

800 - 830 Distribution Drive
Columbus, OH 43228

For Lease



WAREHOUSE / DISTRIBUTION SPACE WITH DOCKS & DRIVE-IN DOORS

Available for Lease:

- 6,000 SF with 2 docks
- 12,000 SF with 1 dock, 1 drive-in
- 18,080 SF with 3 docks, 2 drive-ins

Max contiguous = 18,080 SF
Smallest space = 3,000 SF

- Excellent location off of Fisher Road less than 2 minutes to I-70/I-270 interchange
- Property contains 2 30,000 SF buildings on 4 acres (800-830 Distribution Drive)
- 18' clear height
- Zoned M- Manufacturing, City of Columbus

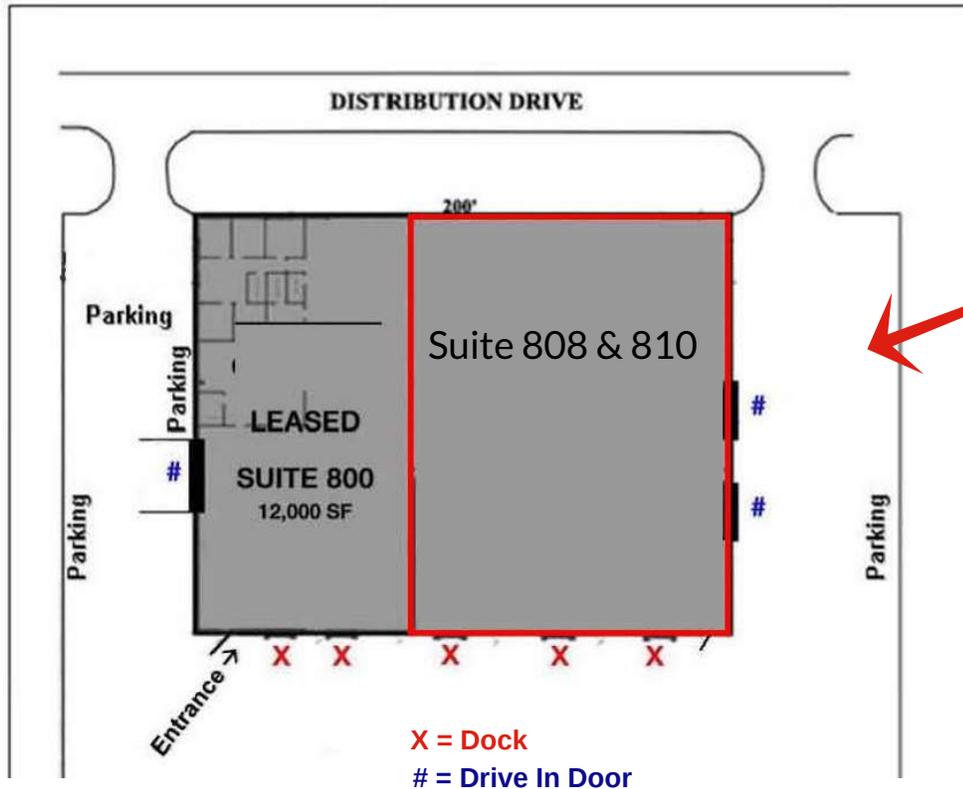


Brad L. Kitchen, SIOR
614.545.2155
bkitchen@AlterraRE.com

Alterra Real Estate
614.365.9000
www.AltterraRE.com

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Suite 808 & 810
totaling 18,080 SF
Minimum size 3,000 SF

- Suite 808 has 600 SF of office with lobby access and restrooms
- Suite 810 has 1,200 SF office with restrooms

- 3 docks (10'x10') and 2 drive in doors (14'x 12' and 10' x 12')

- 600 amps of 480V in 808 3 phase
-200 amps of 208V in 808
-200 amps of 208V in 810

Owner will subdivide to as small as 3,000 SF with 1 dock & 1 drive in

Lease Rate for 3,000 SF = \$3,000 MG per month

Lease Rate for 6,000 SF = \$5,000 MG per month

Lease Rate for 9,080 SF to 18,080 SF = \$5.95 psf Net

2019 est operating expenses = \$1.68 psf

All of the contained information has been compiled from sources deemed to be reliable, but no representation is made as to the accuracy thereof and it is submitted subject to errors or omissions. Buyer is responsible to verify the information contained herein. This submission is also subject to changes in price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.

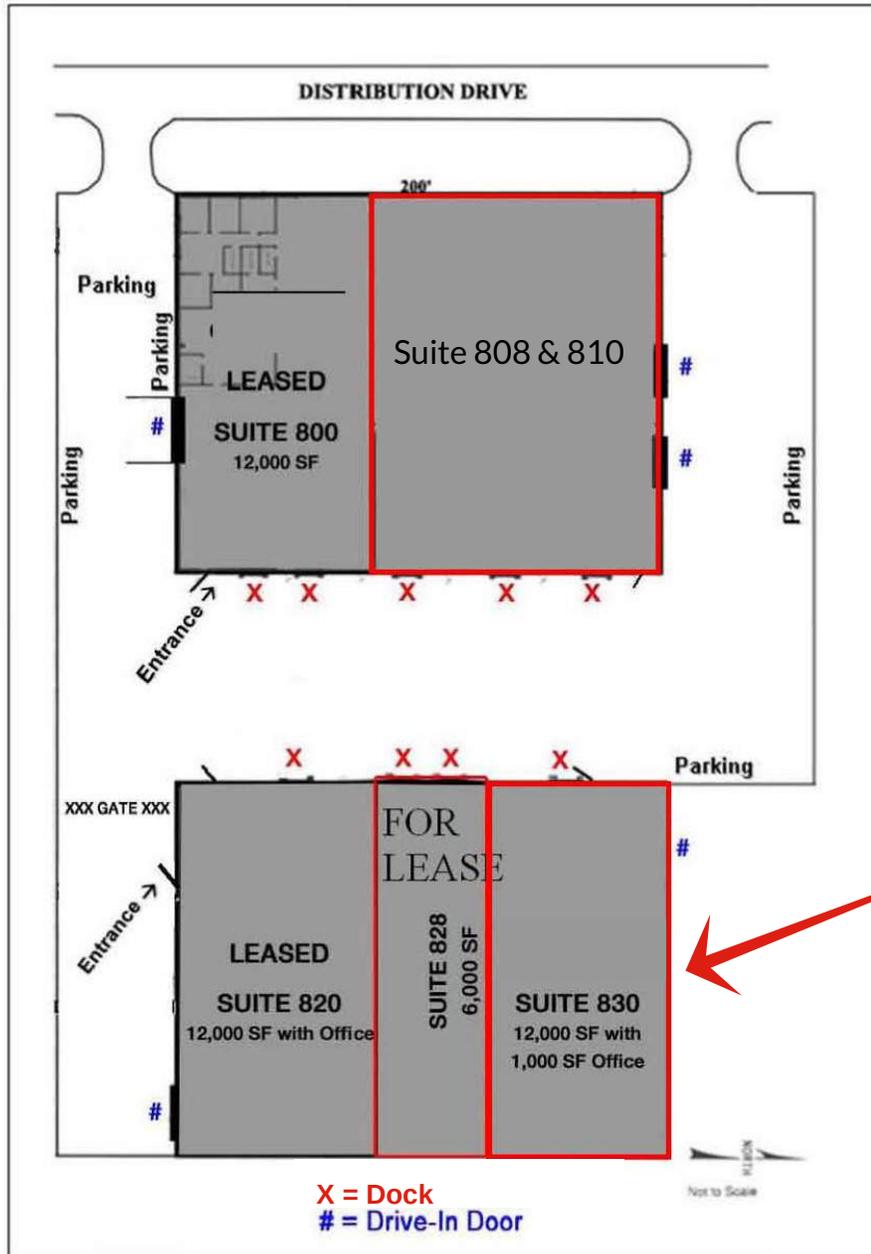


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Suite 828 = 6,000 SF
2 docks

Suite 830 = 12,000 SF
1 dock and 1 drive in

Can be combined for 18,000 SF

Lease Rate for 6,000 SF = \$5,000 MG per month
Lease Rate for 12,000 SF to 18,000 = \$5.95 psf Net
2019 est operating expenses = \$1.68 psf

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