FOR LEASE

I RECORD LA

City Gate Business Park 2300 Citygate Dr, Columbus, OH 43219 12,000 SF AVAILABLE / \$5.50 NNN

PROPERTY HIGHLIGHTS

Available

- 12,000 SF office/warehouse
 - Office square footage to suit
 - 11,250 SF warehouse
- \$5.50 NNN Lease Rate
- 3 dock doors
- 28' clear height
- Three (3) Phase 277/480v electric
- Gross building square footage: 119,136 SF
- Built in 2002
- 40' x 40' column spacing
- 80'w x 150'd bay size
- ESFR fire suppression
- Located in predominant east side flex office/ warehouse park with quick access to I-670, I-270, and I-71

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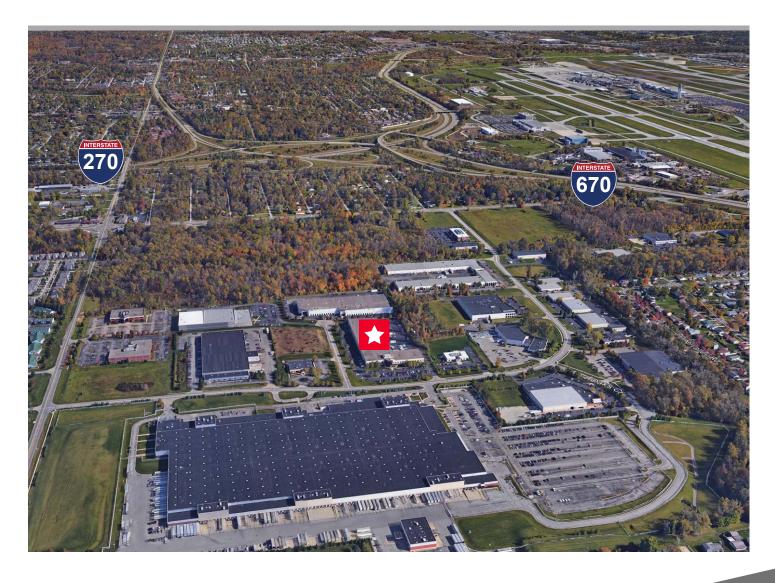


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AERIAL MAP



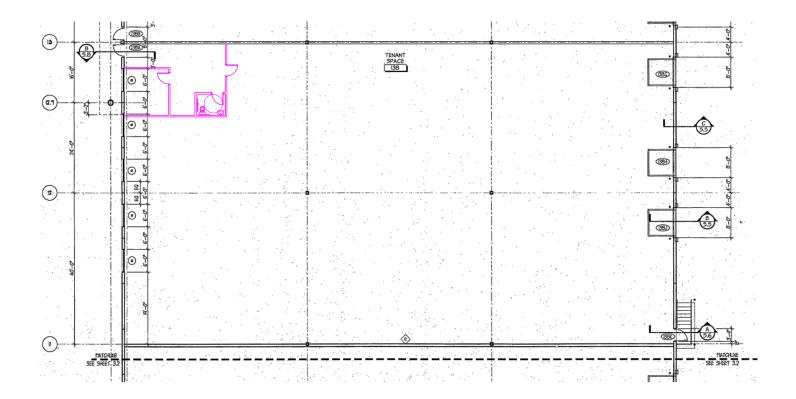


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FLOOR PLAN - POTENTIAL OFFICE BUILD OUT OPTION 1



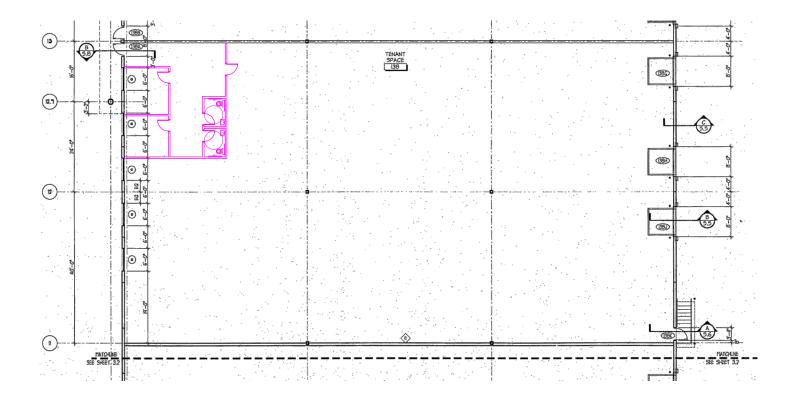


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FLOOR PLAN - POTENTIAL OFFICE BUILD OUT OPTION 2





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PROPERTY PHOTOS











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