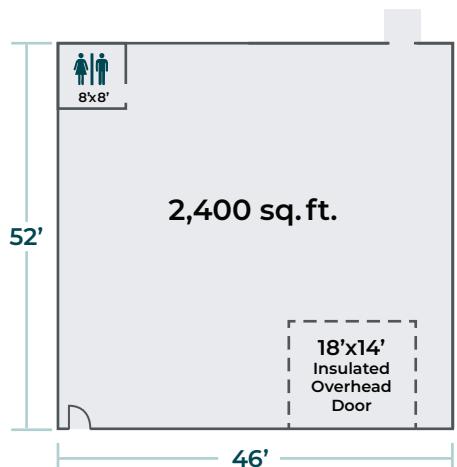
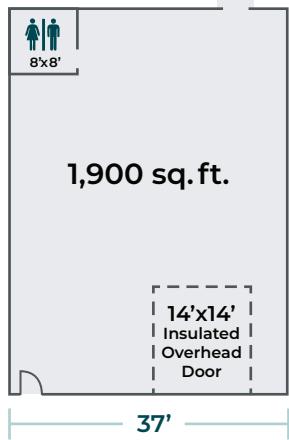
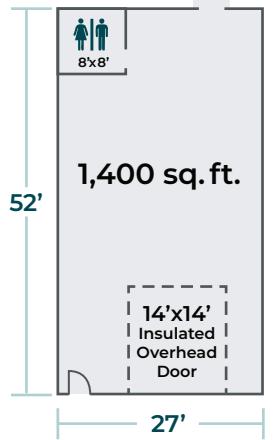


**FOR  
LEASE**



1-year, 3-year, or 5-year  
Flexible Lease Terms  
Tenant is responsible  
for utilities.

- **Modern Construction**  
Spacious interior
- **24/7 Access**  
Bright, energy efficient  
LED lighting
- **Camera System**  
on site camera system
- **Private Parking**  
90-ft. between  
warehouses
- **Individually-Metered  
Utilities**  
Water, sewer, gas,  
and electric
- **16' Side Walls**  
Insulated, durable  
metal
- **Two 36" Service Doors**  
Keyed Entry & Deadbolt
- **14'x14' Overhead Door**  
Insulated with opener  
w/remote option (1,400  
and 1,900 sq. ft. suite)
- **18'x14' Overhead Door**  
Insulated with opener  
w/remote option  
(2,400 sq. ft. suite)
- **Exterior Electrical**
- **Exterior Water Spigot**
- **Trash Service**
- **Ample Power Supply**  
200-amp circuit  
breaker; 240 volts  
single phase
- **Wifi High Speed  
Internet**
- **Climate-controlled**  
Energy-efficient HVAC  
w/gas furnace
- **Smoke & Carbon  
Monoxide Detectors**
- **Epoxy-finish Floor**  
Durable, with 6'  
floor drain
- **Insulated Ceiling**  
With ceiling fan
- **Private Restroom**  
Spacious,  
ADA-compliant
- **Utility Sink**  
Commercial grade
- **Water Heater**  
20-gallon, electric
- **Plumbed for  
Kitchenette and  
Washer/Dryer**
- **Wired for generator  
back up with an  
exterior inlet box**

**Jeff Finke**  
**Turnkey Warehouse Suites**  
Columbus, Indiana

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