

# 850 KADERLY DRIVE

COLUMBUS, OH 43228



RENDERING

## 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.

**NAI Ohio Equities**

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# PROPERTY SUMMARY



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<b>Address</b>	850 Kaderly Drive Columbus, OH 43228
<b>Lease Rate</b>	Negotiable
<b>Acreage</b>	±2.16 Acres
<b>Available SF</b>	39,115 SF for Full User 21,295 SF for Front Building 17,820 SF for Rear Building; <i>Can be Demised to Two ±8,910 SF Suites</i>
<b>Zoning</b>	Manufacturing (M)
<b>Dock Doors</b>	One Covered Truck Well (20' W x 16' H)
<b>Drive-In Doors</b>	Four (14' W x 14' H) One (18' W x 14' H)
<b>Clear Height</b>	13.5' - 20' (Front Building) 12.5' - 16' (Rear Building)
<b>Location</b>	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.



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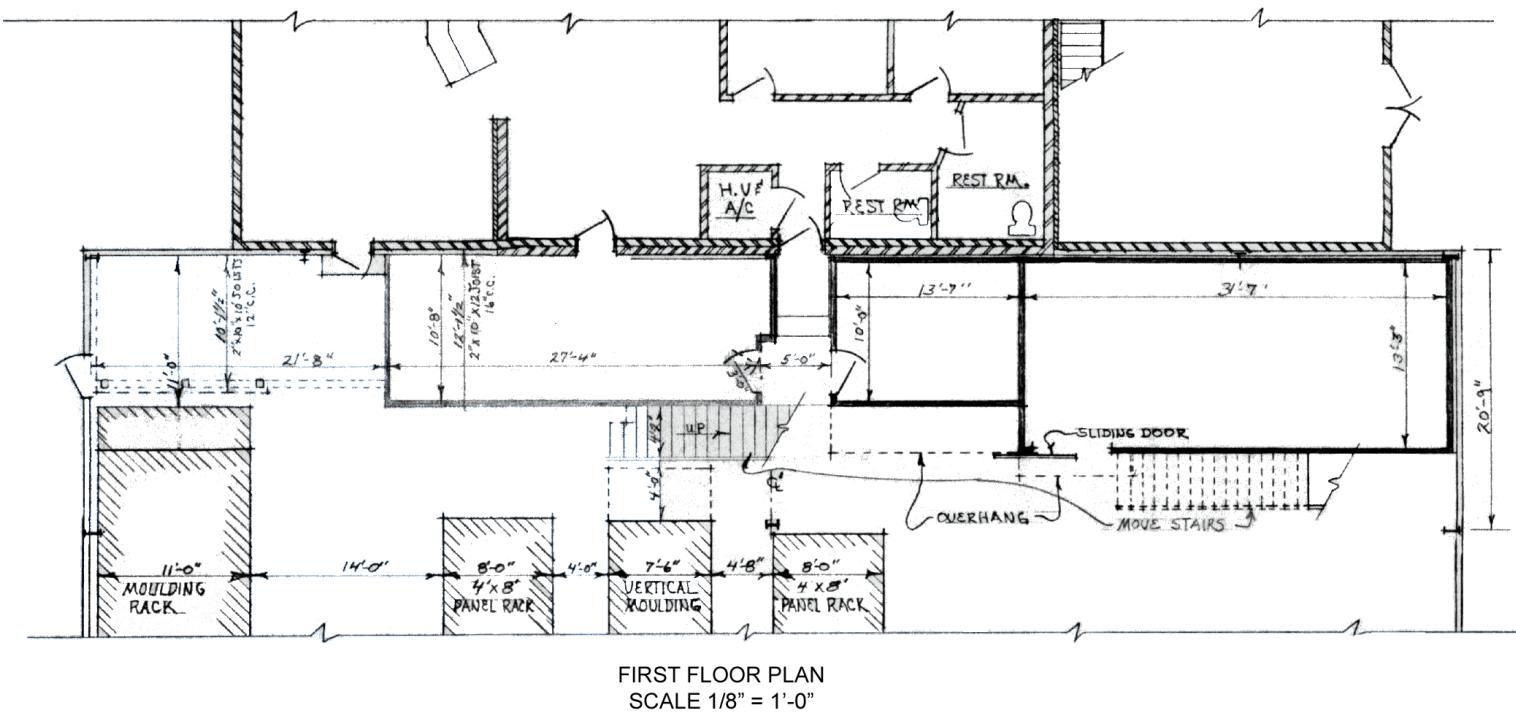
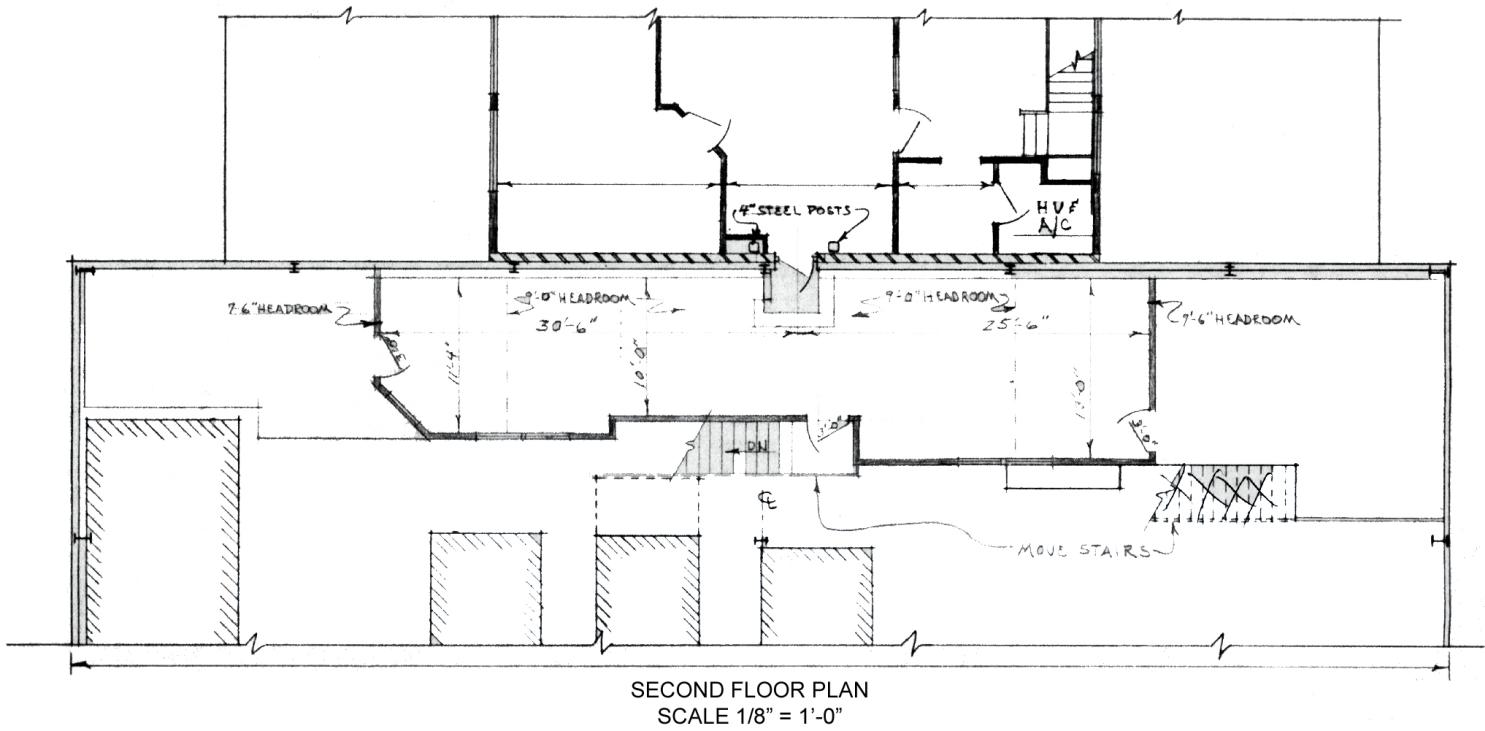


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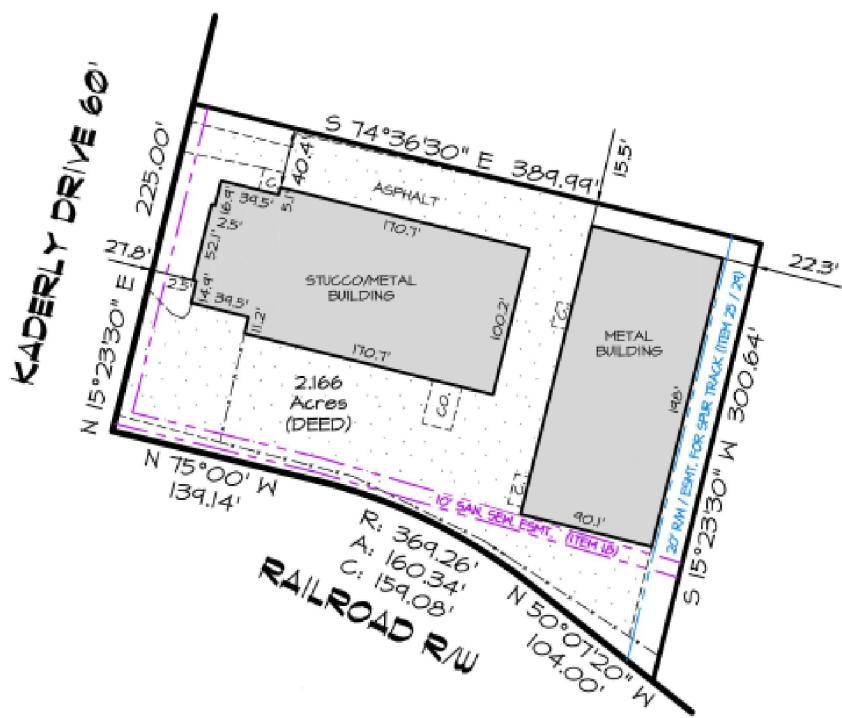
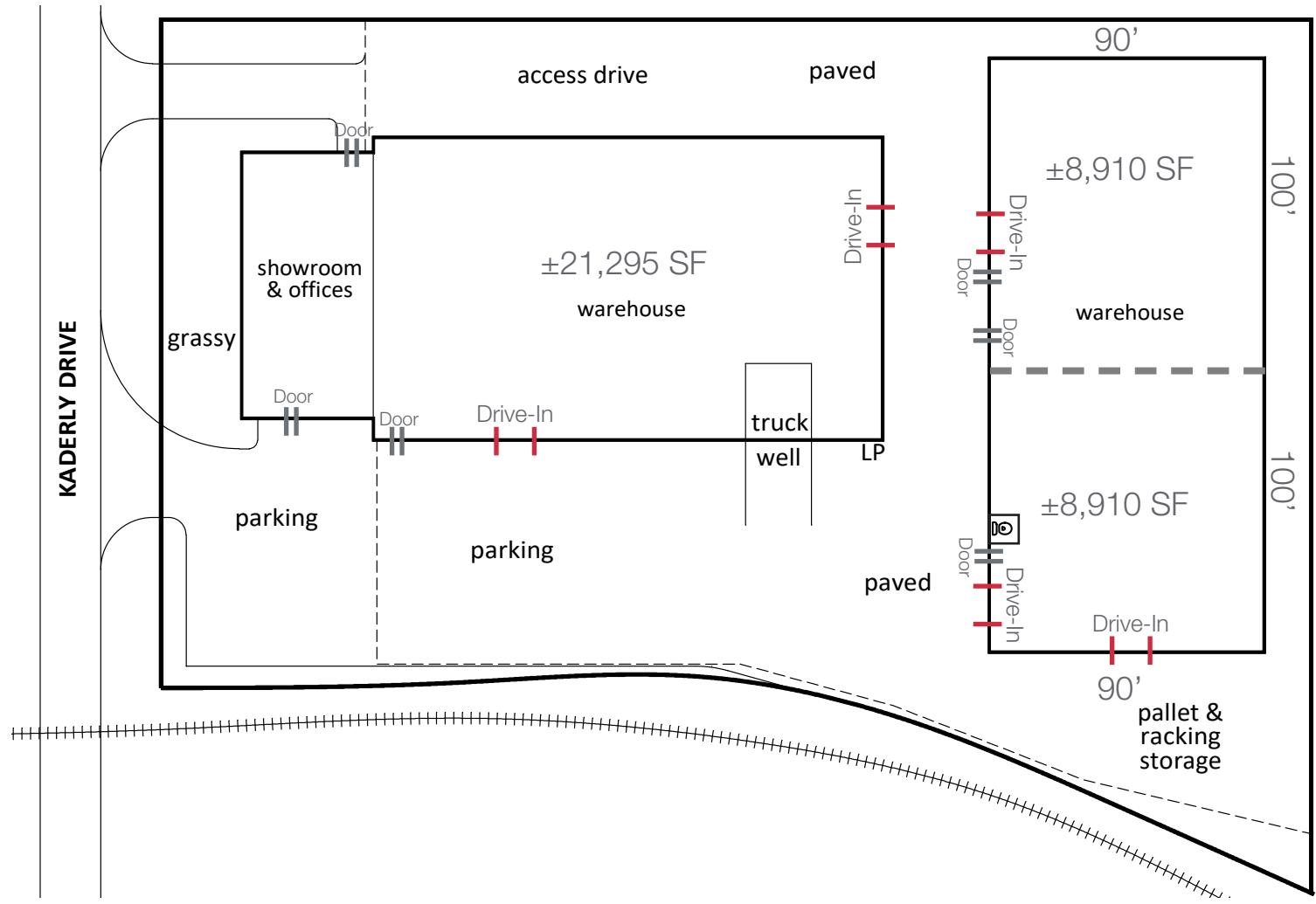
## PROPERTY AERIALS



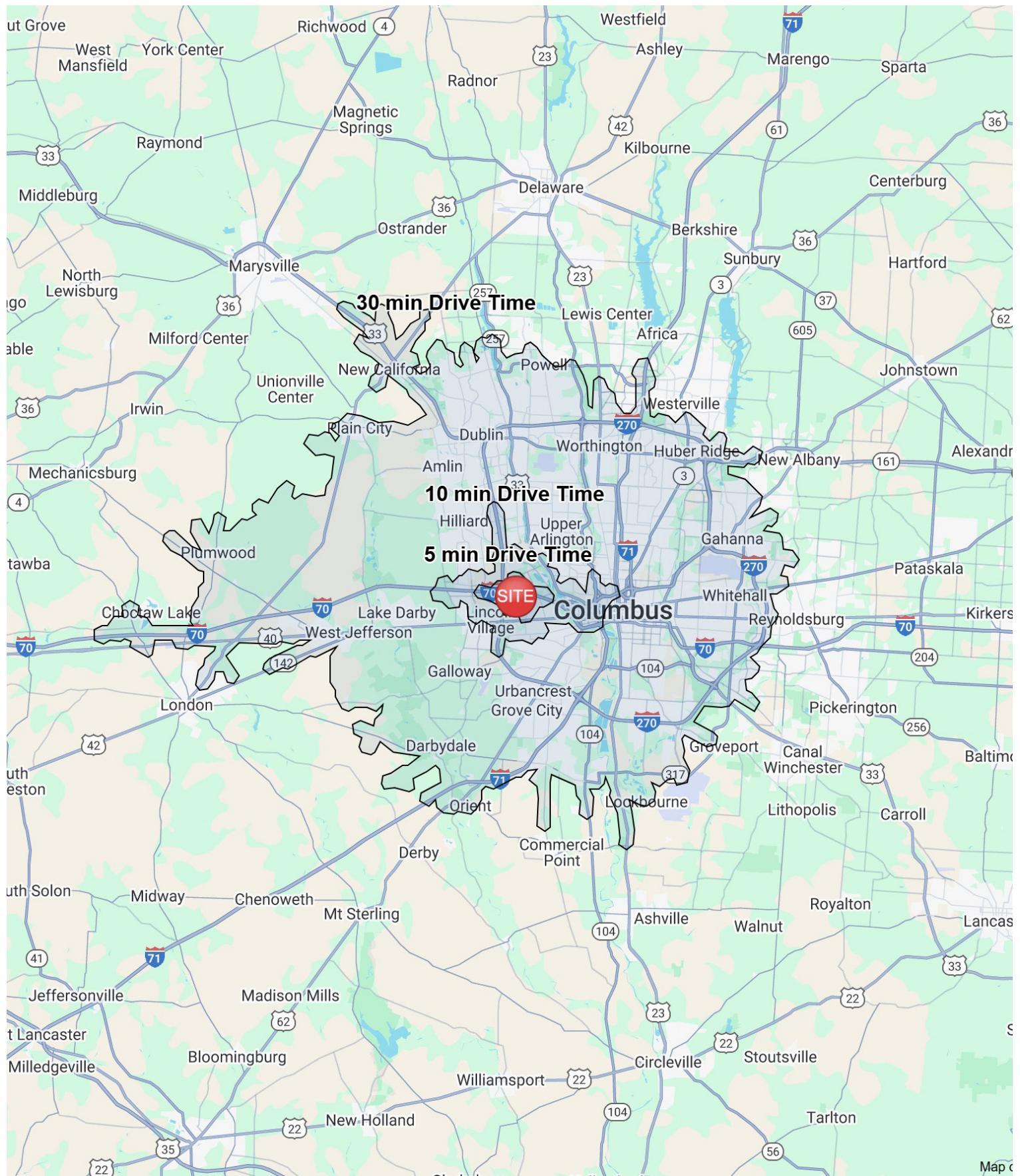
# OFFICE FLOOR PLAN



# SITE PLAN / SURVEY



# LOCATION MAP



# CONTACT US



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