



FOR LEASE | INDUSTRIAL

1091 STIMMEL RD, COLUMBUS, OH 43223  
PARCEL ID: 140-007062



INDUSTRIAL | 16,305 SF

1091 STIMMEL RD,  
COLUMBUS, OH 43223

LEASE RATE: **\$10.00/SF NNN (\$1.60/SF OpEx)**  
BASE RENT: **\$13,500**

Jonathan Romanovich | (614) 935 - 9075 | [jvr.propertyolutions@gmail.com](mailto:jvr.propertyolutions@gmail.com)

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## **PROPERTY DESCRIPTION**

*Completely renovated stand alone Flex-Space just minutes from Downtown Columbus. Situated on 1.44 Acres. Freshly Remodeled (2024) Office space totaling 1050 SF; Reception area, 4 Private Offices & large kitchenette/breakroom. Accompanied by 15,255 SF of Warehouse/Shop space. 3 phase power throughout. Radiant heat in all warehouse space. 8 (12' x 12') Drive-Ins. An additional 2,400 SF of Covered Storage bays alongside an Exterior Dock and Ramp. Ample paved parking.*

### **OFFERING SUMMARY**

Available SF:	16,305 SF
Lease Rate:	\$10.00 SF/yr
Op. Exp.:	\$1.60 /SF

## **PROPERTY HIGHLIGHTS**

- ❖ 16,305 SF (Total Finished space)
- ❖ 1.44 Acres (Stand-Alone Building)
- ❖ 1,050 SF Renovated Office Space (2024)
- ❖ 8 (12' x 12') Drive-Ins
- ❖ 3 Phase Power Throughout
- ❖ Additional 2,400 SF Exterior Storage Bays
- ❖ Exterior Dock & Ramp
- ❖ Heated Warehouse (Radiant Tube Heat)
- ❖ Gated Lot

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## **LOCATION DESCRIPTION**

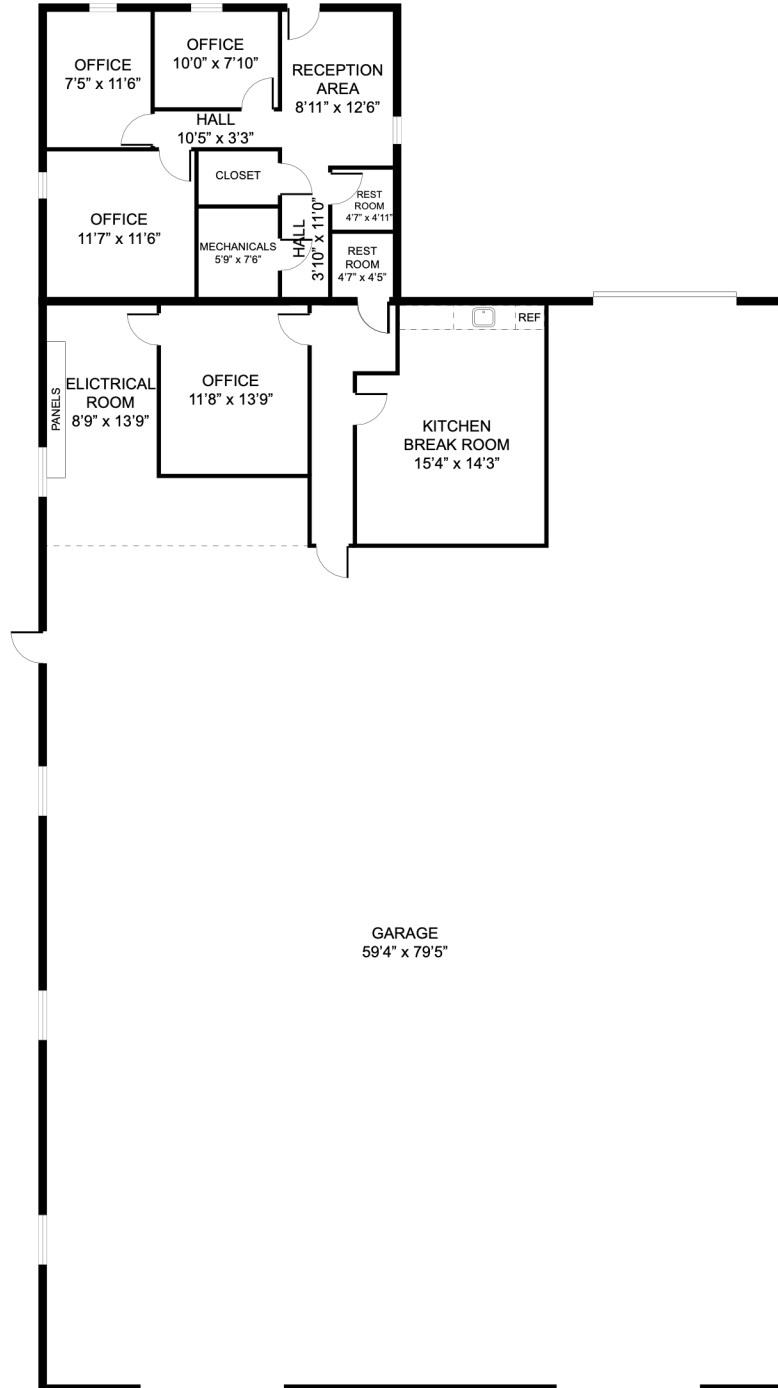
*Perfectly located on the outskirts of Downtown Columbus. Strategically located to offer unparalleled convenience with easy access to Columbus's major highway systems.*

- ❖ Parcel ID: 140-007062-00
- ❖ 7 Minute Drive to Downtown Columbus ( 3.5 Miles )
- ❖ 2 Minute Drive to I-70 ( 1.1 Miles )
- ❖ 4 Minute Drive to I-71 & I-70 Interchange
- ❖ 5 Minute Drive to I-270 & I-71 Interchange

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## Main Building Floorplan





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