



Colliers



Industrial Space For Lease or Sale

475 E High Street, London, OH 43140

One-of-a-kind freestanding building with amenities that cater to both distribution and manufacturing uses. This 283,584 square foot building offers 25' to 37' clear height with ninety-five (95) docks doors, three (3) drive-in doors, 14,404 square feet of office space, and 3,000 Amps of power on 27.78 acres. The site offers the ability to expand the building and/or create additional parking/outdoor storage. The property is fully fenced and paved with a guard shack securing the truck court.

For leasing information, contact:

Kyle Ghiloni
DIR +1 614 633 8273
Columbus, OH
kyle.ghiloni@colliers.com



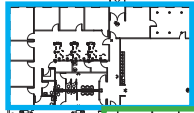
Building Specifications

Building Size:	283,584 ± SF
SF Available:	283, 584 ± SF
Site Size:	27.78 ± acres with room to expand or potential outside storage
Office SF:	Office A: 4,572 SF Office B: 8,916 SF Warehouse Breakroom: 916 SF
Dock Doors:	94 (8' x 10') with levelers 1 (8' x 10') without levelers
Drive-in Doors:	2 (8' x 14') ramped drive-ins 1 (12' x 16') grade-level drive-in
Parking Spaces:	382 auto spaces 32 trailer stalls with dolly pads
Clear Height:	25' to 37'
Column Spacing:	43'4" x 47'11" & 44'4" x 47'3"
Roof:	Standing seam metal - 2001 EPDM installed in 2013 with warranty through 10/2033

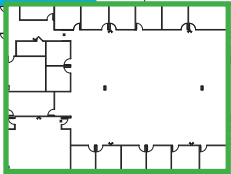
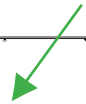
Year Built:	2001 with addition/improvements made in 2013
HVAC:	Portions of warehouse are hanging gas fired units and radiant
Utilities:	Electric: Ohio Edison Gas: Columbia Gas Water/Sewer: City of London/Mid-Ohio
Building Security:	Card access on all doors Fully fenced truck court with guard shack
Sprinkler:	Wet
Lighting:	LED
Zoning:	LM - City of London
Electrical Service:	3,000 Amp main
Net Lease Rate:	Negotiable
Operating Expenses:	\$0.98/SF (estimated 2024)

Floor Plan

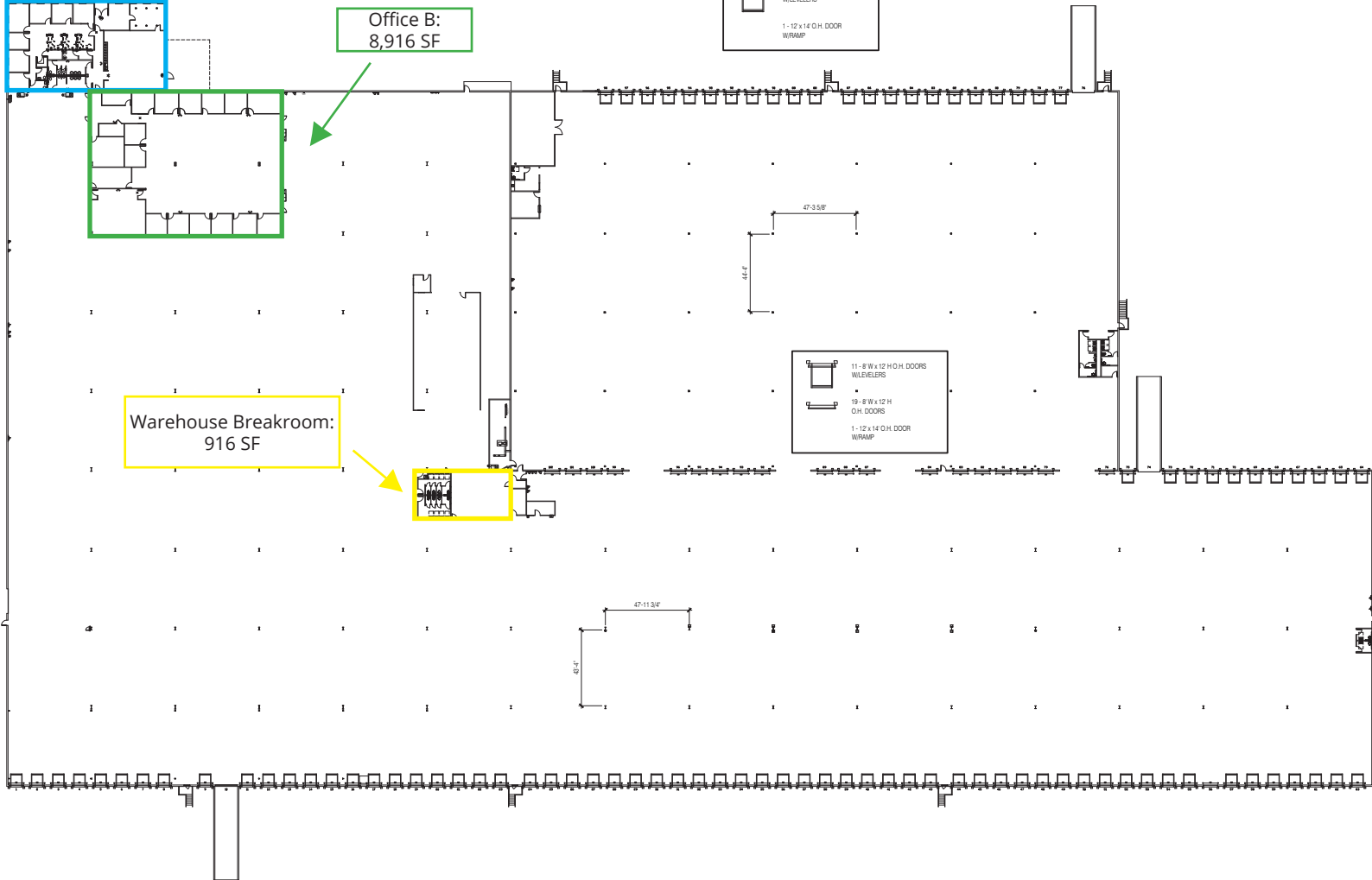
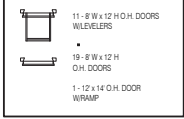
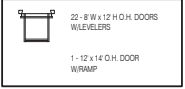
Office A:
4,572 SF



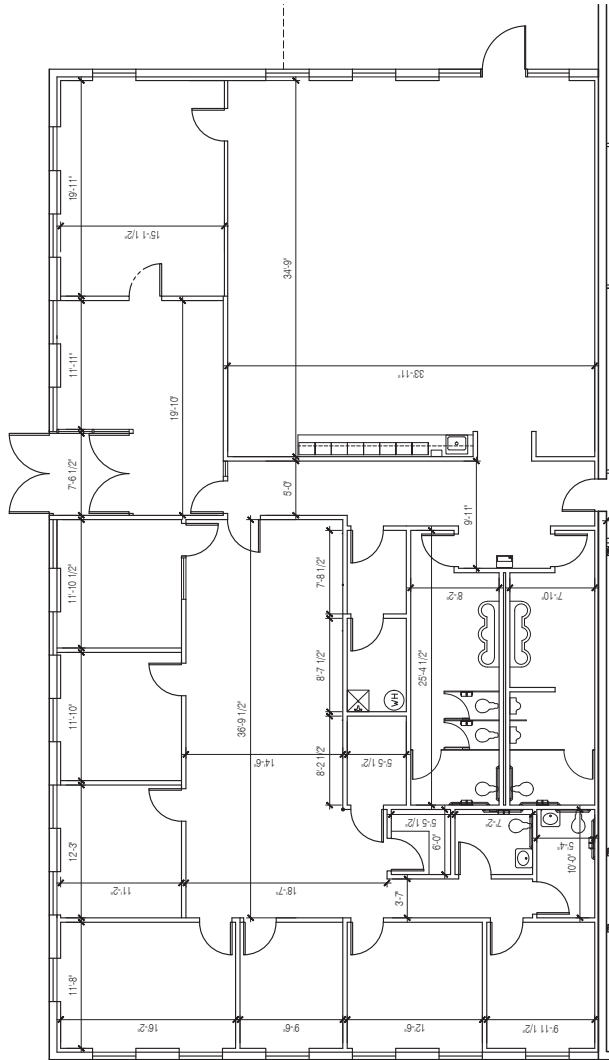
Office B:
8,916 SF



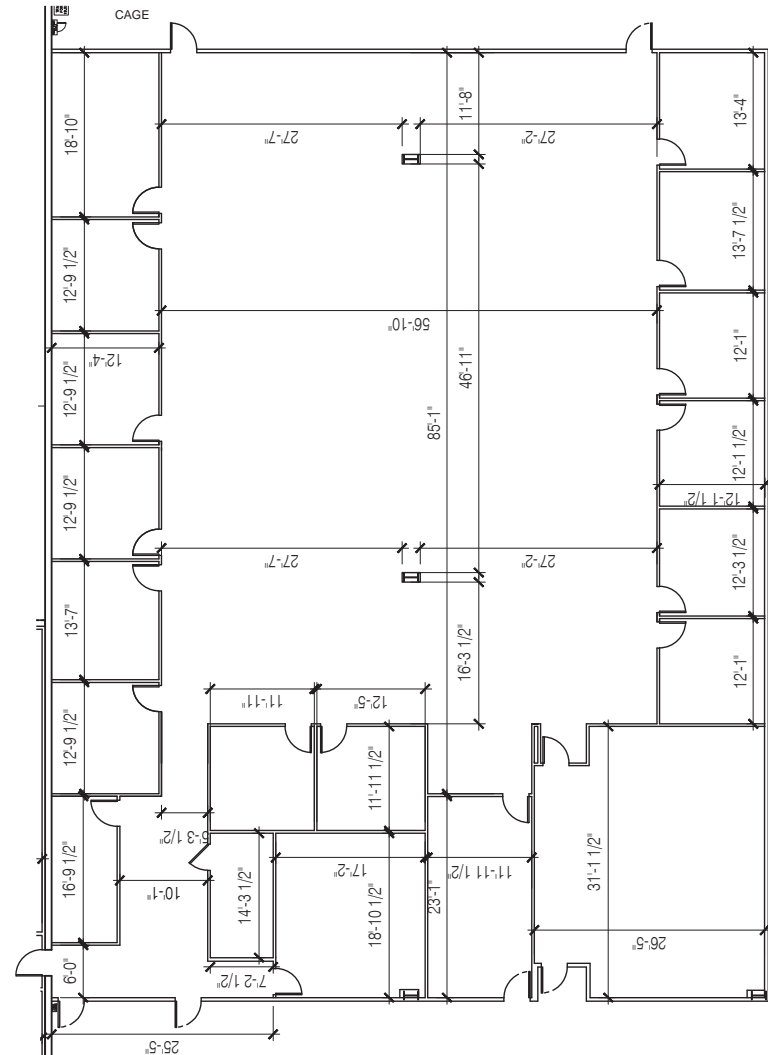
Warehouse Breakroom:
916 SF



Office Plan



Office A
4,572 SF



Office B
8,916 SF

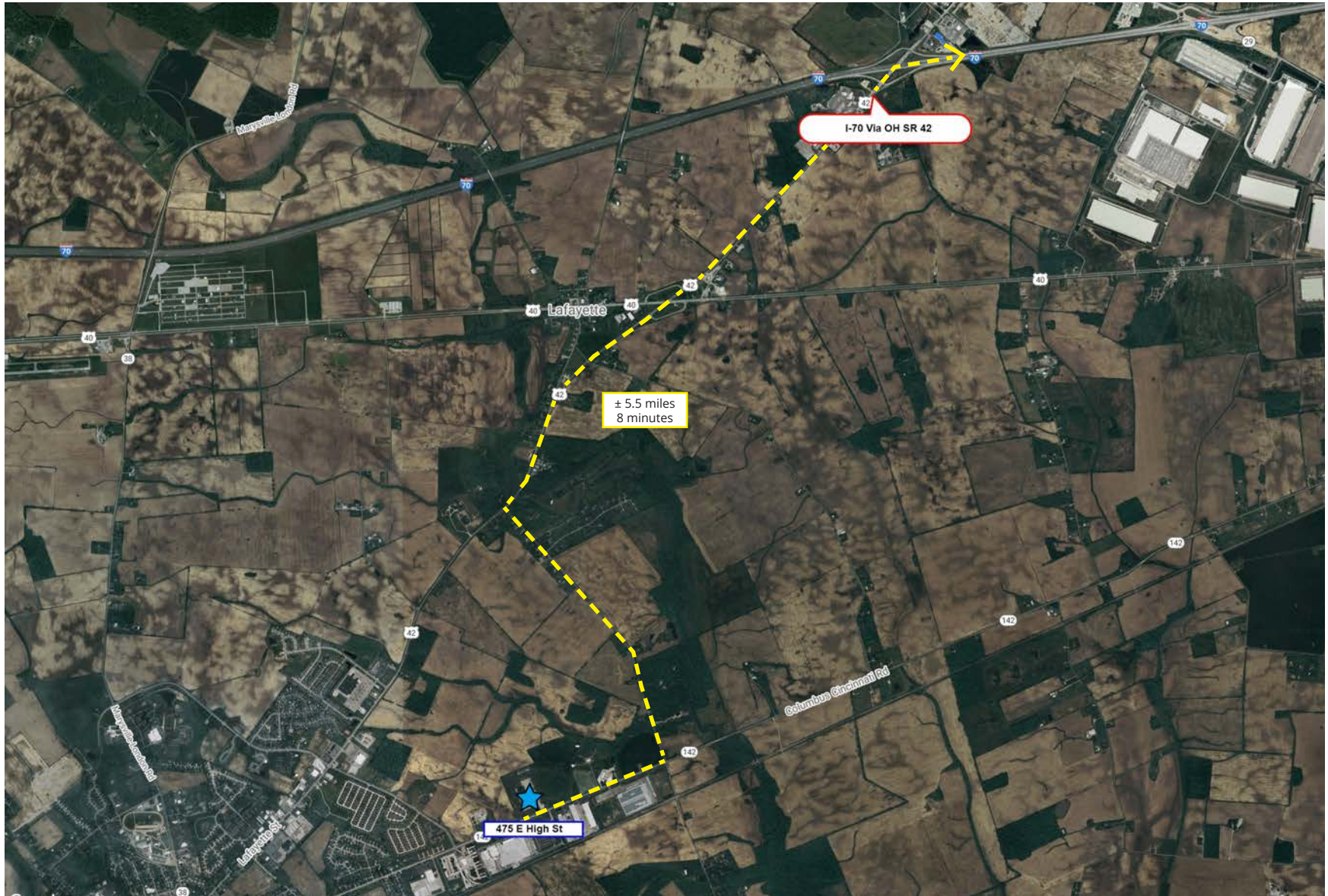
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Site Overview

Colliers



Area Access



Building Photos





Contact Us

Kyle Ghiloni
DIR +1 614 633 8273
Columbus, OH
kyle.ghiloni@colliers.com

Michael Linder, SIOR
DIR +1 614 410 5628
Columbus, OH
michael.linder@colliers.com

Shane Woloshan, SIOR
DIR +1 614 410 5624
Columbus, OH
shane.woloshan@colliers.com

Joel Yakovac, SIOR
DIR +1 614 410 5654
Columbus, OH
joel.yakovac@colliers.com

Jonathan Schuen, SIOR
DIR +1 614 437 4495
Columbus, OH
jonathan.schuen@colliers.com

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Colliers | Greater Columbus Region
Two Miranova Place | Suite 900
Columbus, OH 43215
+1 614 436 9800