

850 KADERLY DRIVE

COLUMBUS, OH 43228



39,115 SF FLEX WAREHOUSE FOR LEASE

This 39,115 SF flex/warehouse property, situated on 2.16 acres, is available for a full user, or can be demised into three suites: 21,295 SF front building and a 17,820 SF rear building that can be available for a single user or demised into 8,910 SF suites. Featuring one covered truck well for dock service and five additional oversized drive-in doors, the property supports flexible loading and logistics operations. The office area includes a showroom, restrooms, and central HVAC. Ideal for manufacturing, distribution, or multi-use applications and located with easy access to I-70 and I-270 on the west side of Columbus, OH.

NAIOhio Equities

Joe Menninger, CCIM
614-629-5262
jmenninger@ohioequities.com

Haileigh Stanton
614-629-5266
hstanton@ohioequities.com

PROPERTY SUMMARY



RENDERING



Address 850 Kaderly Drive
Columbus, OH 43228

Lease Rate Negotiable

Acreage ±2.16 Acres

Available SF 39,115 SF for Full User
21,295 SF for Front Building
17,820 SF for Rear Building; *Can be Demised to Two ±8,910 SF Suites*

Zoning Manufacturing (M)

Dock Doors One Covered Truck Well
(20' W x 16' H)

Drive-In Doors Four (14' W x 14' H)
One (18' W x 14' H)

Clear Height 13.5' - 20' (Front Building)
12.5' - 16' (Rear Building)

Location Easy Access to I-70 and I-270

POTENTIAL SITE WORK

Landlord intends to make the following improvements to the property prior to lease up:

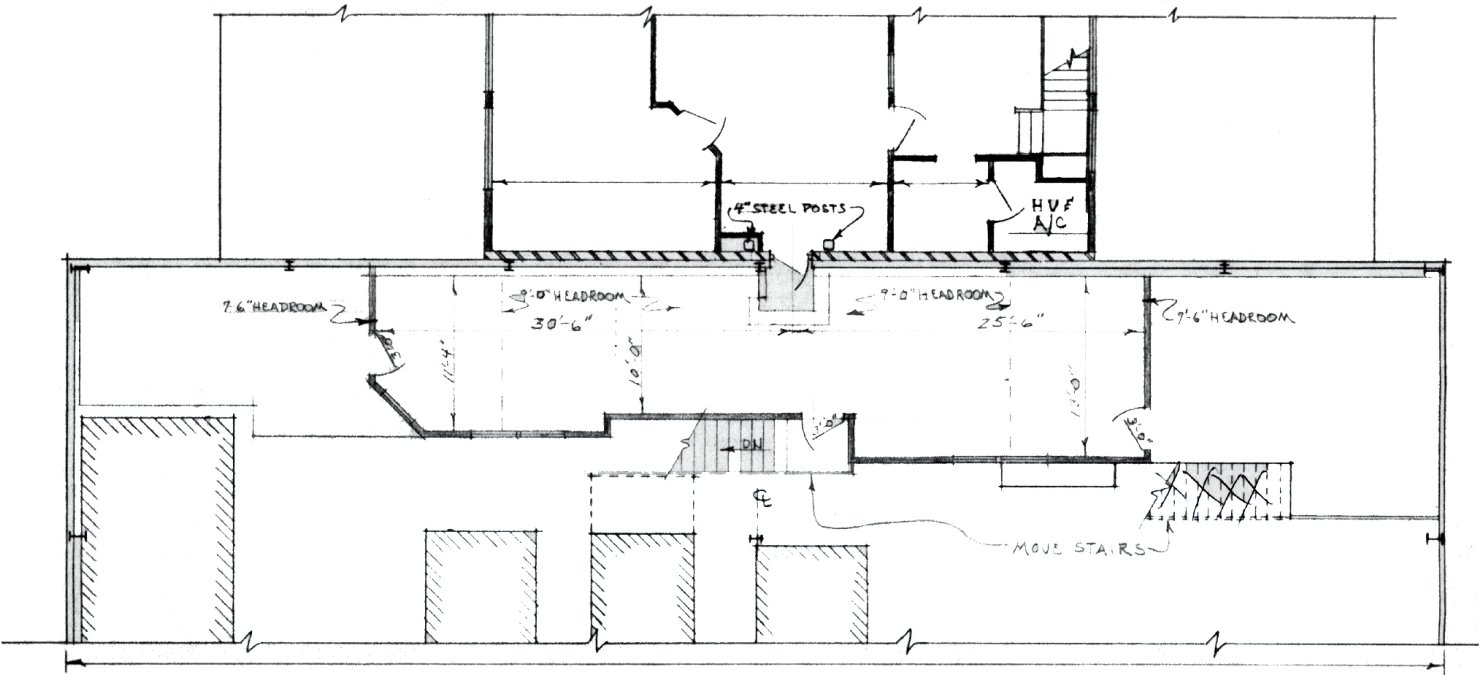
Complete asphalt repave, interior/exterior paint throughout, office refresh, roof service, repair and coat, upgraded lighting and heating for the warehouse.



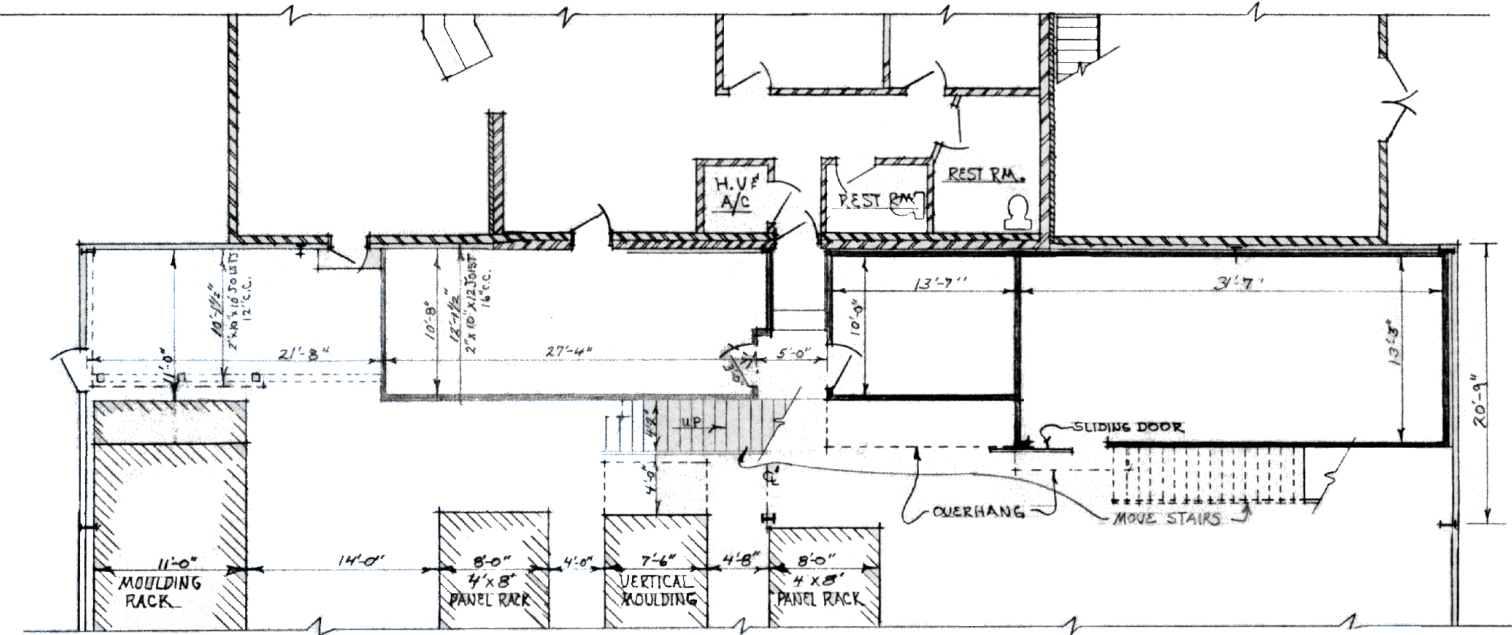
PROPERTY AERIALS



OFFICE FLOOR PLAN

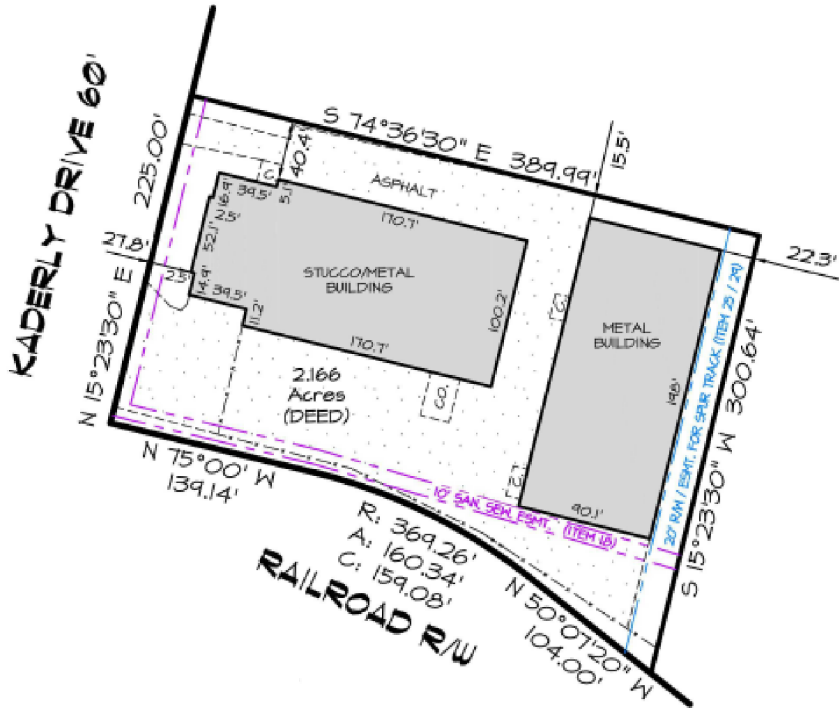
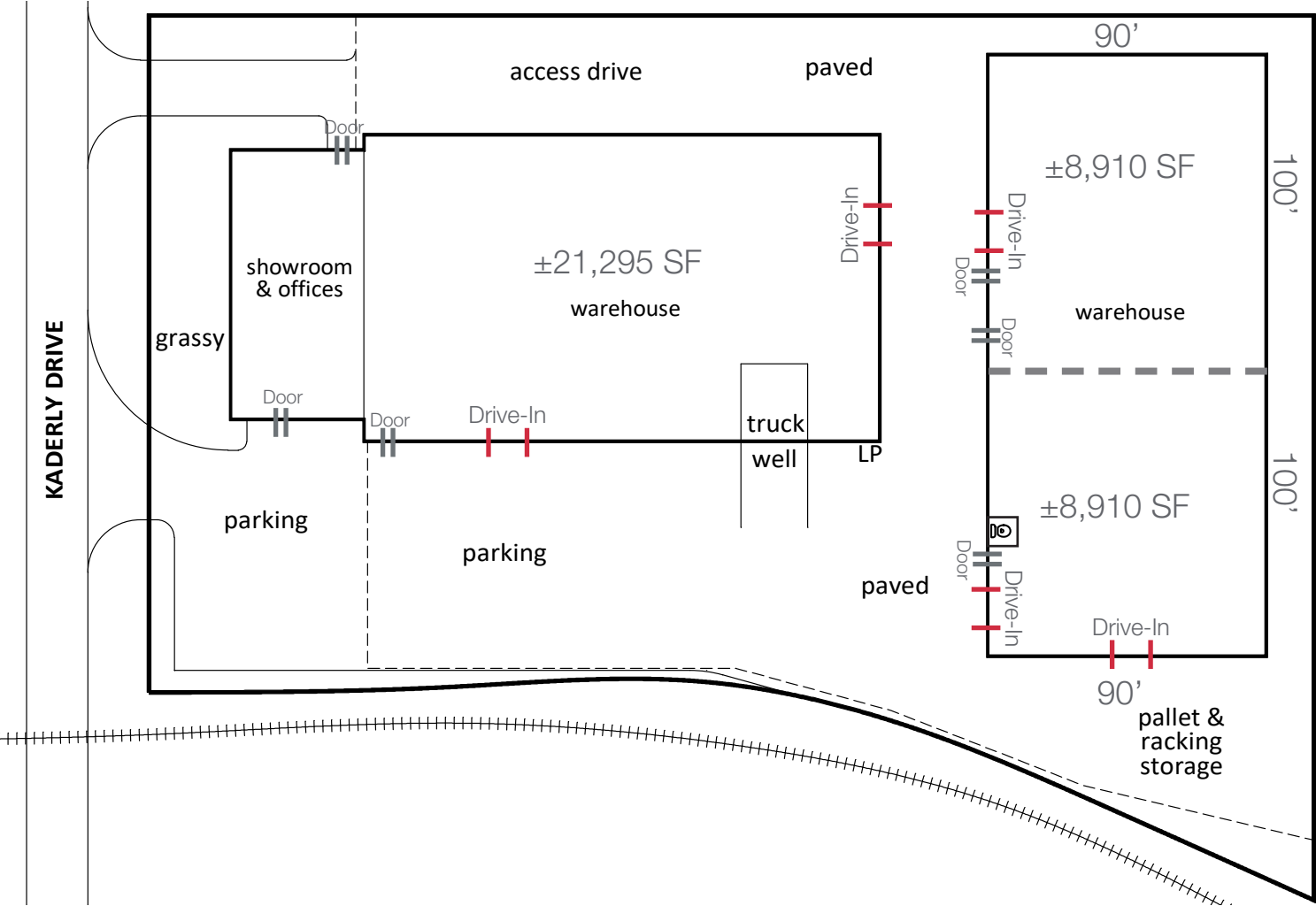


SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

SITE PLAN / SURVEY



[illegible]

CONTACT US



Joe Menninger, CCIM

Vice President



614-629-5262



614-778-1464



jmenninger@ohioequities.com



Haileigh Stanton

Associate



614-629-5266



740-963-4007



hstanton@ohioequities.com



RENDERING