




Colliers



5300 Crosswind Drive
Columbus, OH 43228

For Lease

Premium Office/Warehouse Space

Former manufacturing and distribution operation with robust utility services existing and ample land for expansion, parking and/or outdoor storage. Considerable flexibility on size and amenities depending on the user's requirement, with available distribution, manufacturing and even rail existing at the building. Entire facility is currently climate controlled with three distinct sections of the building that can all be combined or possibly separated for smaller users. Existing office pods within section 2 and 3 of the building along with associated mezzanine office and elevators. Ample dock doors serve the building, along with one existing drive-in door. Institutional ownership with long standing experience on similar buildings to best serve their tenant clientele.

Available Space

41,878 - 418,787 ± SF

Lease Rate

\$4.50-\$7.00/SF NNN

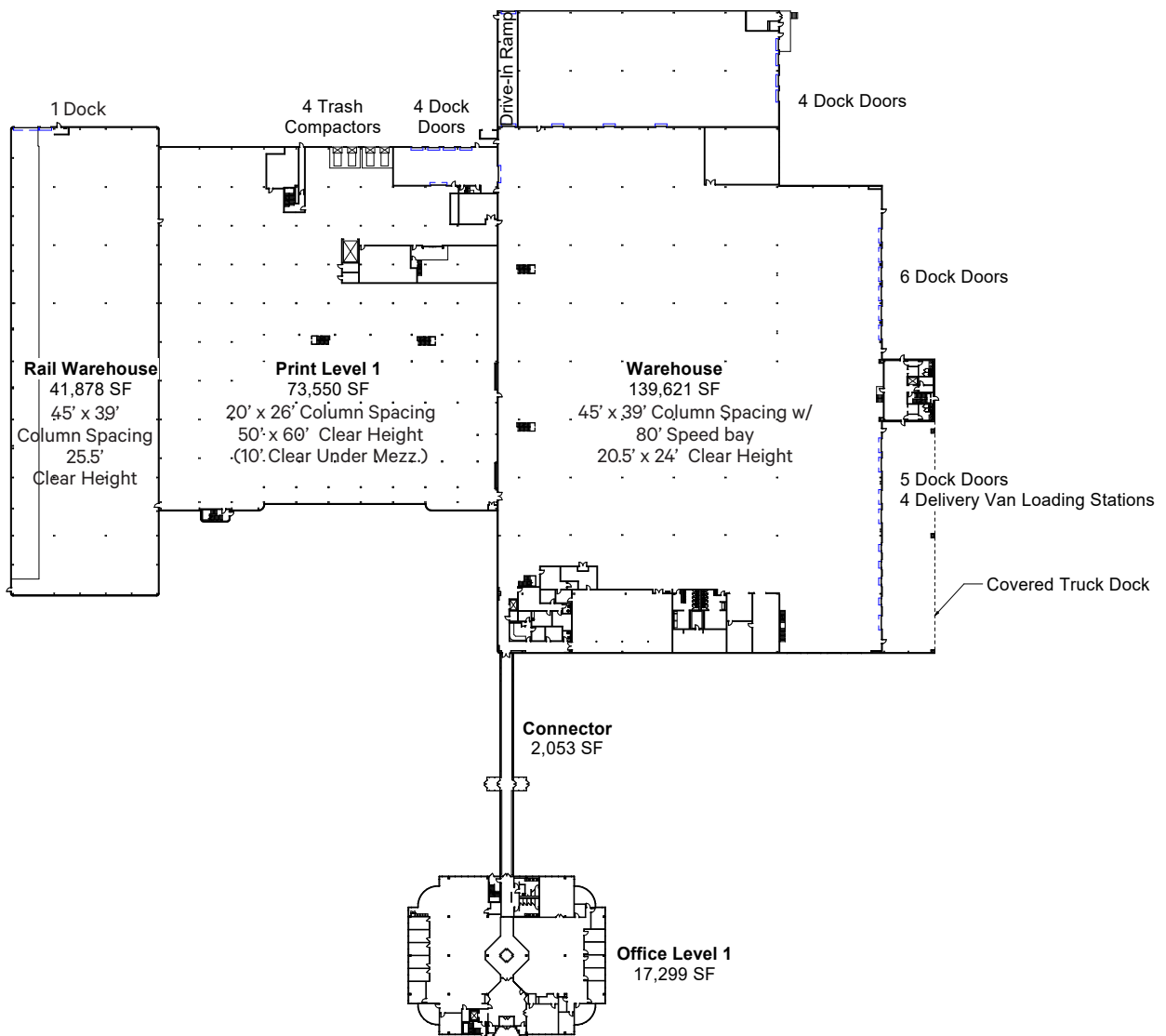
Operating Expenses
(estimated 2026)

\$1.75/SF

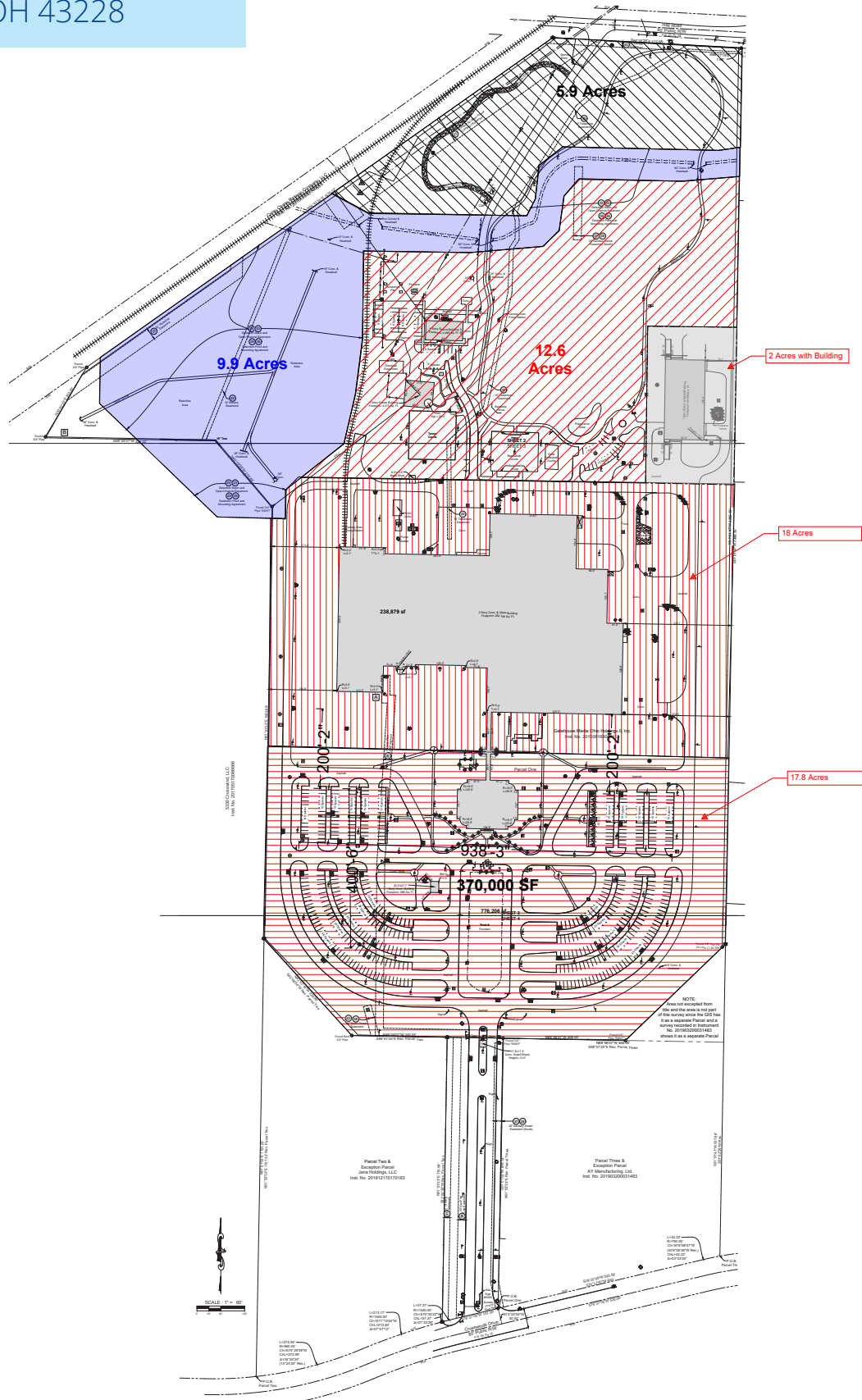
Building Amenities

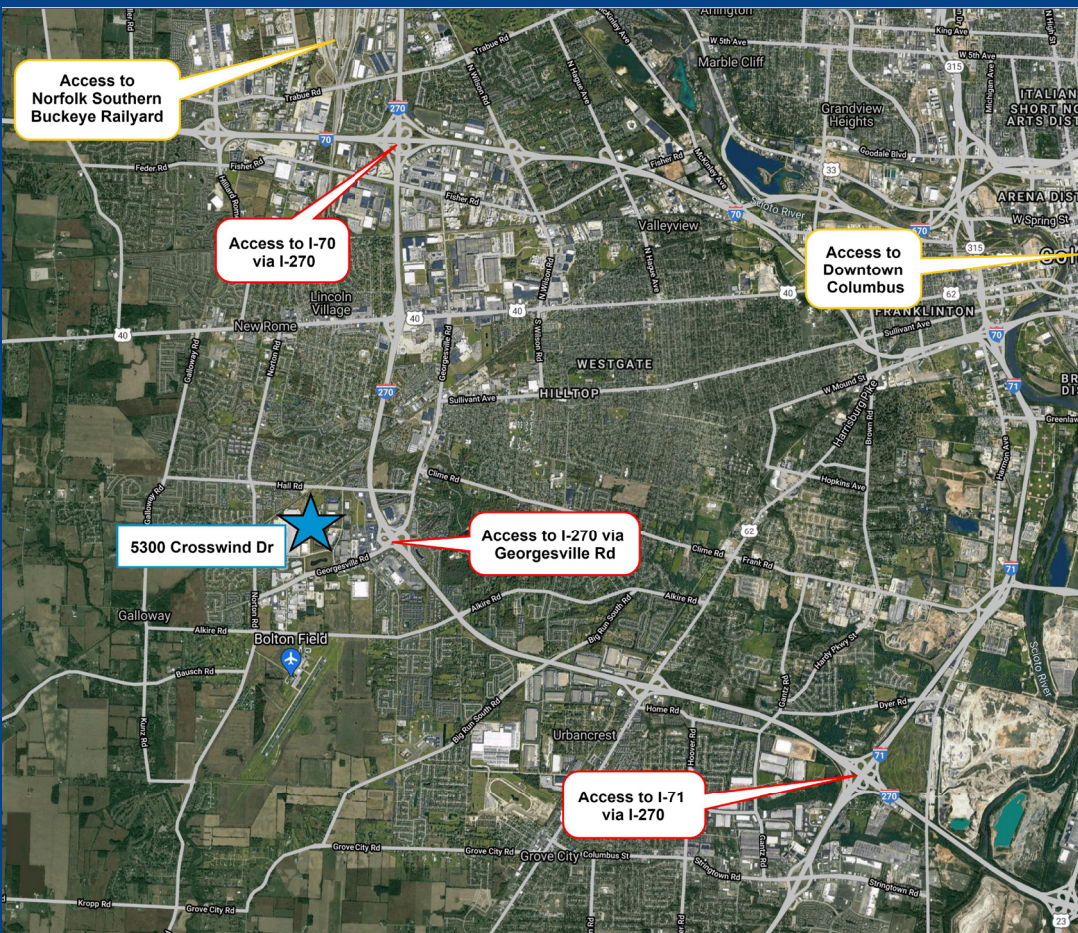
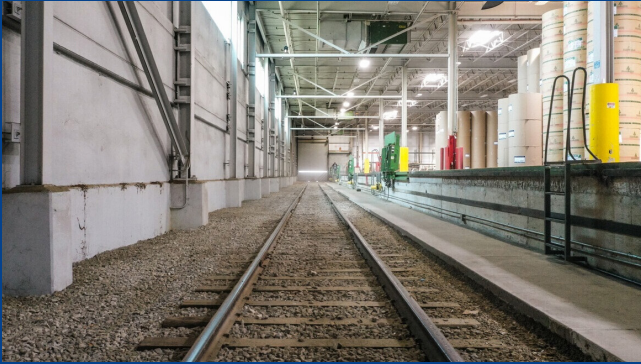
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- Built in 1989
- Total site is 65.476 acres
- 19 existing dock doors, plus 4 van loading docks (11 docks and van loading are covered docks)
- 1 drive-in door
- Active rail service and rail pit in to section 1
- Zoned M in the city of Columbus
- Up to 10 MVA, 3 phase, 4 wire, 480/277 volts power is available to the property
- Wet sprinkler system throughout



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