



Industrial Property For Lease



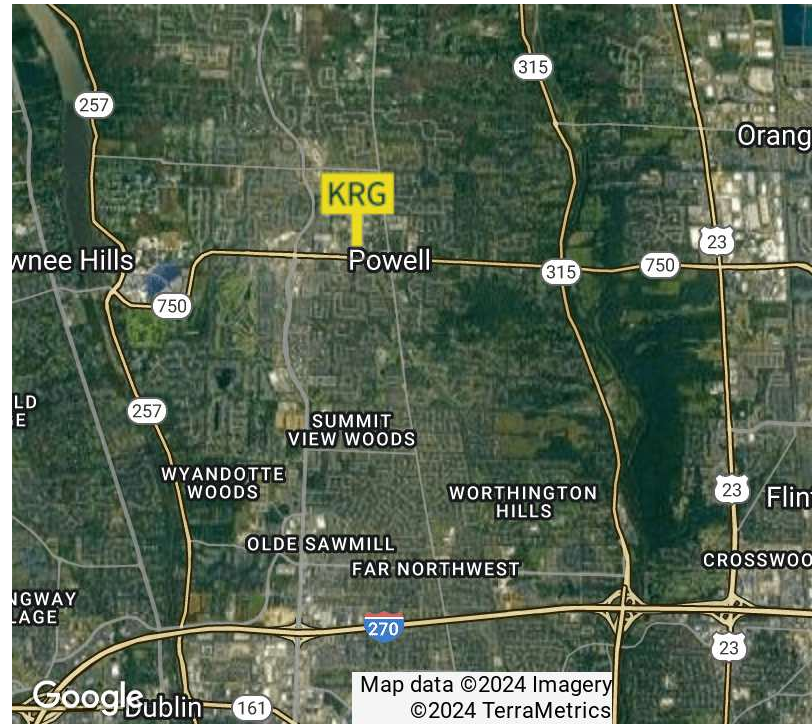
LIGHT INDUSTRIAL WAREHOUSE / OFFICE SPACE

195 W Olentangy St, Powell OH, 43065

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OFFERING SUMMARY

Lease Rate:	\$9.95 - 14.50 SF/yr (NNN/MG; MG)
Building Size:	23,200 SF
Available SF:	1,000 - 3,000 SF APPROX.
Lot Size:	1.9 Acres
Zoning:	SMALL SHOPS
Market:	Columbus
Submarket:	Powell
Traffic Count:	12,768

PROPERTY OVERVIEW

Exciting industrial space leasing opportunity at 195 W Olentangy St. in Powell, Oh. These light industrial warehouse/office spaces offer different layouts to meet multiple business needs. One set of units has 3 bathrooms per 2,650 SF, separate utility management, 14' ceilings, natural gas heat and air conditioned offices. The other set of units have 1 bathroom, separate utility management, 10X10 overhead door, and natural gas heat. View available units for specific details. There is parking available around the building.

LOCATION OVERVIEW

Only a short drive from Columbus, this area offers a fantastic location with strong infrastructure and a talented workforce. You'll also find a great network of suppliers, logistics partners, and easy access to major transportation routes and distribution hubs. Plus, being close to top universities and research centers means plenty of opportunities for innovation and collaboration.

PROPERTY HIGHLIGHTS

- Mostly open floor plans
- 10X10 overhead doors
- Separate utility management

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 195 W Olentangy	3,000 SF	NNN/MG	\$14.50 SF/yr	SF approx. CAM included. Tenant responsible for utilities
■ Unit A	1,000 SF	Modified Gross	\$9.95 SF/yr	10X10 overhead door. SF approx. CAM included. Tenant responsible for utilities
■ Unit B	1,225 SF	Modified Gross	\$10.95 SF/yr	10x10 overhead door. SF approx. CAM included. Tenant responsible for utilities
■ Unit C	1,225 SF	Modified Gross	\$10.95 SF/yr	10x10 overhead door. SF approx. CAM included. Tenant responsible for utilities

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