



2950 Toy Road  
Groveport, OH 43215

# For Sublease

## Industrial Space

Modern bulk warehouse building in the heart of Rickenbacker. Building was constructed in 2017 offering a clean operating environment. Short or long term subleases will be considered.

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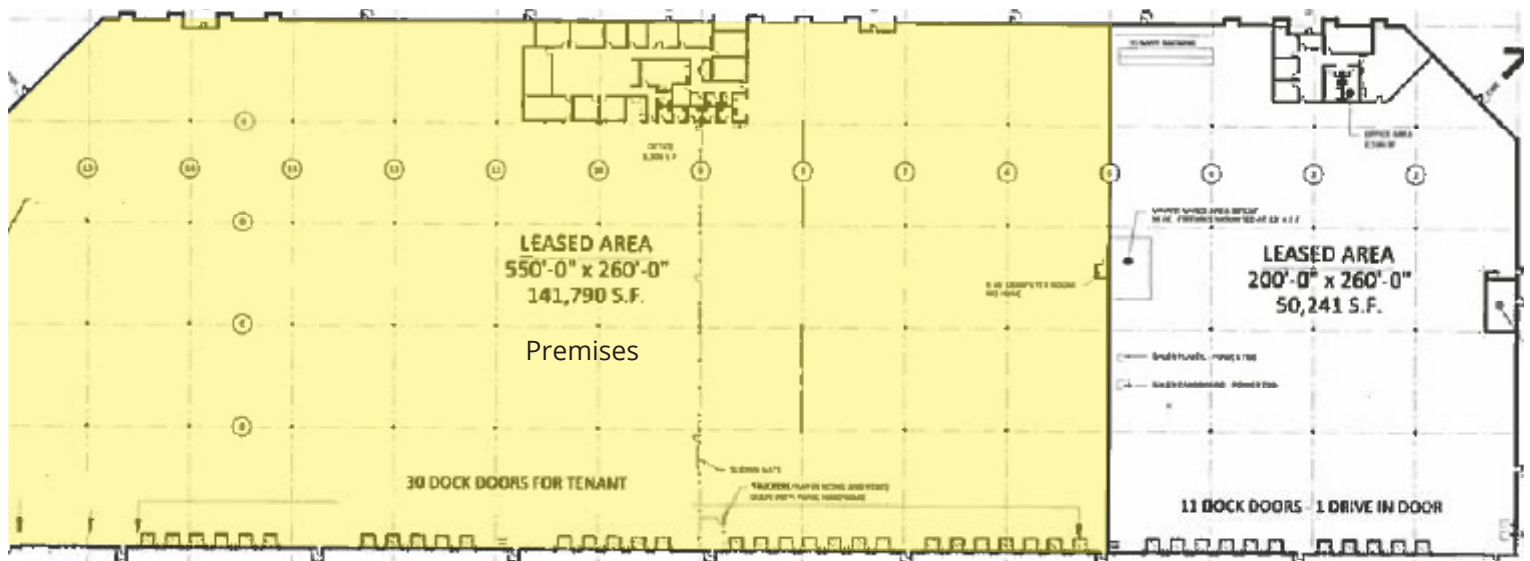
<b>Available Space:</b>	50,000 - 141,790 ± SF
<b>Lease Rate:</b>	\$7.50/SF NNN
<b>Operating Expenses:</b>	\$1.39/SF
<b>Sublease Through</b>	1/31/2028

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# Floor Plan

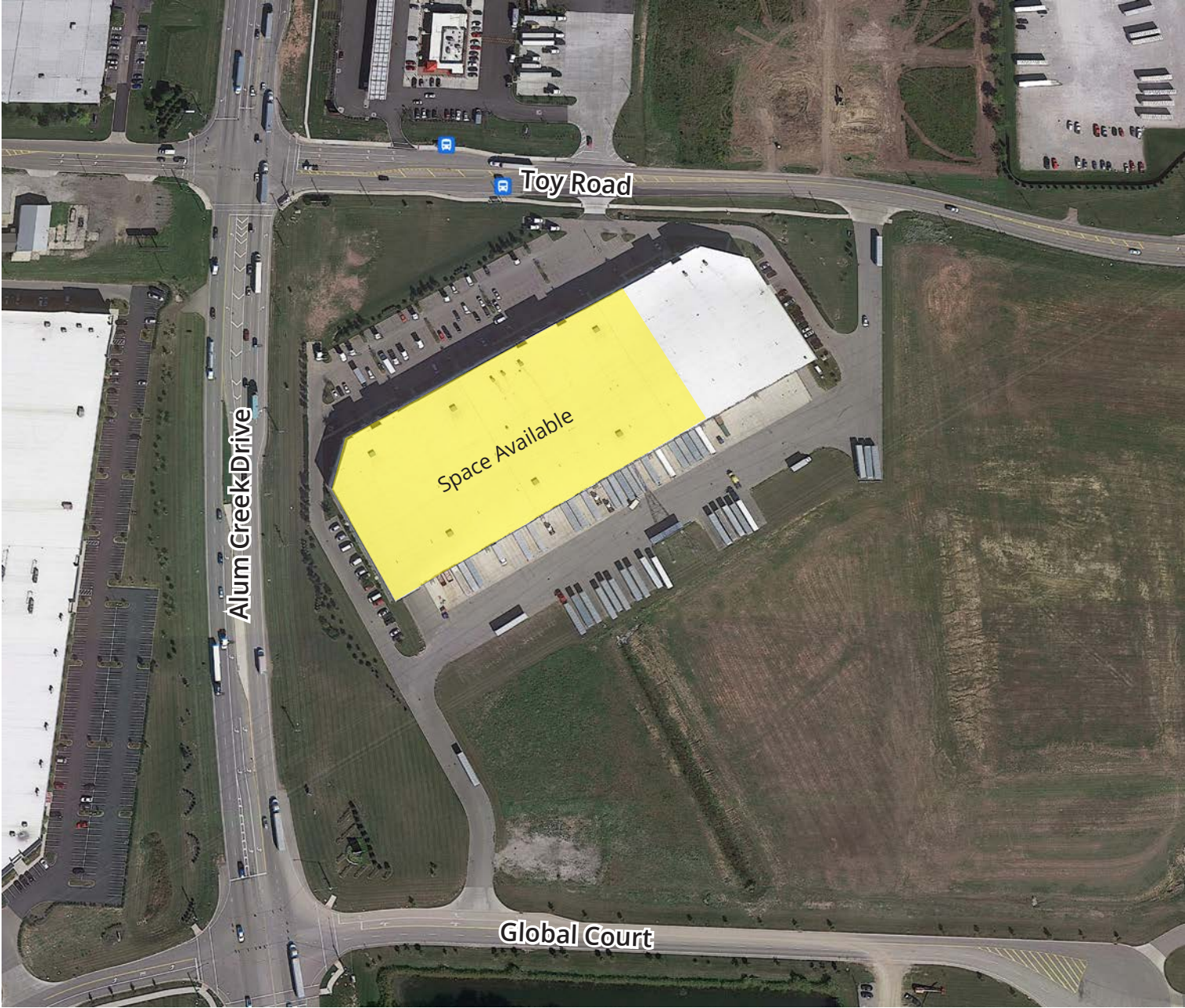
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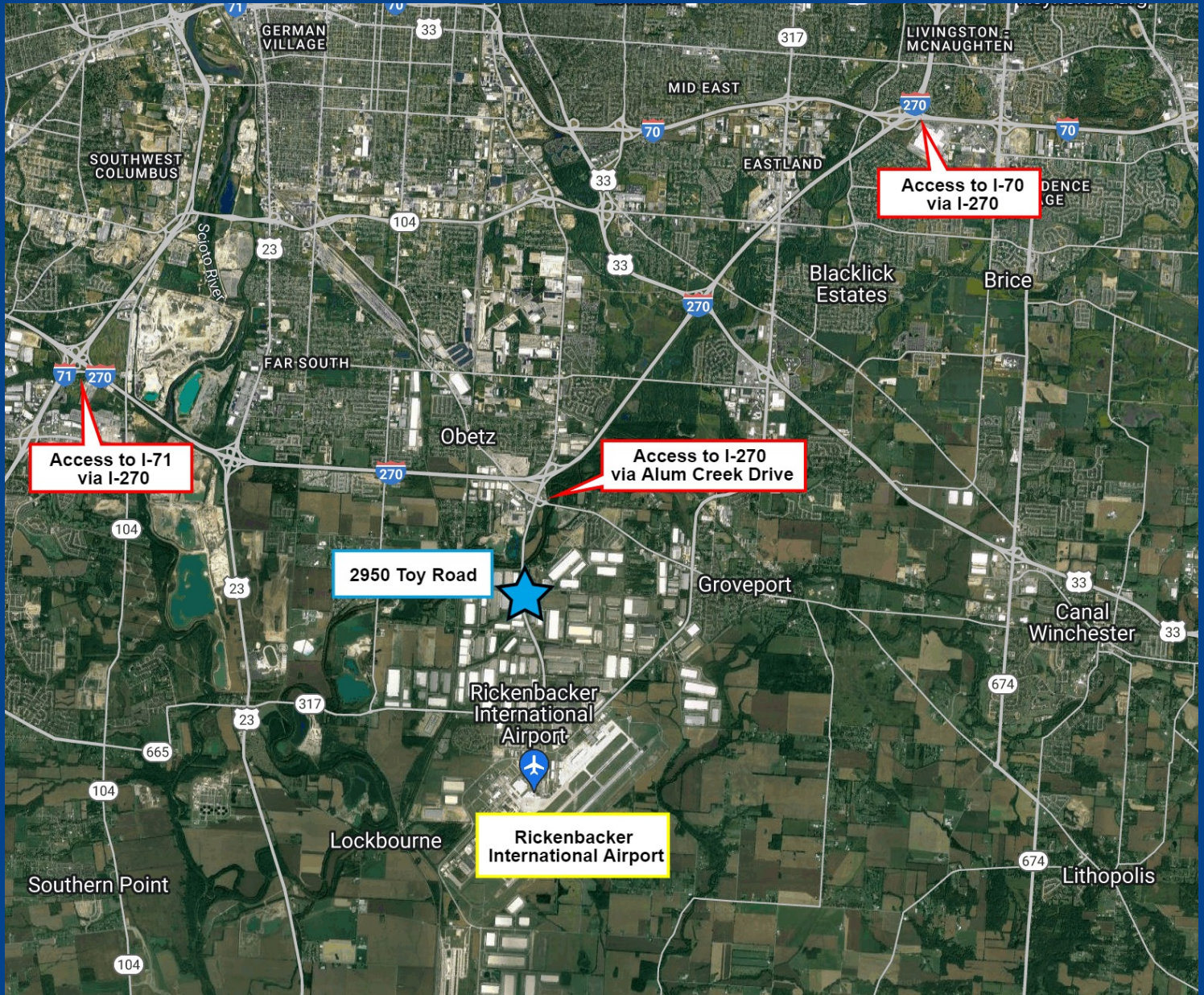
- 50,000 - 141,790 ± SF available
- Office: 5,000 ± SF
- 50' x 50' column spacing
- 60' speed bay
- 2 drive in doors - 14'x14' each
- 30 dock doors equipped with levelers, lights, and seals
- ESFR sprinkler
- LED lighting
- 31' to 36' clear
- Trailer parking available



# Site Plan

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## Contact:

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