



For Sublease

Industrial Space

890 Claycraft Rd
Gahanna, OH 43230

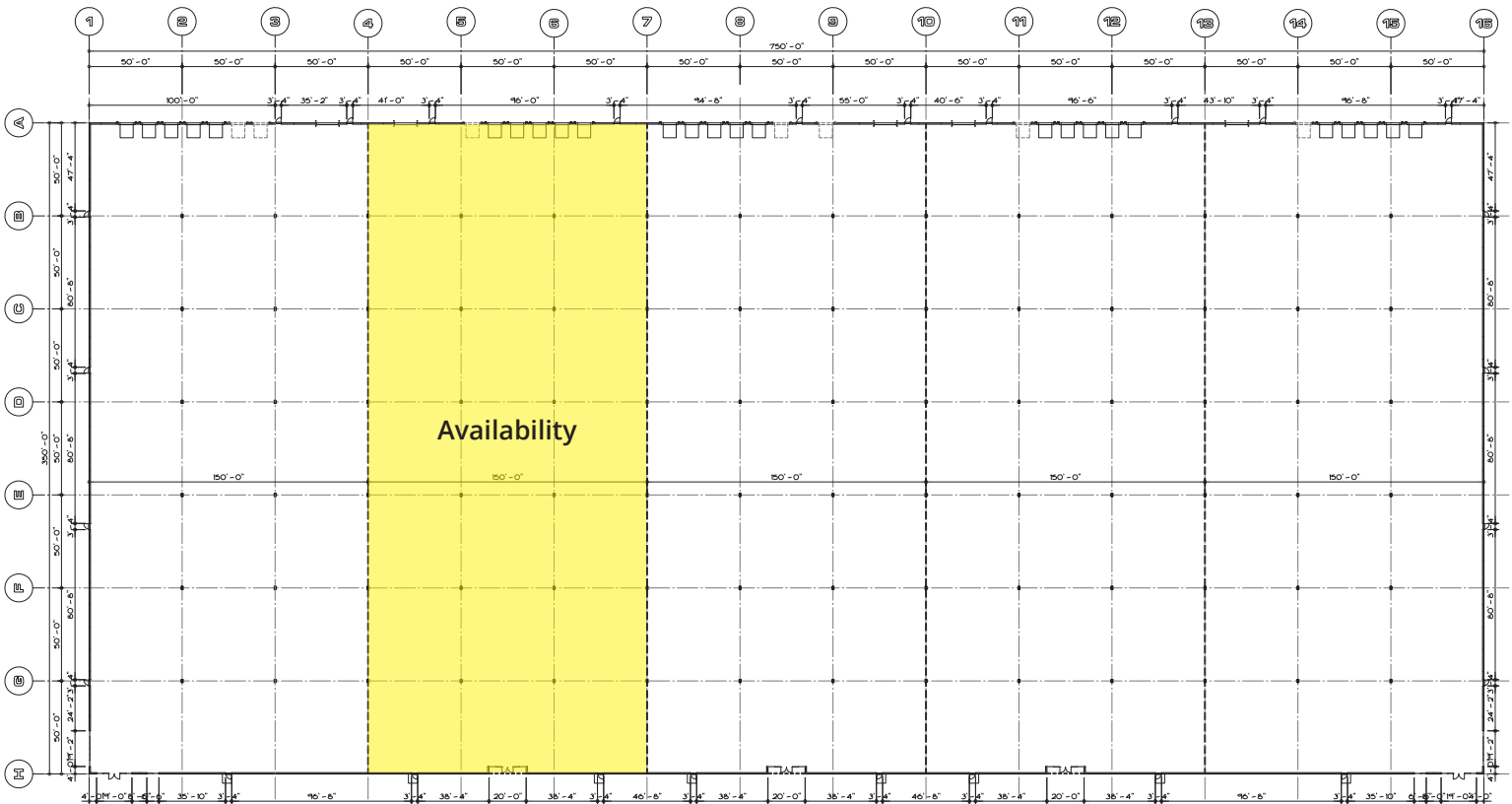
Space immediately available for sublease in Gahanna. Located just off I-270 between the Hamilton Road and E Broad Street exits, the space offers flexible potential sublease terms, from month to month up to two years. Building is newer construction, from 2019, and boast modern amenities. Approximately 1,370 square feet of existing office, five (5) dock fully equipped dock doors and one (1), 12'x14' drive-in door. Trailer parking can be made available, with up to twenty-two (22) trailer parking spaces.

Building SF:	262,500 ± SF
Available SF:	52,500 ± SF
Lease Rate:	\$9.50/SF NNN
Operating Expenses:	\$1.73/SF (estimated 2025)
Sublease Term:	Flexible sublease terms available with up to 2 year term

Space Amenities

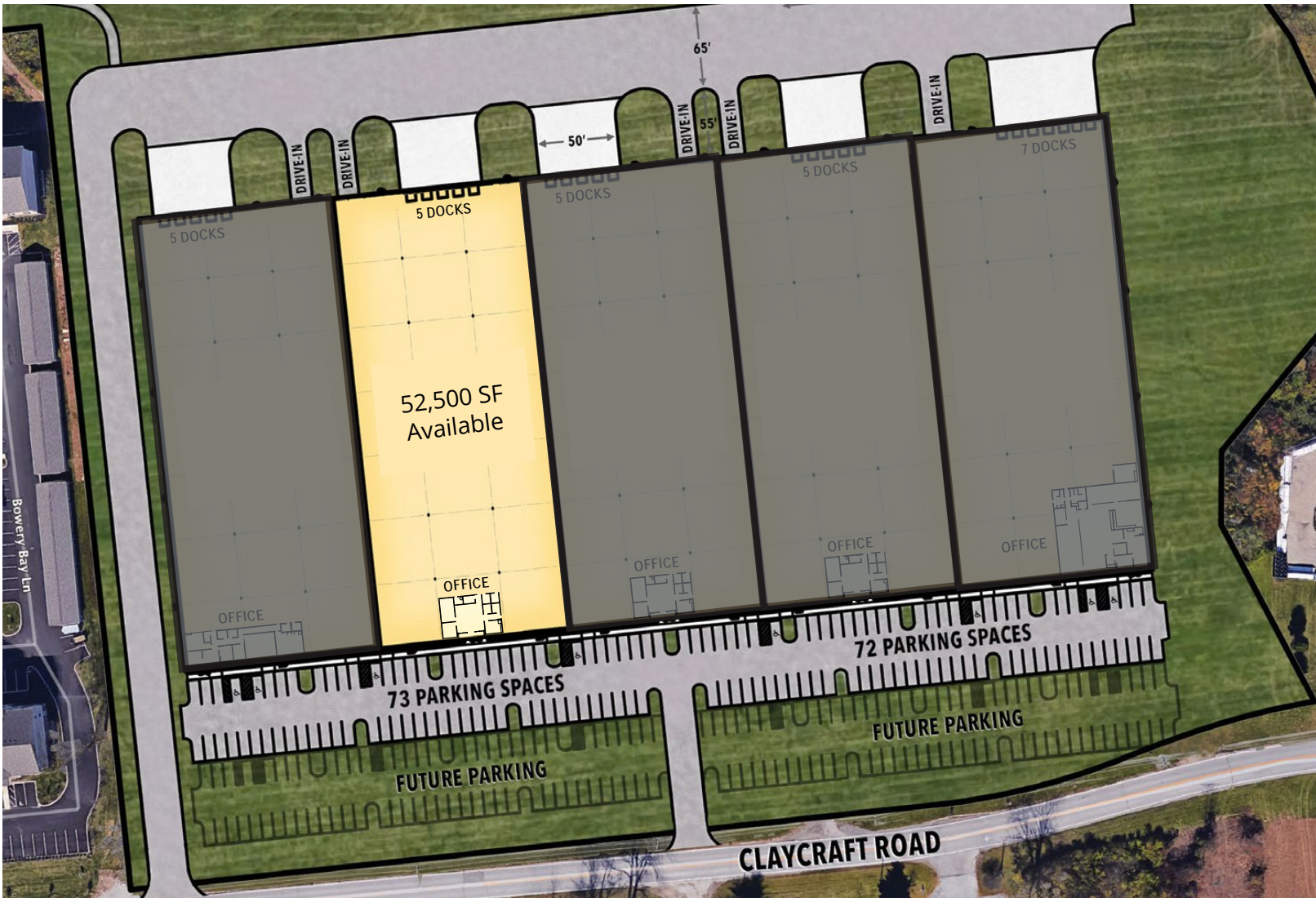
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- Built in 2019
- Up to 52,500 SF available
- 1,370 ± SF office space
- 5 fully equipped dock doors; 9' x 10'
- 1 drive-in door; 12' x 14'
- 32' clear height
- 50' x 50' column spacing
- ESFR sprinkler system
- Power: 200 Amps, 480/277V, 3-Phase, 4 wire
- Up to 22 trailer parking spaces
- Flexible sublease terms available up to 2 year term



Site Plan

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Access Map

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