



# Freestanding Office / Warehouse

1909 Arlingate Lane  
Columbus, Ohio 43228

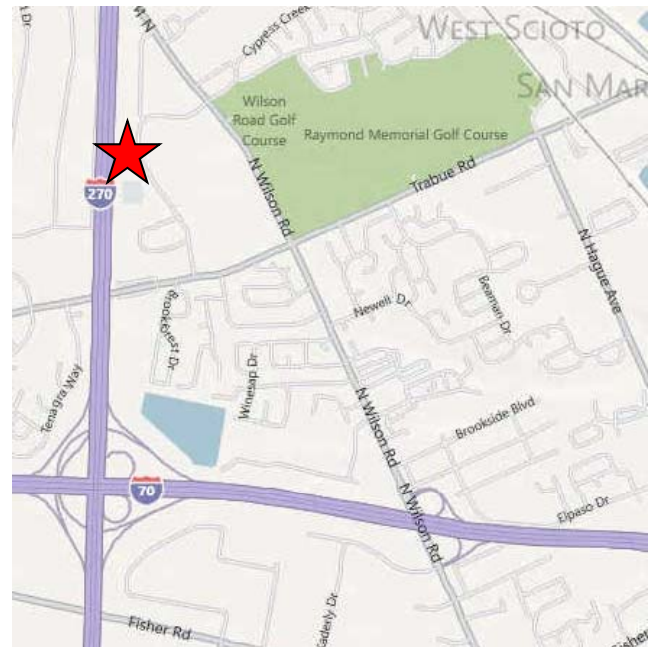
**OFFICE / WAREHOUSE FOR SALE / SUBLEASE**

**45,517 SF AVAILABLE**



<b>AVAILABLE</b>	45,517 SF Office: 16,880 SF on 2 floors Warehouse: 28,637 SF
<b>ASKING PRICE</b>	\$1,750,000.00
<b>LEASE RATE</b>	\$4.50 / SF NET

- Current lease through December 1, 2016
- 3 docks, 1 drive-in (9' x 12')
- Clear Height: 23' – 26'
- 100% A/C
- Clean warehouse space
- Fully sprinklered
- Fiber available to the building
- 4.629 acre site



### FOR MORE INFORMATION, PLEASE CONTACT:

**Wayne Harer, SIOR, CCIM**  
Executive Vice President  
(614) 883-1051  
wharer@continental-realty.com

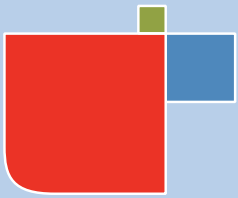
**Clayton Davis**  
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**CONTINENTAL REALTY /  
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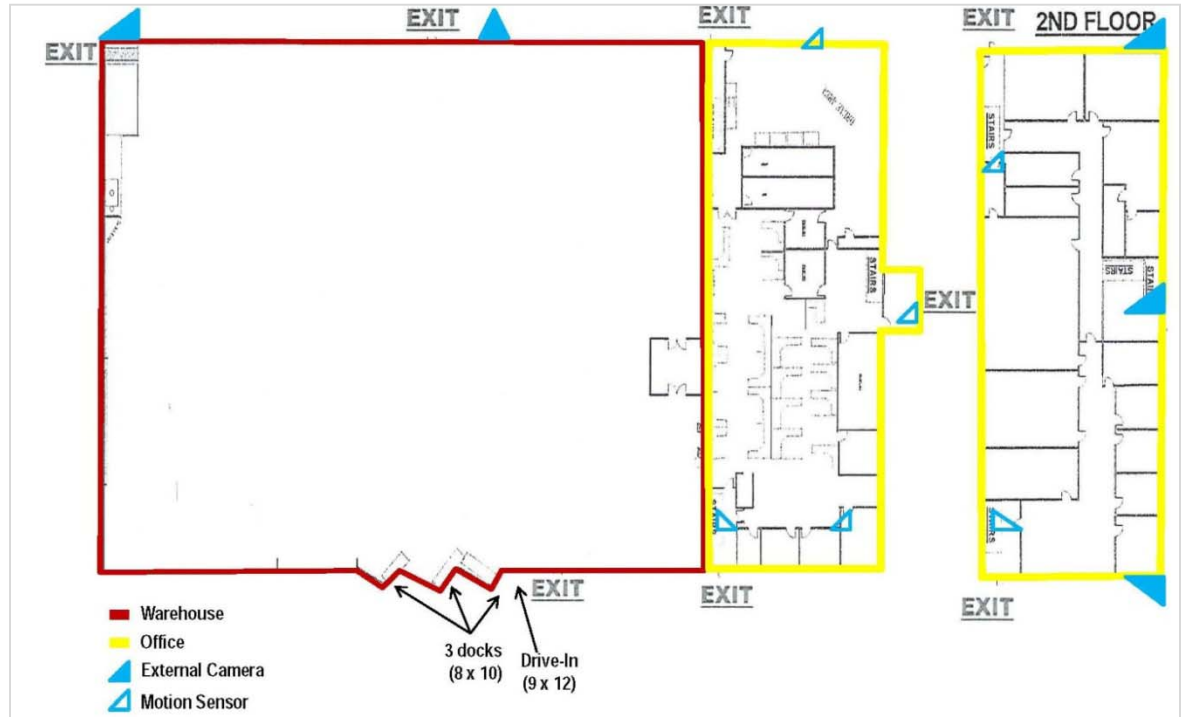


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