



For Lease or Sale

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Columbus Industrial Team

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2001 Courtright Road Columbus, OH 43232

3,342 up to 144,742 ± SF Industrial Space

Lease Rate: \$6.00-\$8.00/SF | OPEX \$2.15/SF

Sale Price: Negotiable

Property Summary

This 225,873 SF office/warehouse building sits in a secure industrial park which features an excellent location and is just a couple miles away from the I-70/I-270 Interchange on the east side of Columbus. The property offers highway visibility and is near Rickenbacker and the Norfolk Southern Intermodal. The building offers flexible suite sizes with heavy power (13,000 amps) making it ideal for both manufacturing and distribution uses. This industrial park has ample parking and 30 ± additional acres on-site for potential building expansion, trailer parking, outdoor storage, or future development.

Additional information is available upon execution of a Confidentiality Agreement.

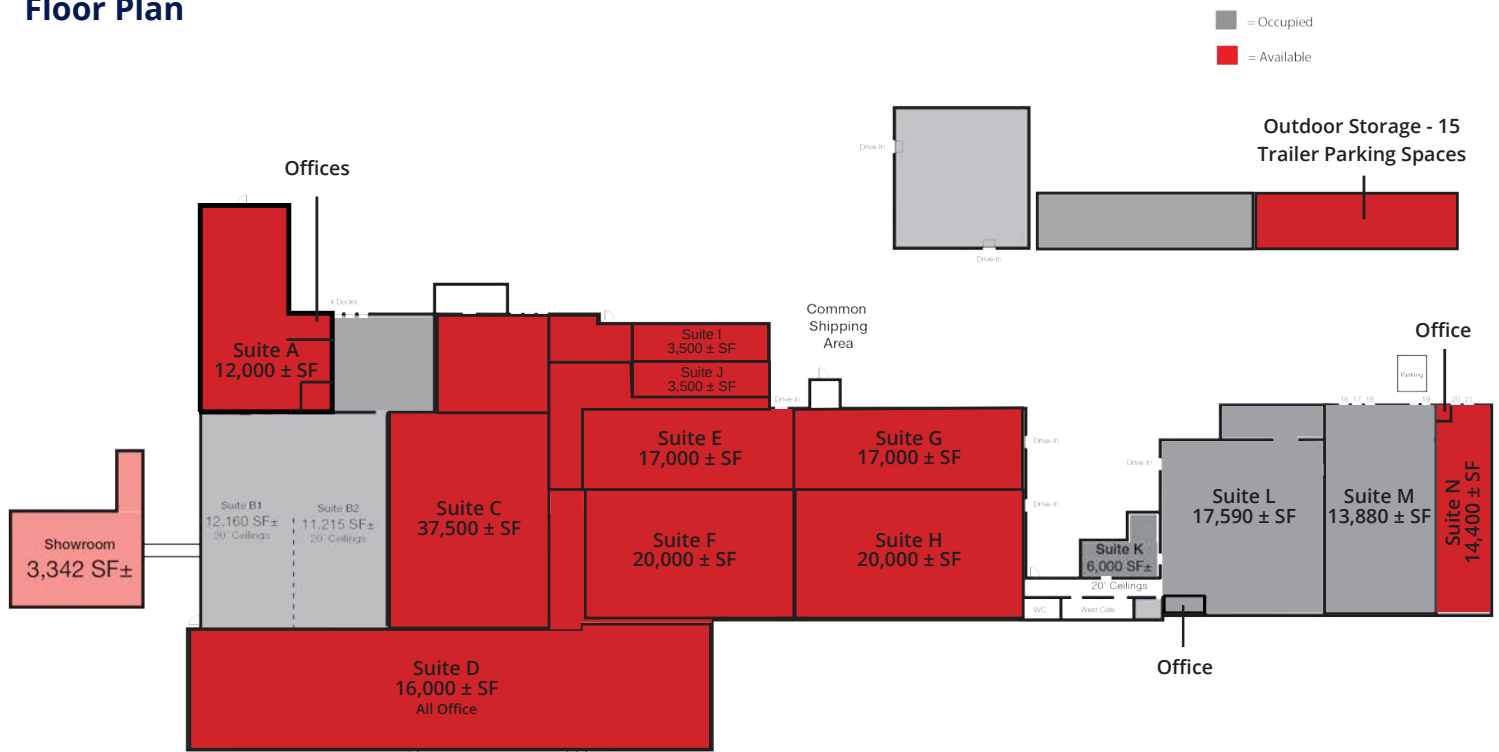
Building Specifications

- Parcel IDs: 010-118878-00 & 010-100695-00
- 54.66 ± total acres with 30 ± acres available for future development
- Excellent freeway access from the Hamilton Road exit
- Secure buildings within gated complex
- 16'-40' Ceiling Heights
- Docks & Drive-in Doors
- Heavy Power – 13,000 Amps (3-Phase, 277/480V)
- M1-Manufacturing Zoning, City of Columbus
- Ample parking space and opportunities for outdoor storage and trailer parking
- Wet Sprinkler System
- Radiant Heat
- Cranes

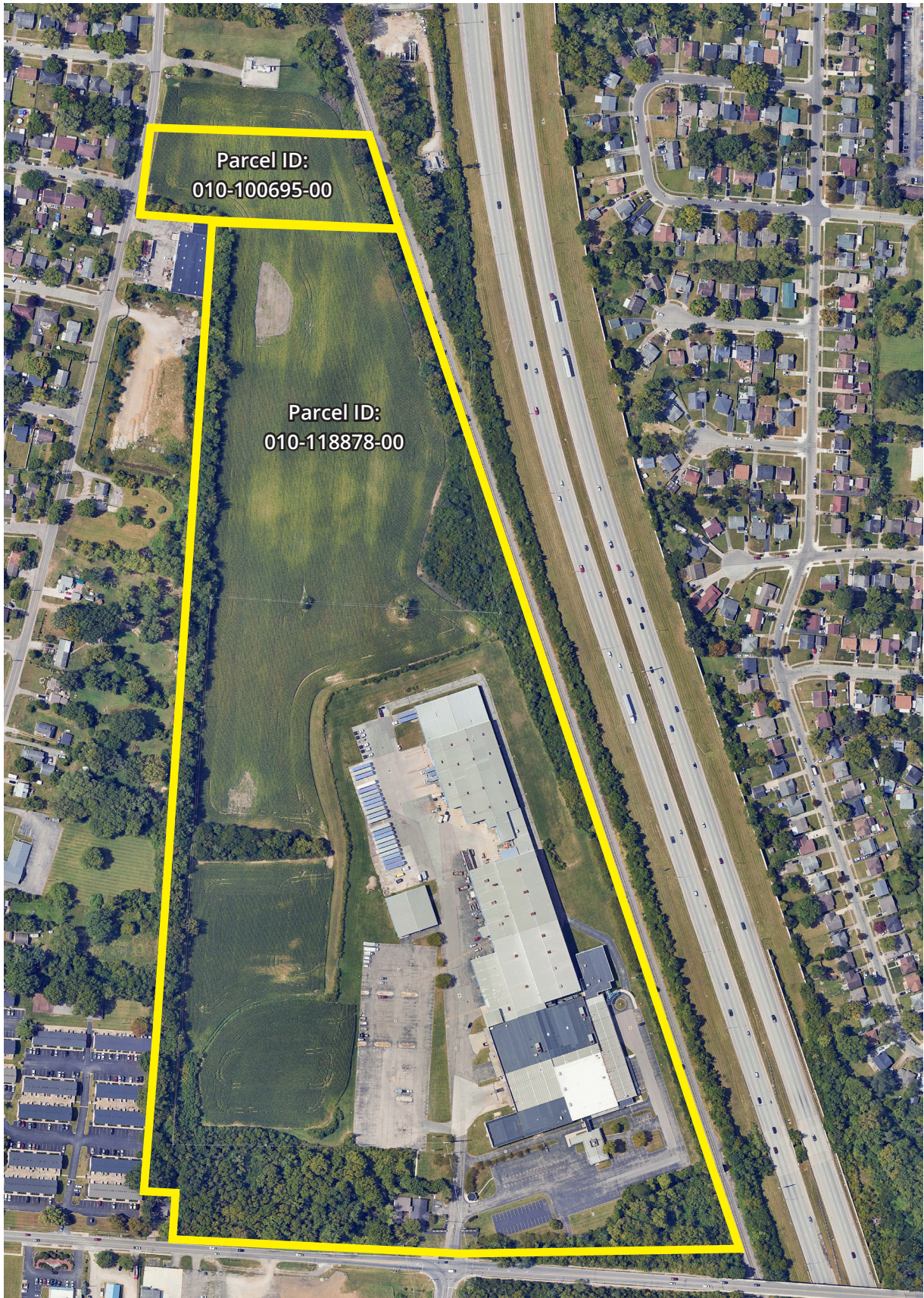
Available Suite(s)

Suite(s)	Total SF	Office SF	Docks / Drive-ins	Availability
Office / Showroom	3,342 ± SF	3,342 ± SF	0 / 0	Immediately
A	12,000 ± SF	1,000 ± SF	1 / 0	Immediately
N	14,400 ± SF	500 ± SF	2 / 0	Immediately
C-J	115,000 ± SF	16,000 ± SF	3 / 3	11/30/26

Floor Plan



Site Overview



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Property Photos





Contact Us

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Area Access

Distances

I-70 via James Rd	2.3 miles
I-270 via I-70	2.9 miles
CMH Airport	5.8 miles
I-71 via I-70	6.6 miles
Downtown Columbus	7.8 miles

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