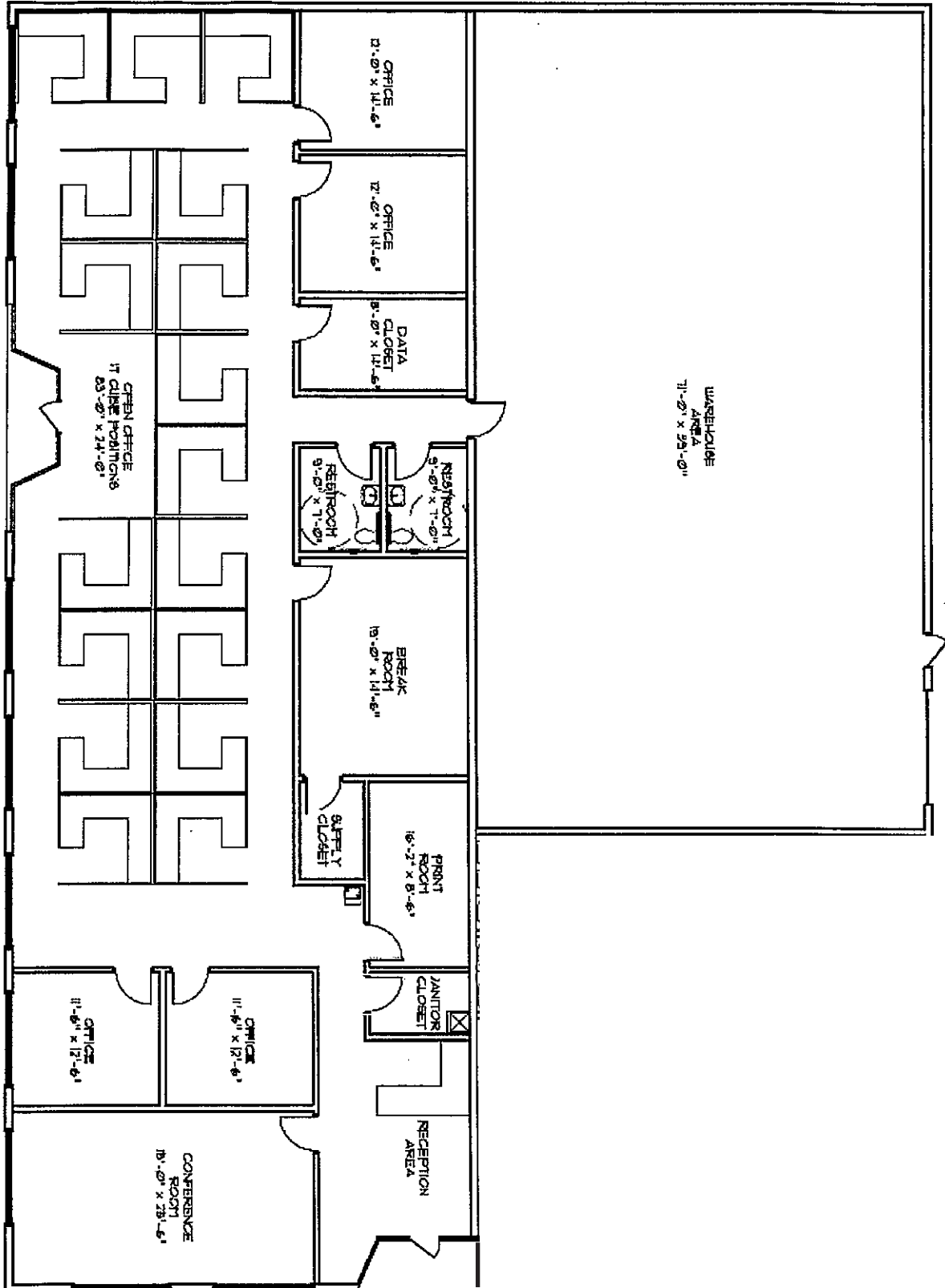
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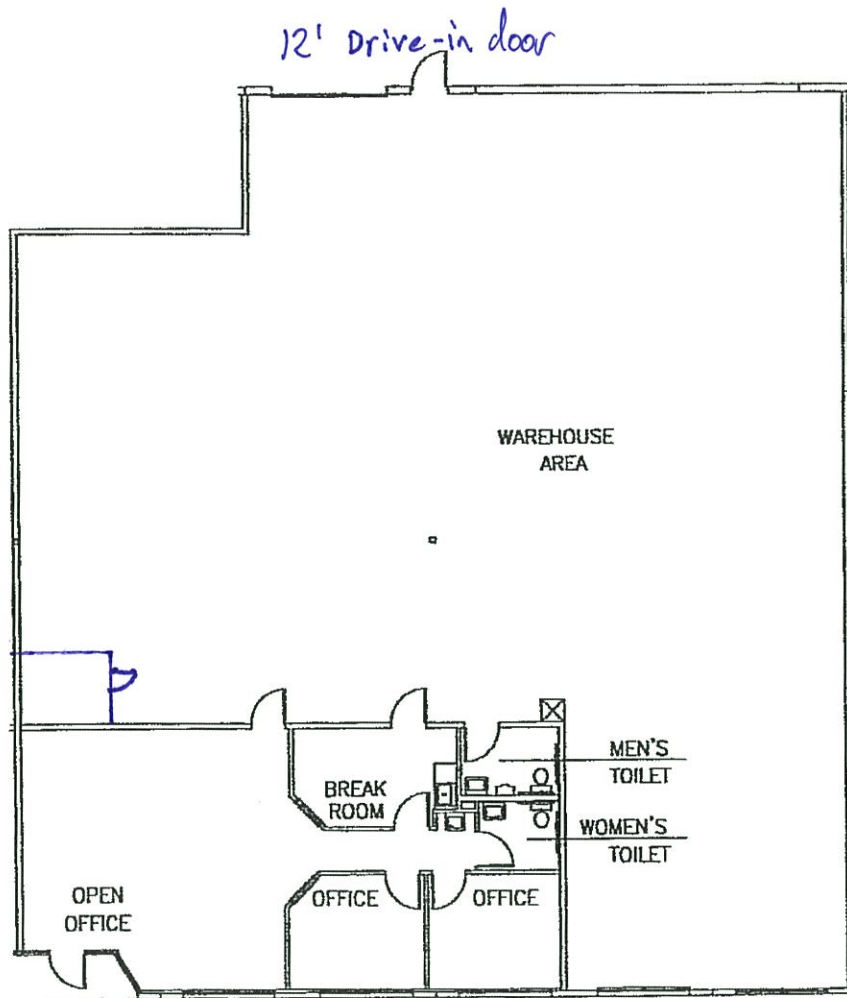
1000 Morrison Rd - Suite A



845 Claycraft Rd - Suite B & C



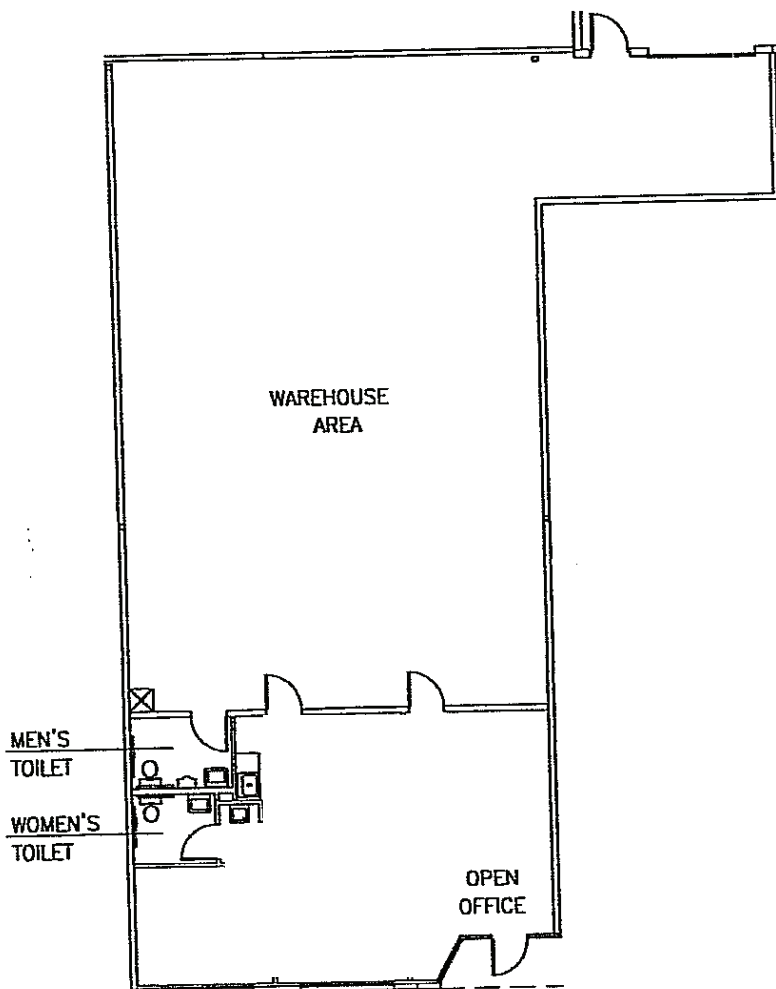
845 Claycraft Rd - Suite D



845 Claycraft Road
Suite D
5,500 sf

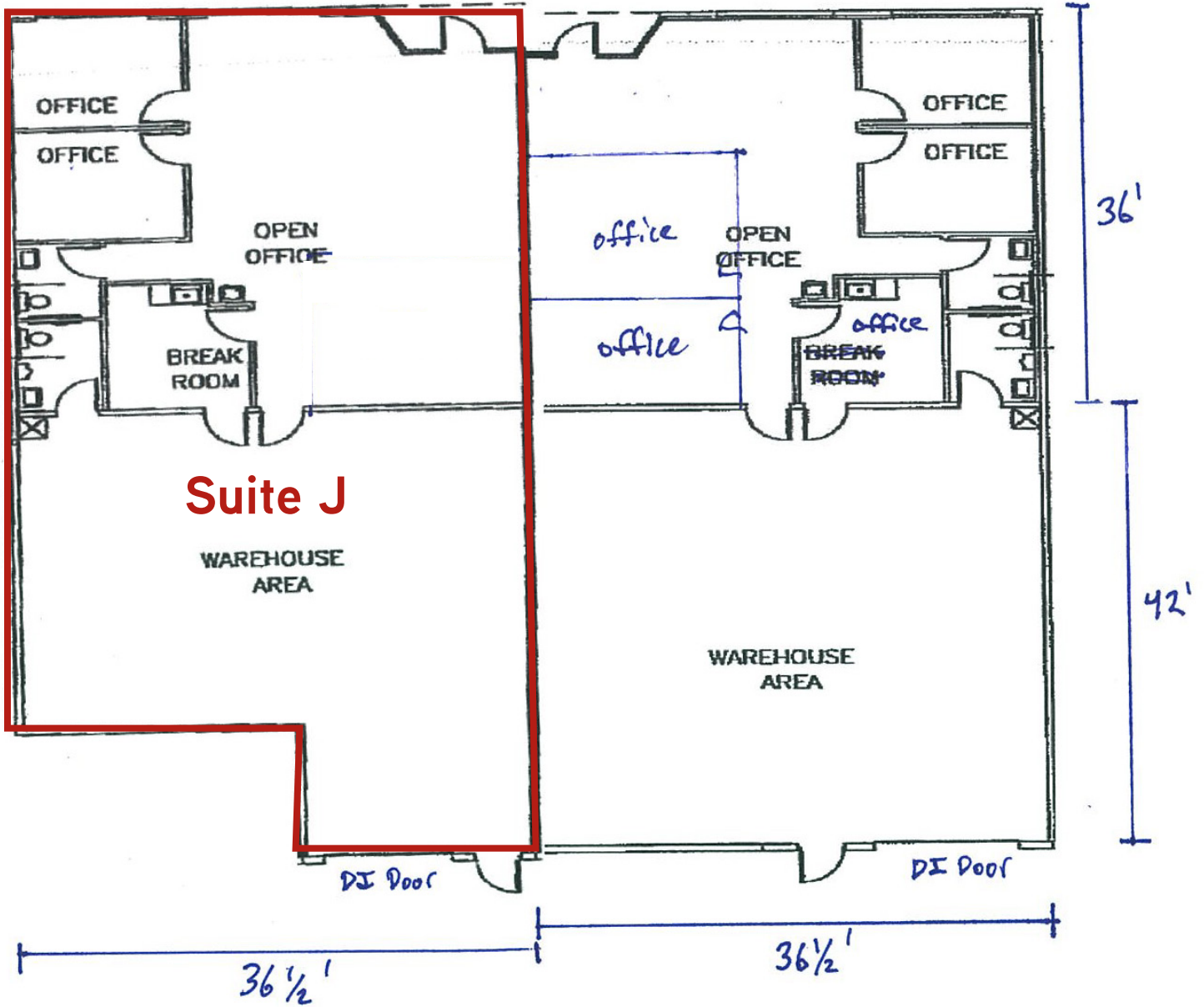
**Drawing is Approximate*

845 Claycraft Rd - Suite E



845 Claycraft Road
Suite E
3,140 sf

845 Claycraft Rd - Suite J



All measurements are approximate