



CAPITOL  
EQUITIES

FOR LEASE

*Providing creative commercial real estate solutions since 1997*



**WAREHOUSE | 8,500 SF**

**HILLIARD**

4235 LEAP RD, HILLIARD, OH 43026

**J.R. KERN**

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## Property Description

Boasting a prime location with easy access to major highways, this well-maintained warehouse facility offers versatile lease opportunities for a range of commercial needs. With expansive warehouse space, high ceilings, and ample loading docks, this property is tailored to accommodate seamless logistics and efficient operations.

## Property Highlights

- Attractive, cost-effective warehouse space @ \$7,260 per month, plus utilities
- Great space for a business requiring abundant storage space which is fully heated
- Warehouse has 18' clear height and two (2) dock doors
- Site includes ample on-site, tractor-trailer parking, in fenced yard space
- Current lease opportunity does not include any office space, but warehouse space is fully heated

## Location Description

Leap Road boasts a prime position near major transportation routes in the Hilliard community of Columbus, Ohio. The close proximity to I-270 facilitates smooth connectivity for the transportation of goods and materials. Enjoy the convenience of easy access to I-270 and major routes connecting all parts of central Ohio.

### OFFERING SUMMARY

Available SF:	8,500 SF
Lease Rate:	\$10.25 SF/yr
Utilities:	Tenant Pays Pro-Rata Share
Tax + Ins:	Included in Gross Rents

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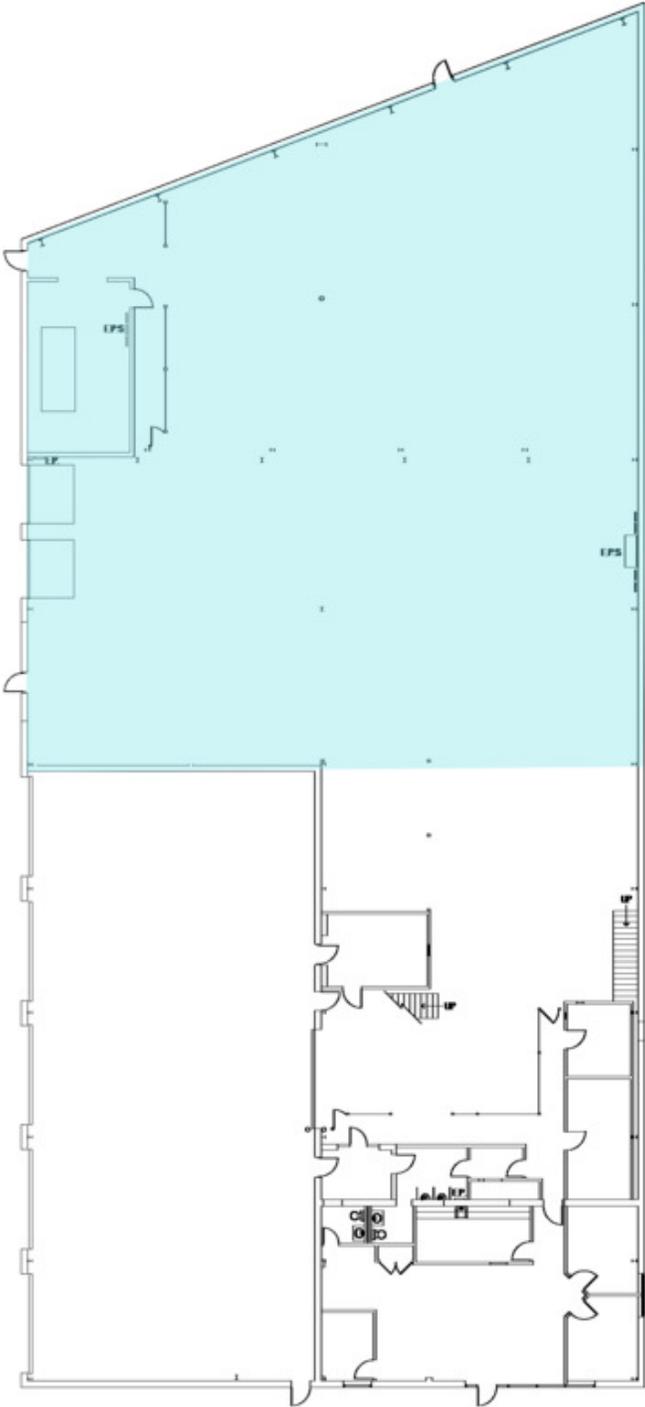
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8,500 SF WAREHOUSE

Fenced + Gated Lot

Google

Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus  
Maxar Technologies

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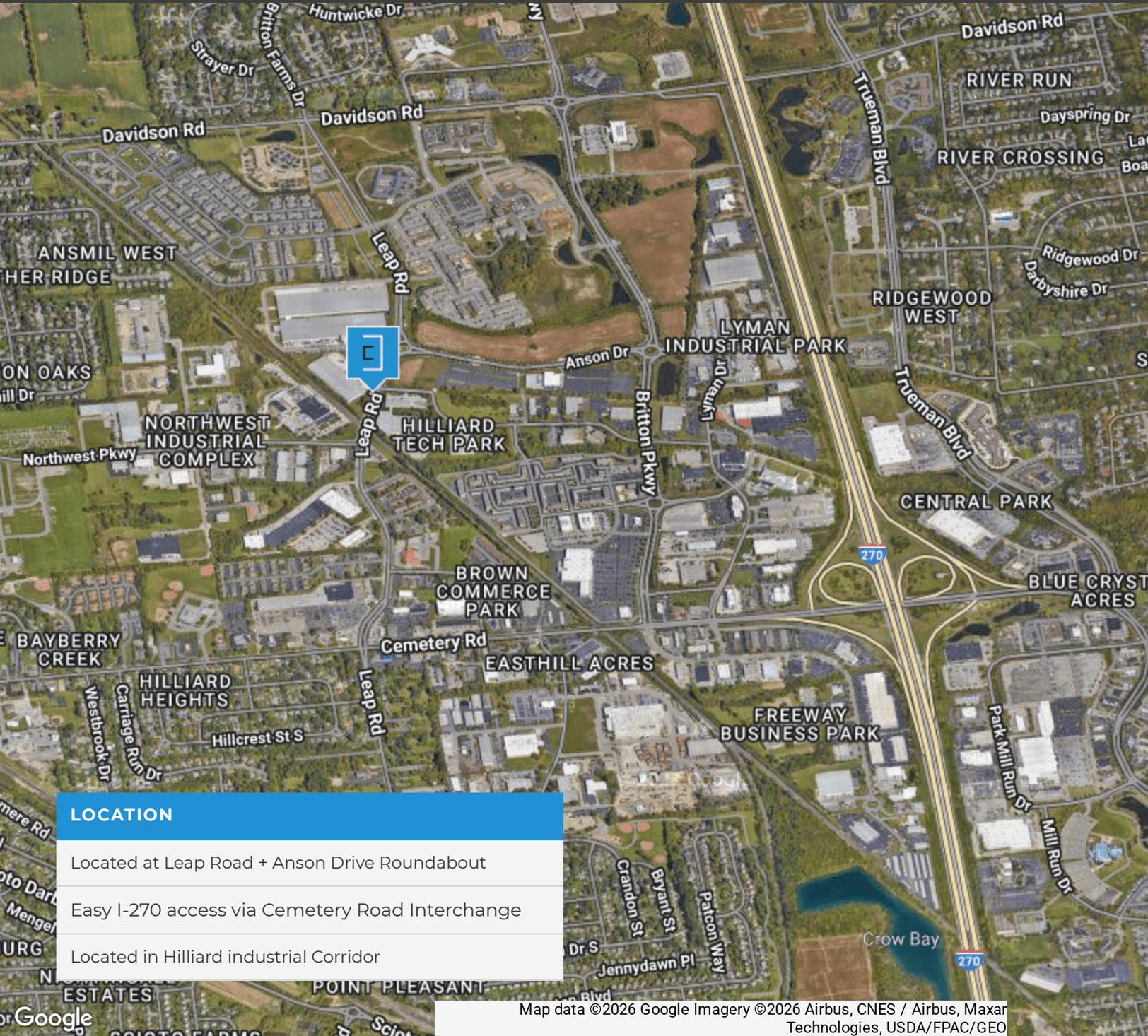
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## LOCATION

- Located at Leap Road + Anson Drive Roundabout
- Easy I-270 access via Cemetery Road Interchange
- Located in Hilliard industrial Corridor

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