



For Lease

Industrial/Flex Space

6150 Enterprise Parkway
Grove City, OH 43123

Smaller office/warehouse space available in the southwest submarket of Greater Columbus area. Approximately 13,600 square feet of space with approximately 2,600 square feet of efficient office space. The warehouse is served with two (2) dock doors a dock high drive-in door (to afford offloading from a crane) and an existing 5-ton bridge crane. Space offers quick access to I-71, just two exits south of the I-270 loop. Great option for a wide array of users and companies to occupy.

Available Space: 13,626 ± SF

Office SF: 2,626 ± SF

Lease Rate: \$8.95/SF NNN

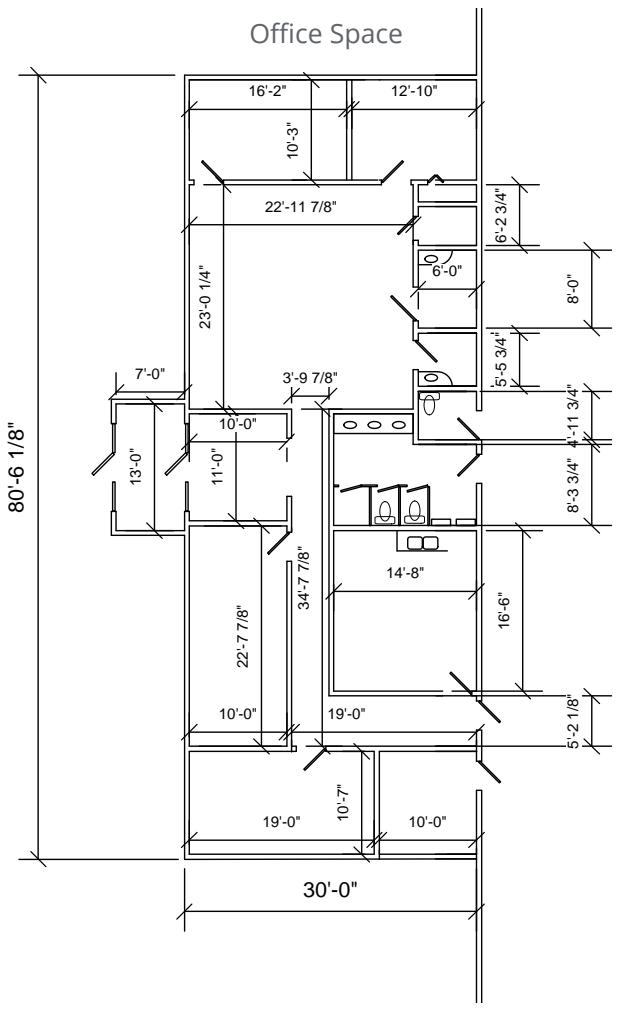
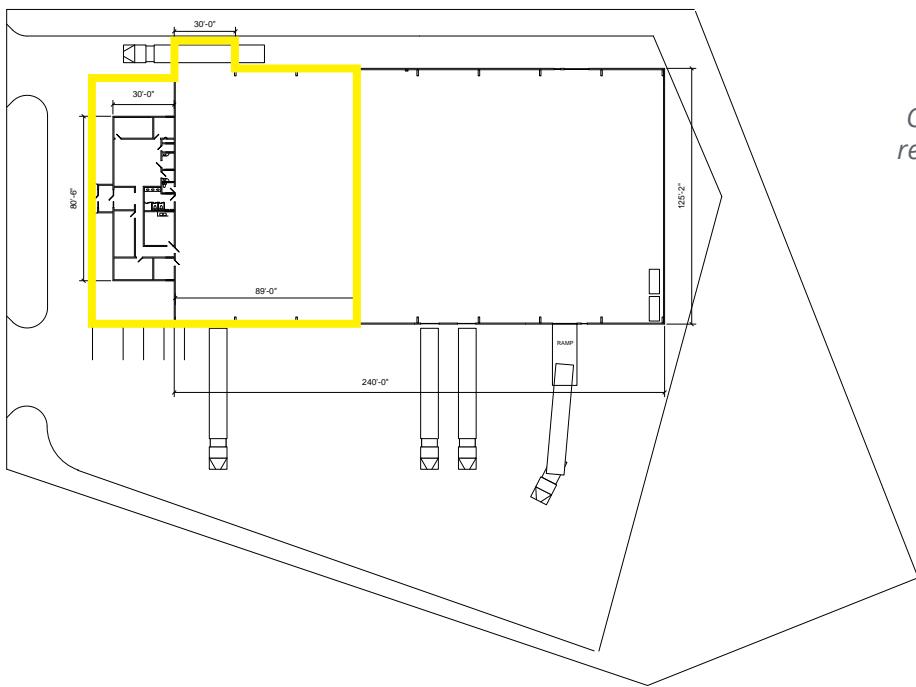
Operating Expenses: \$2.93/SF
(2024 estimated)

Building Amenities

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- $2,626 \pm \text{SF}$ Office
- $11,000 \pm \text{SF}$ Warehouse
- Year Built: 1995
- Electric Service: 3 Phase, 4 wire, 400 AMPS
- 18' clear height
- One (1) dock door
- One (1) ramped dock door (drive-in)
- One (1) drive-in door (dock high to afford off loading with the crane)
- 30 car parking spaces
- Crane: 5-ton overhead bridge crane (has not been recently serviced or certified)

Site Overview



Office Space is an approximate representation and not currently as-built.

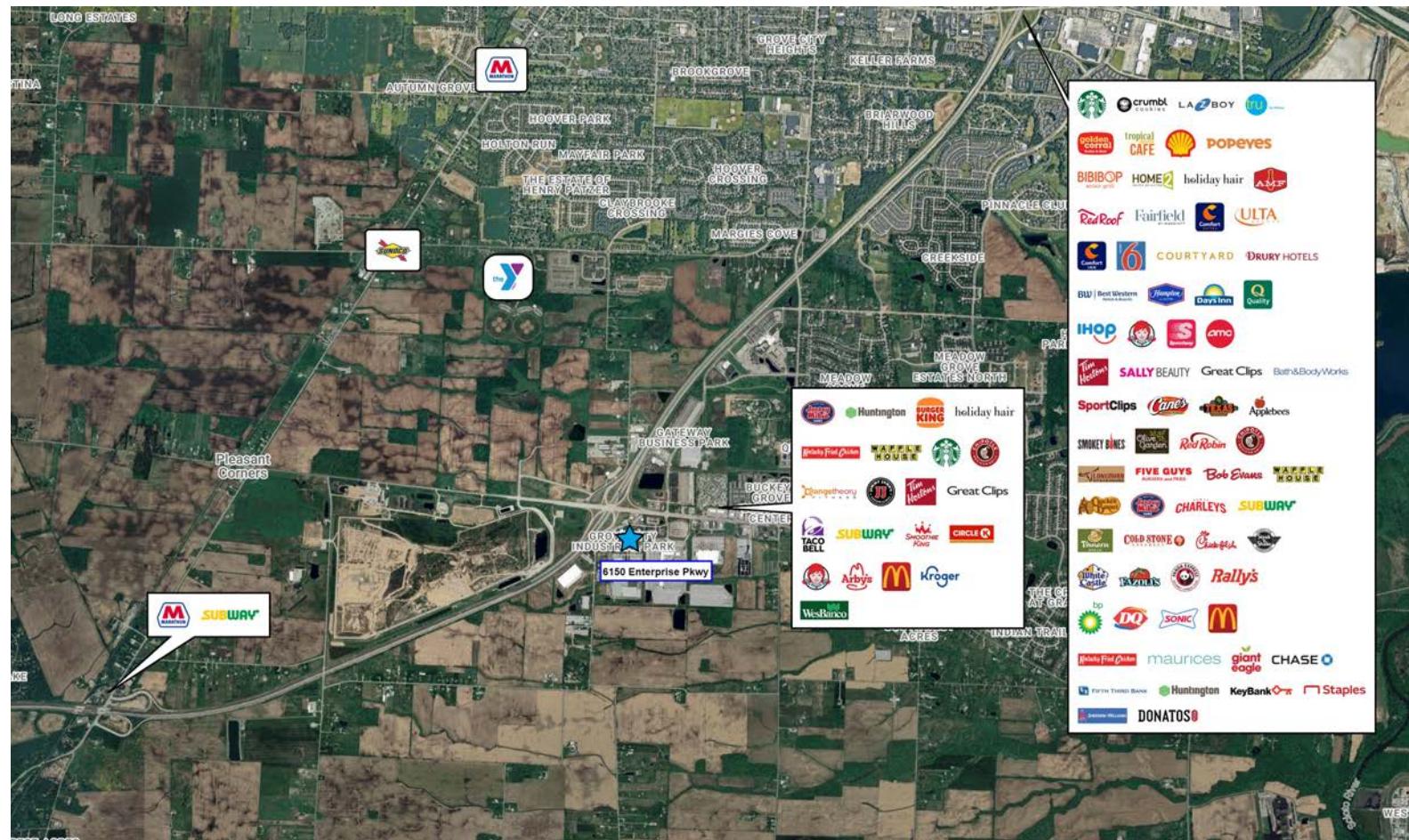
Site Plan

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Access

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