



# For Sublease

## Industrial Space

1804 Deffenbaugh Ct  
Columbus, OH 43230

Brand new Class A space available for sublease. Approximately 84,060 square feet total with approximately 2,300 SF of brand new open spec office. The warehouse provides a minimum of 32' clear height and ten (10) fully equipped dock doors. Sublessor is open to a variety of lease term options and flexible size options for the right use. Space is immediately available for occupancy.

***Sublessor is offering an cooperating broker incentive of five (5%) percent commission for any sublease transaction executed on or before January 31, 2026.***

<b>Building SF:</b>	292,595 ± SF
<b>Available Space:</b>	84,060 ± SF
<b>Office Space:</b>	2,300 ± SF open spec office
<b>Sublease Rate:</b>	Negotiable based on terms
<b>Operating Expenses:</b>	\$1.19/SF (estimated 2026)

# Space Amenities

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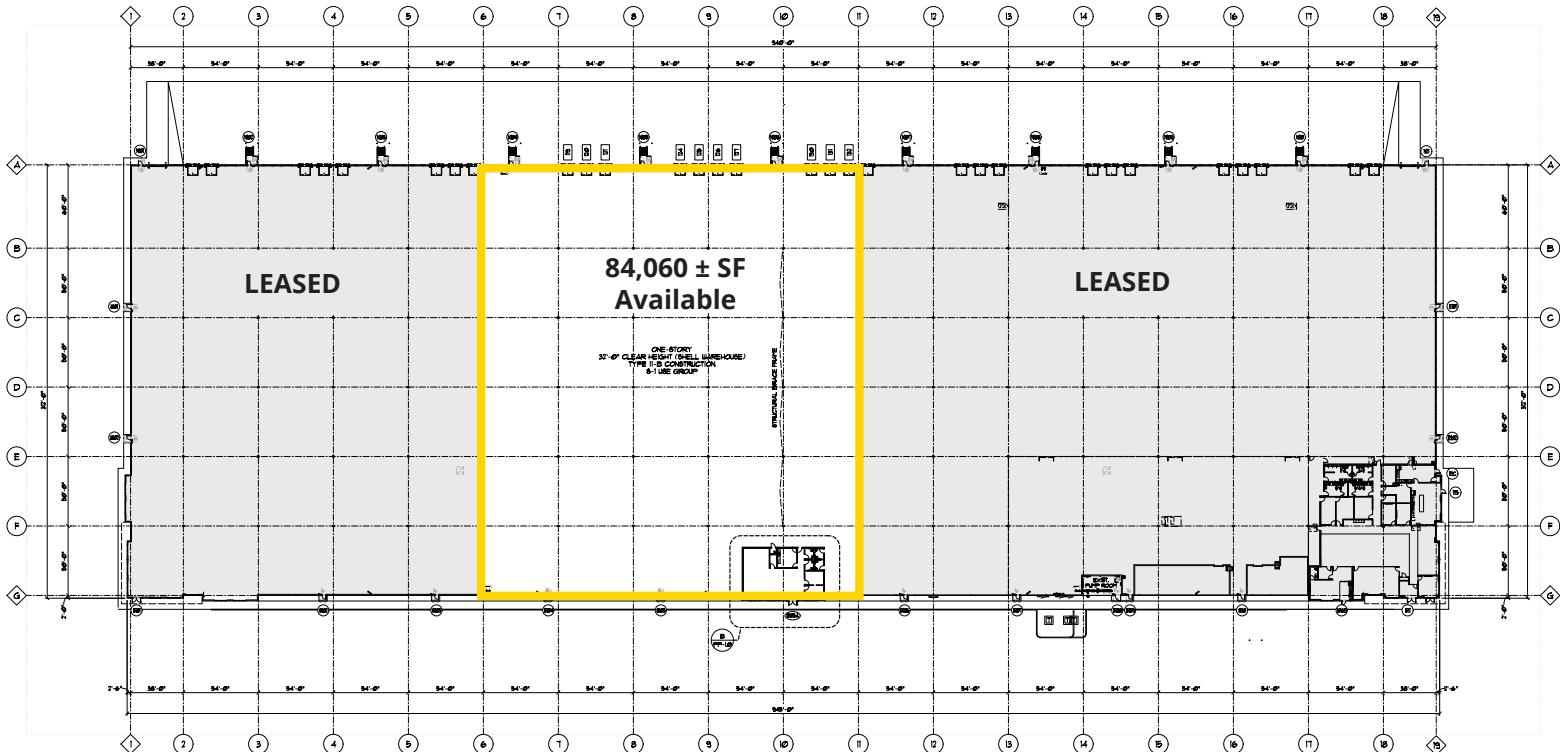
- 32' minimum clear height
- 54' x 50' column spacing with 60' speed bay
- 310' deep
- 10 – 9' x 10' overhead dock doors with 40,000 lb mechanical pit leveler and seals
- LED lighting within the warehouse on motion sensors
- ESFR Sprinkler system with K-17 heads
- 1,000 AMP, 277/480 volt, 3 phase electric
- 7" Unreinforced slab on grade
- Up to 50 car parking spaces and 15 striped trailer space.



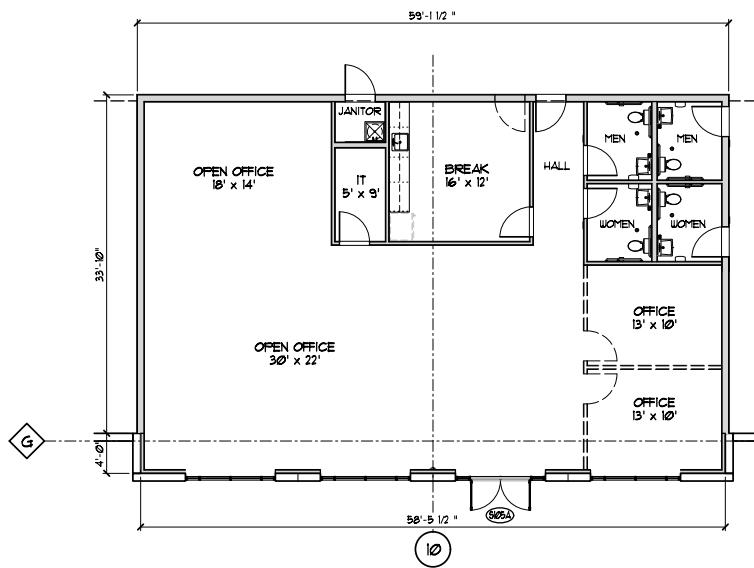
# Floor Plan

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## Property Floor Plan



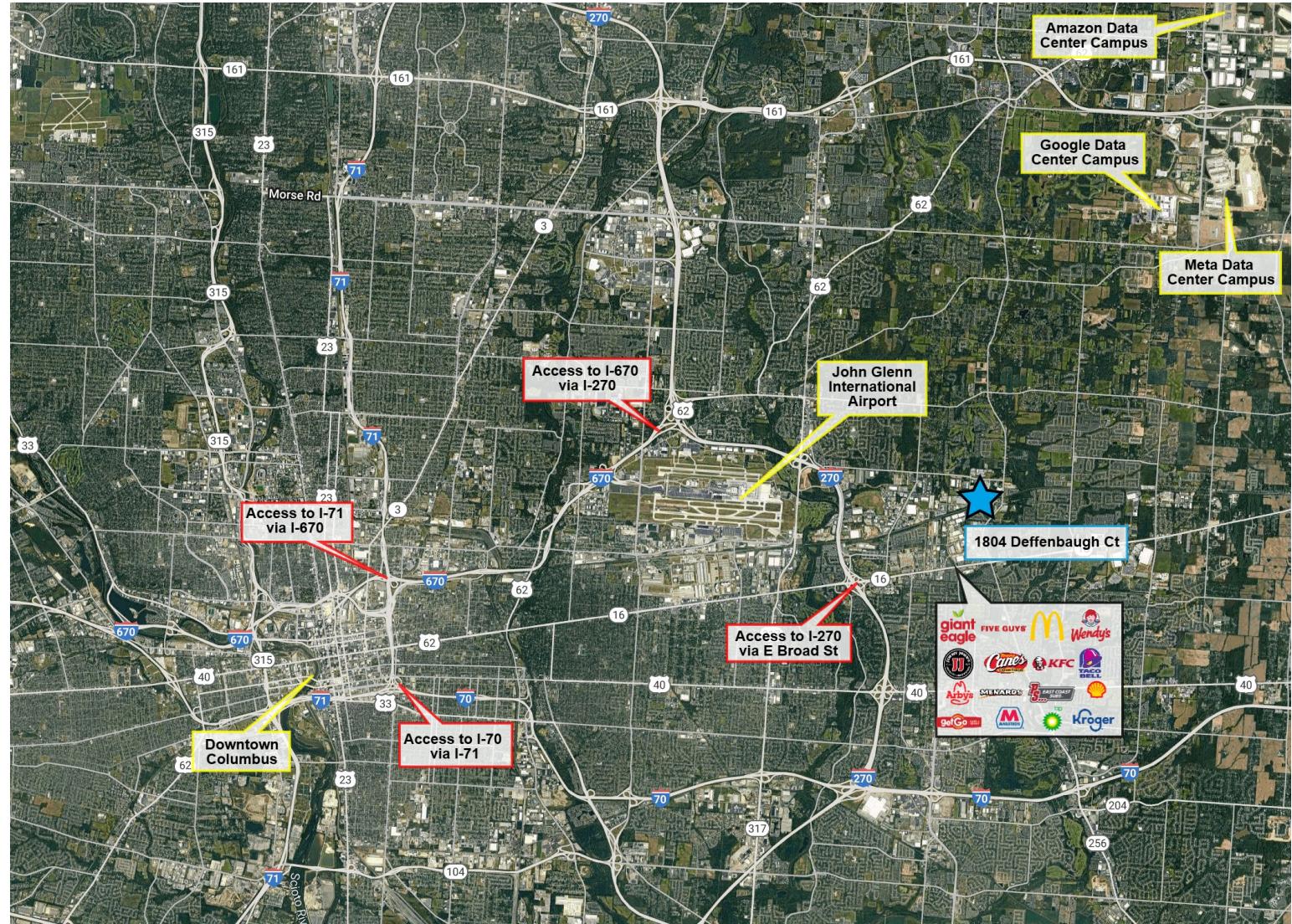
## Office Floor Plan



# Access & Amenities

1804 Deffenbaugh Ct

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