



Colliers



# For Sublease

## Industrial Space Available

6901 Americana Parkway  
Columbus, OH 43068

Unique opportunity to lease office/warehouse space with excess outdoor storage. This property offers excellent access, approximately 1-mile from the Brice Road and I-70 exit. Located in Franklin County and zoned C in the City of Columbus in a great industrial park.

*Sublease Term is through May 31, 2029*

**Building 1:** 6,050 ± SF

Office/warehouse building that pairs well with Building 2 to offer additional warehouse space.

**Building 2:** 1,360 ± SF

Warehouse with heat and one drive-through bay. Includes one small office, but no plumbing. Great addition to Building 1.

# Site Overview

6901 Americana Parkway  
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## Key Highlights:

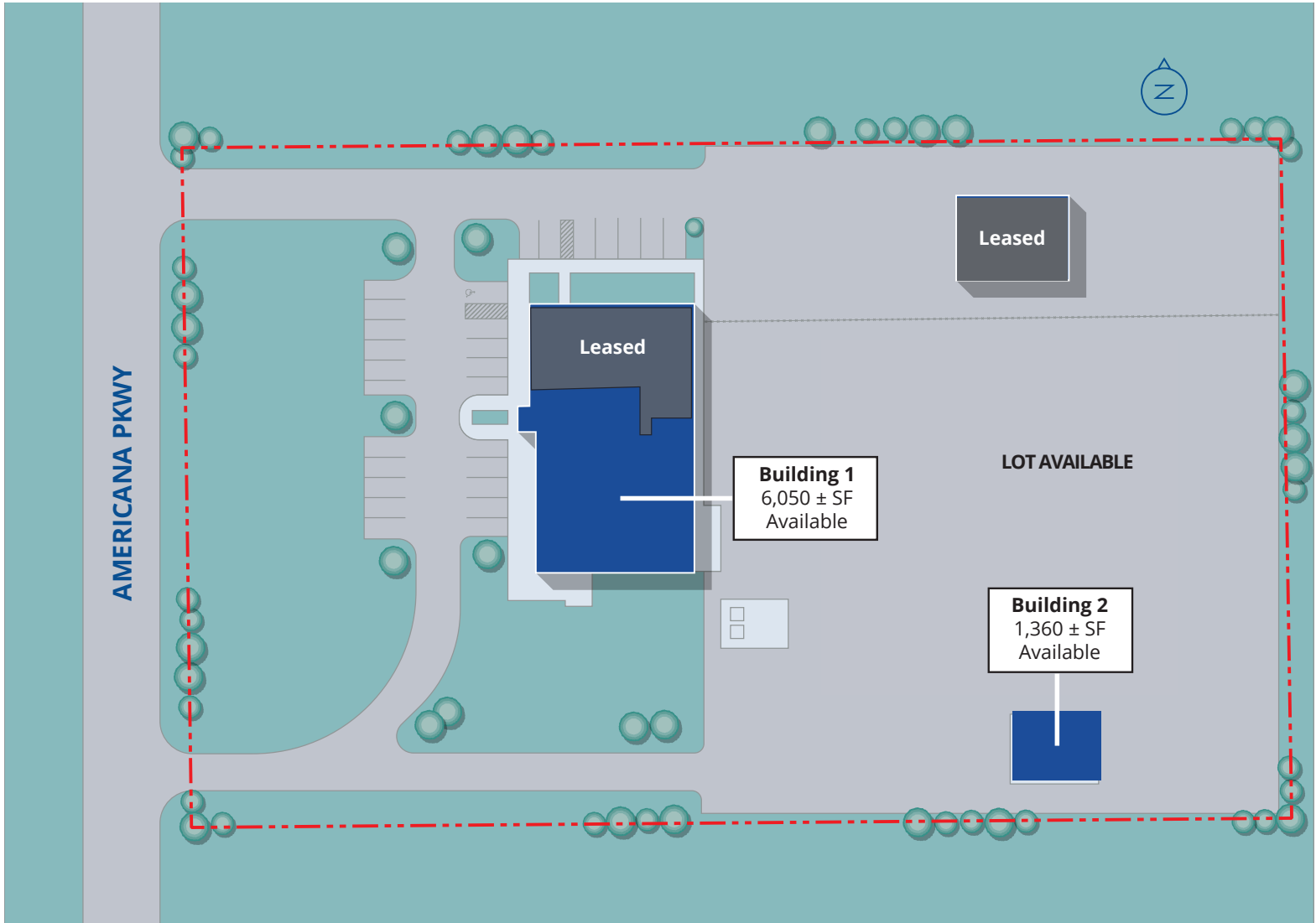
- 3.47 ± total acre site
- Lease Rate: \$13.00/SF NNN
- Estimated Operating Expenses: \$3.50/SF (est. 2026)

## Building 1:

- 8,400 ± SF industrial building
- 6,125 ± SF available space
- 5,240 ± SF office space
- One (1) 12' x 14' drive-in doors
- 15.5'-17' clear height

## Building 2:

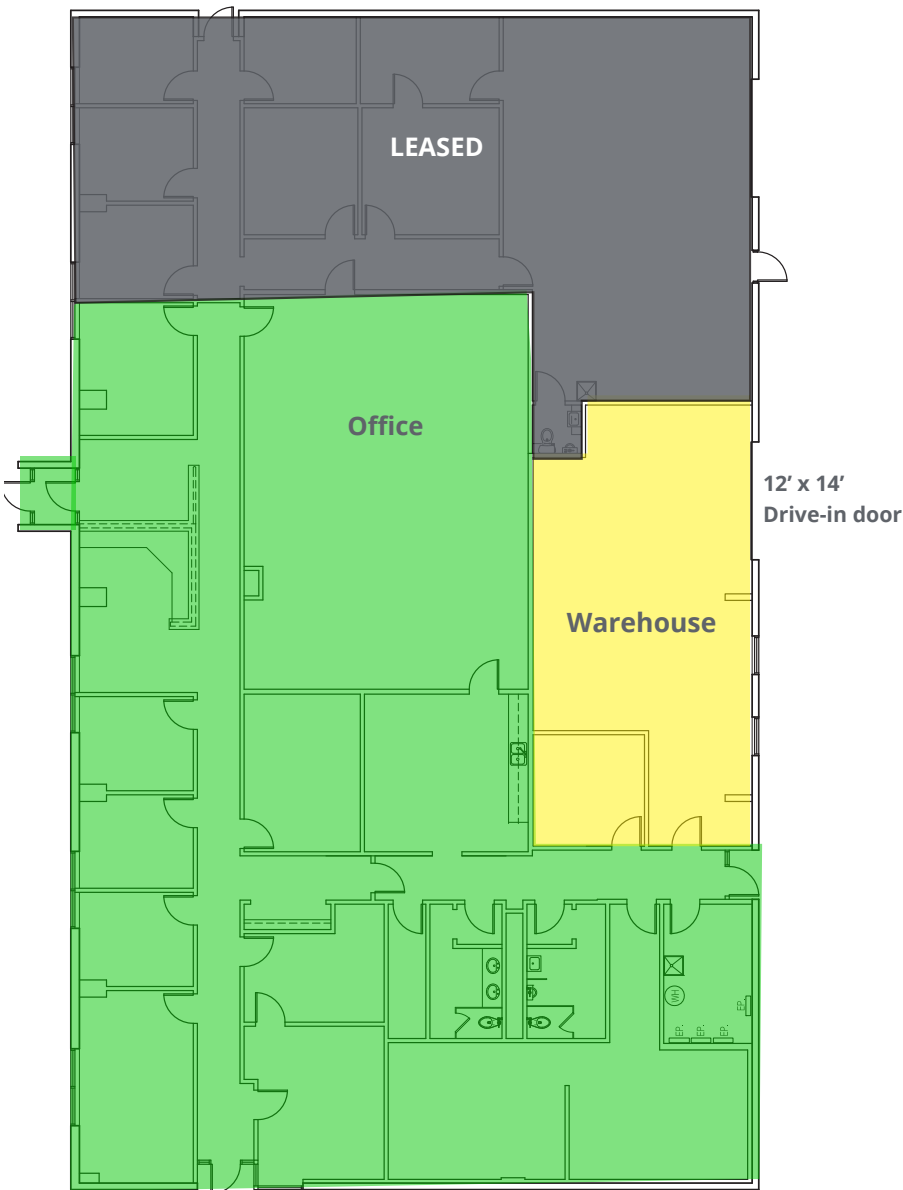
- 1,285 ± SF Available
- Two (2) 12' x 12' drive-in doors
- One (1) drive through bay
- 14' clear height
- Outdoor storage available



# Floor Plan & Photos

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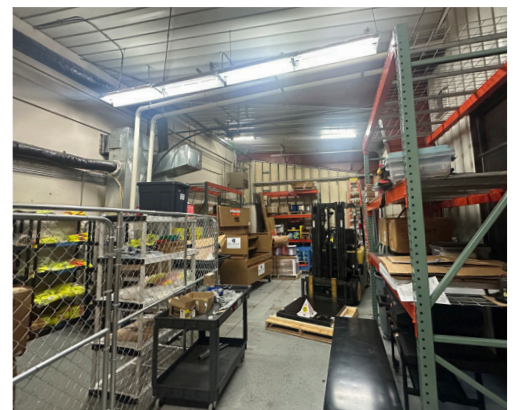
## Building 1 Floor Plan



## Building 1 Photos



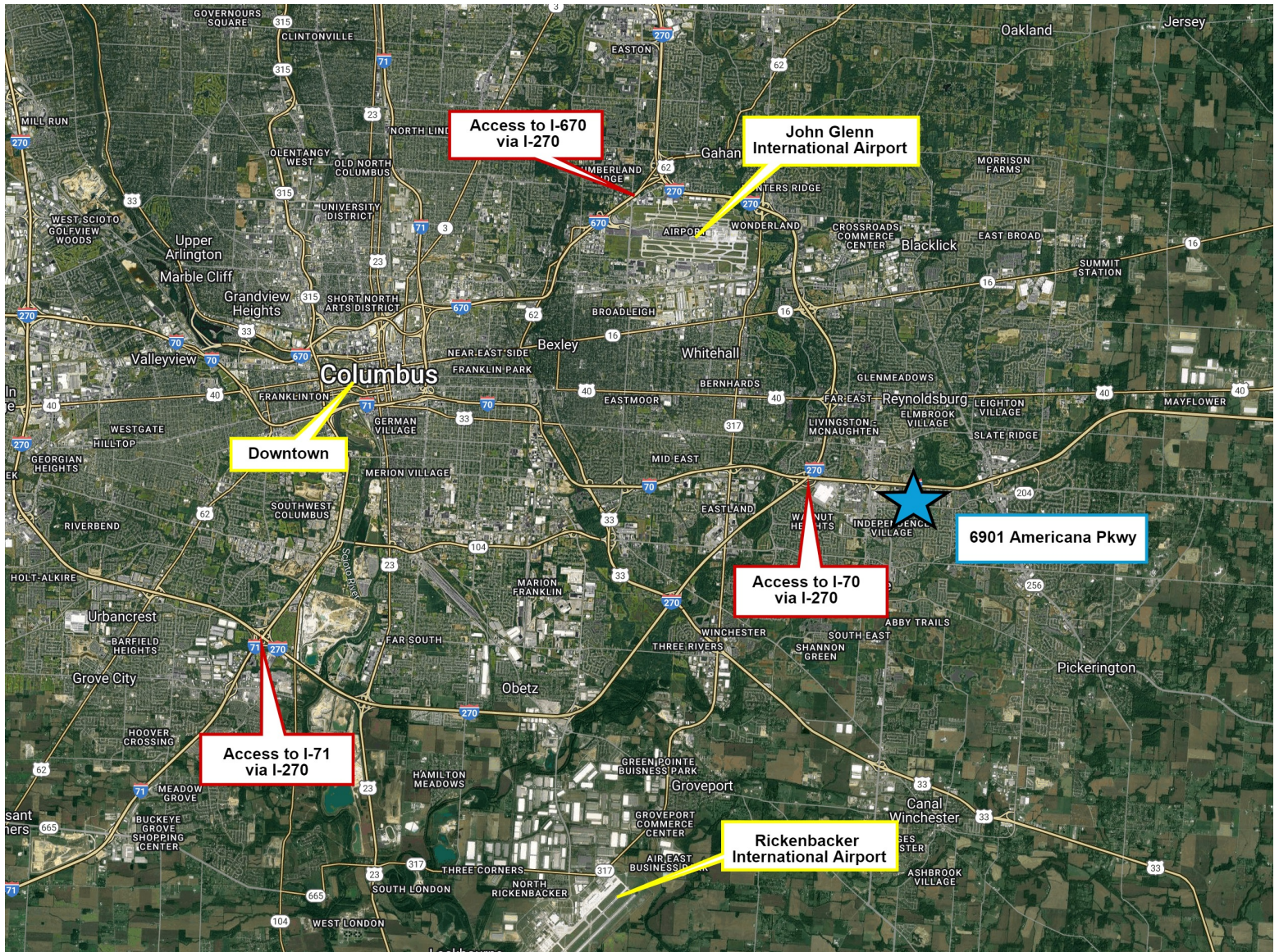
## Building 2 Photos





# Access Map

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