



# For Sale/Lease

## Industrial Space

175 Outerbelt Street,  
Columbus, OH 43213

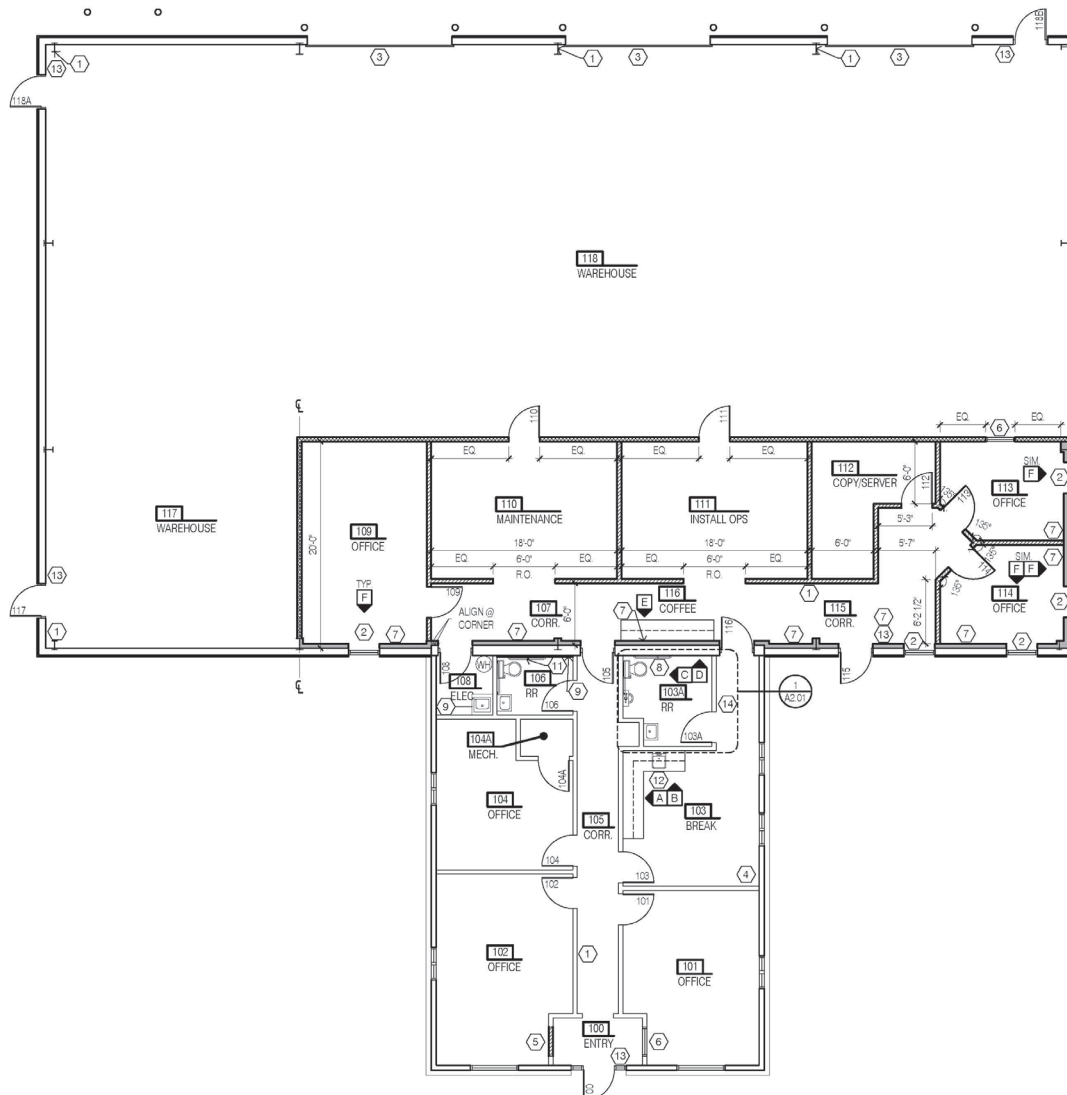
Extremely well maintained and recently renovated standalone office/warehouse building for lease. Approximately 7,400 square feet total with 2,930 square feet of newly expanded office space. Warehouse is served by three (3), 12'w x 14'h drive-in doors and 15'-17' clear height. Building is situated on 1.876 acres and has two curb cuts for access to circulate around the entire building, and fenced/secured rear truck court. Great east side location off I-270 and Broad Street.

Building SF:	7,400 ± SF
Sale Price:	Negotiable
Lease Rate:	Negotiable
Operating Expenses:	\$2.65/SF (Estimated 2026)
Year Built:	1995/Renovated 2021
Land Site:	1.876 acres total

# Building Amenities

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- Office: 2,930 ± SF total
- Warehouse: 4,470 ± SF total
- Clear Height: 15' – 17'
- Drive-in doors: Three (3) 12' x 14' overhead doors
- Car Parking: 10 striped car parking space (1 handicap parking space)
- Fully fenced and gated rear truck lot
- 3 phase, 4 wire, 480/277 volt, 400 AMP electrical service
- Warehouse Heat: Gas forced Reznor heaters
- Office HVAC: Two split systems to service the front office space





# Site Plan

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# Access Map

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