

FOR LEASE

City Gate Business Park

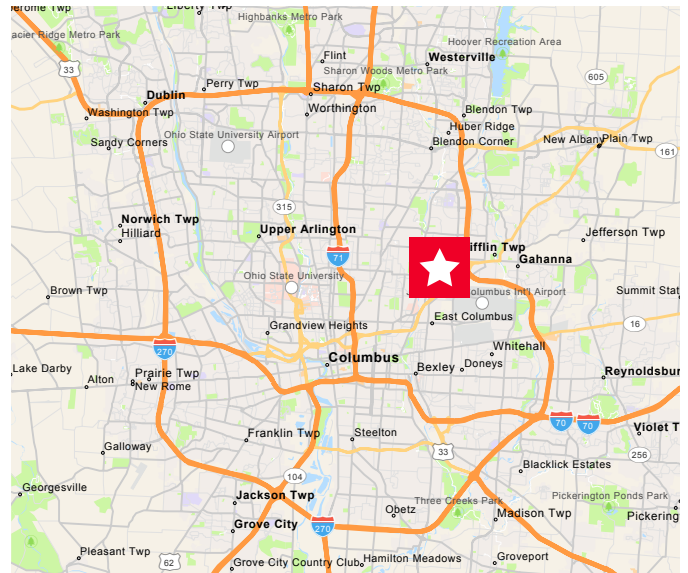
2300 Citygate Dr, Columbus, OH 43219

12,000 SF AVAILABLE / \$5.50 NNN



PROPERTY HIGHLIGHTS

- 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



LUKE STRENG

Director
+1 614 827 1722
luke.streng@cushwake.com

BEAU TAGGART

Senior Associate
+1 614 827 1708
beau.taggart@cushwake.com

DOMENIC SKUNDA

Associate
+1 614 827 1712
domenic.skunda@cushwake.com



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

City Gate Business Park

2300 Citygate Dr, Columbus, OH 43219

12,000 SF AVAILABLE / \$5.50 NNN

FOR LEASE

AERIAL MAP



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

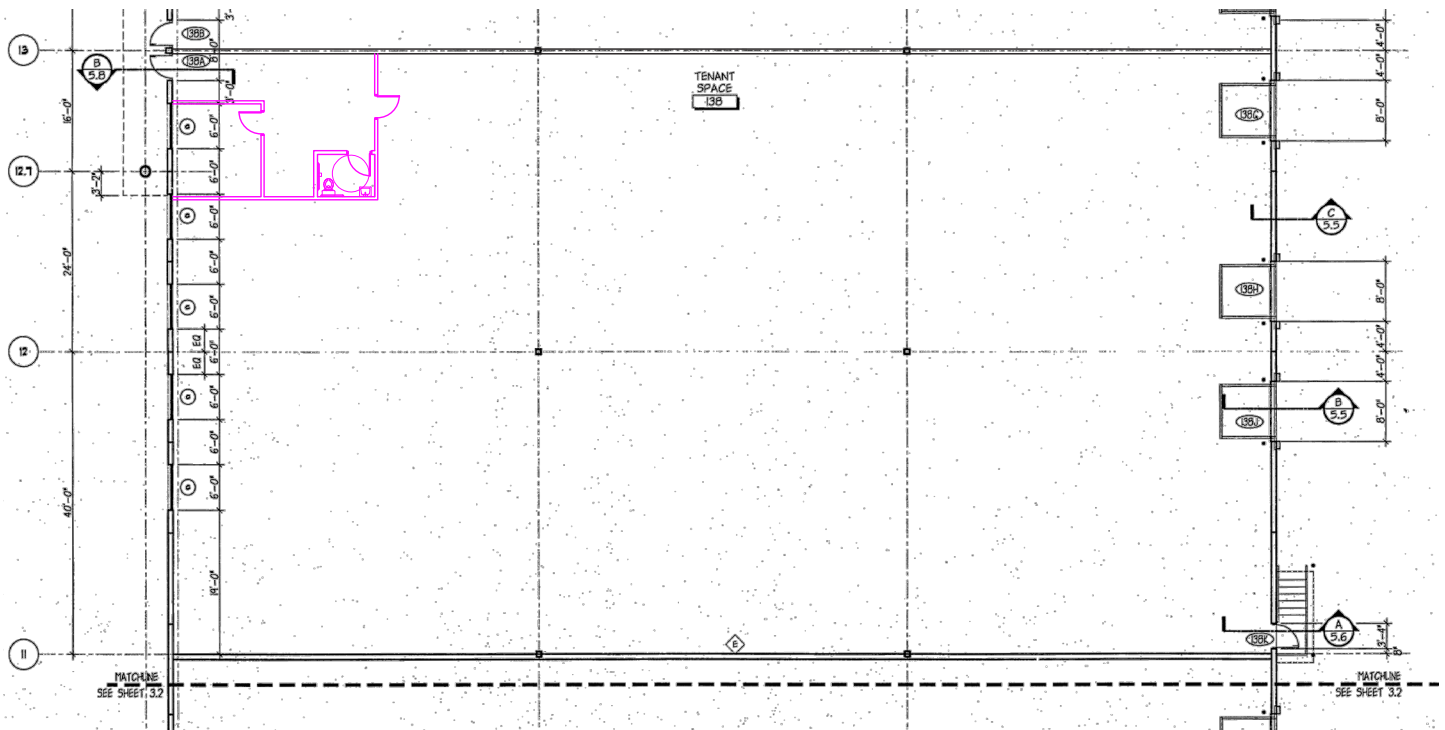
City Gate Business Park

2300 Citygate Dr, Columbus, OH 43219

12,000 SF AVAILABLE / \$5.50 NNN

FOR LEASE

FLOOR PLAN - POTENTIAL OFFICE BUILD OUT OPTION 1



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

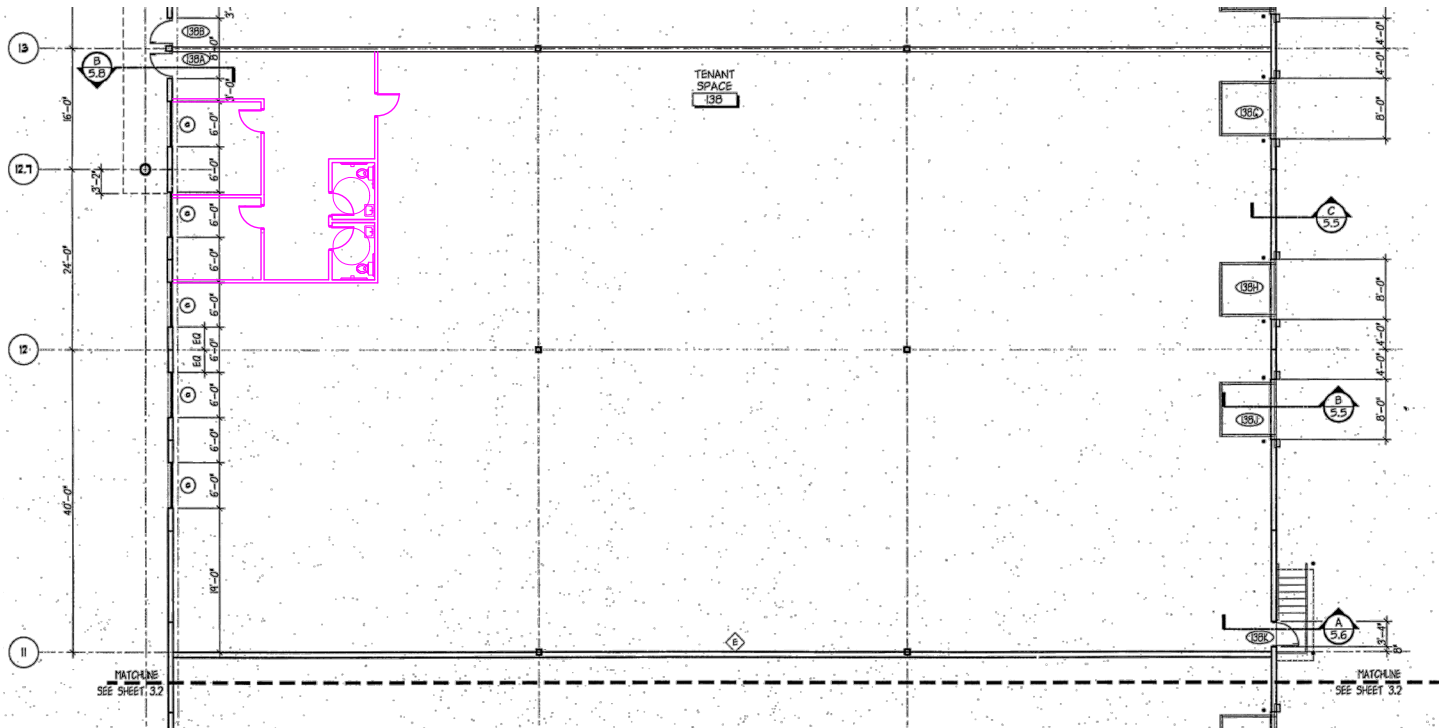
City Gate Business Park

2300 Citygate Dr, Columbus, OH 43219

12,000 SF AVAILABLE / \$5.50 NNN

FOR LEASE

FLOOR PLAN - POTENTIAL OFFICE BUILD OUT OPTION 2



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

City Gate Business Park

2300 Citygate Dr, Columbus, OH 43219

12,000 SF AVAILABLE / \$5.50 NNN

FOR LEASE

PROPERTY PHOTOS



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com