



Colliers



# For Sublease

4097 Leap Road  
Hilliard, OH 43026

Unique opportunity to sublease or potentially direct lease  $\pm$  6,400 square feet of office/warehouse space with one dock, one drive-in, and recent improvements. This property offers ample parking in a desirable industrial park, with quick access to I-270 and many amenities on the west side of Columbus.

**Building SF:** 209,164  $\pm$  SF

**Space Available:** 6,400  $\pm$  SF

**Lease Rate:** \$9.50/SF NNN

**Operating Expenses:** \$2.67/SF  
(estimated 2024)

**Lease Expiration:** 01/31/2028

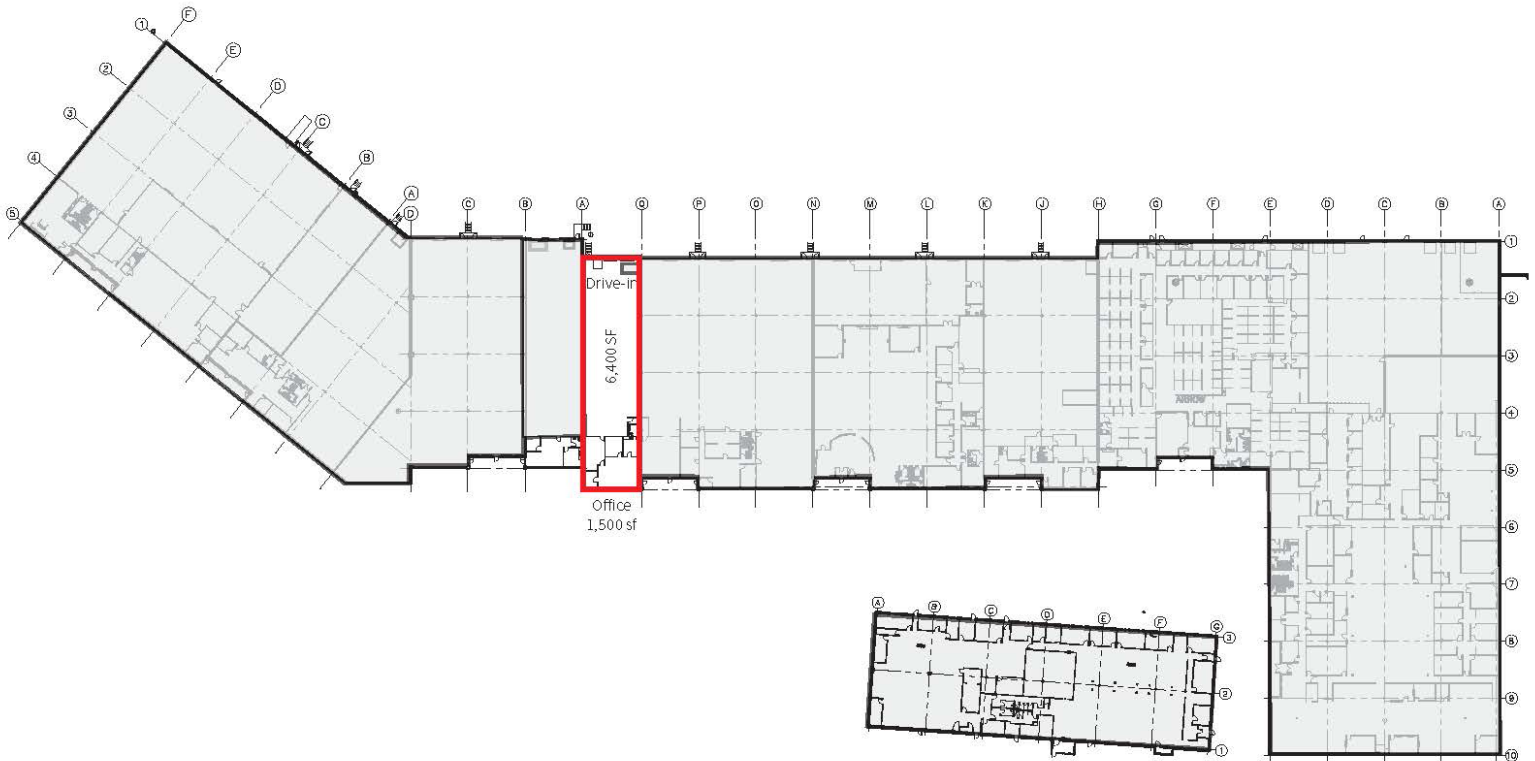
# Building Amenities

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- 1,500 ± SF office
- 14' clear height
- 40' x 40' column spacing
- 3 phase - 400 Amp
- Ample car parking
- Built in 1974

## Availability Information

Suite	Total SF	Office SF	Lease Rate	Docks/Drive-ins	Date Available
4097	6,400 ± SF	1,500 ± SF	\$9.50/SF NNN	1/1	60 days



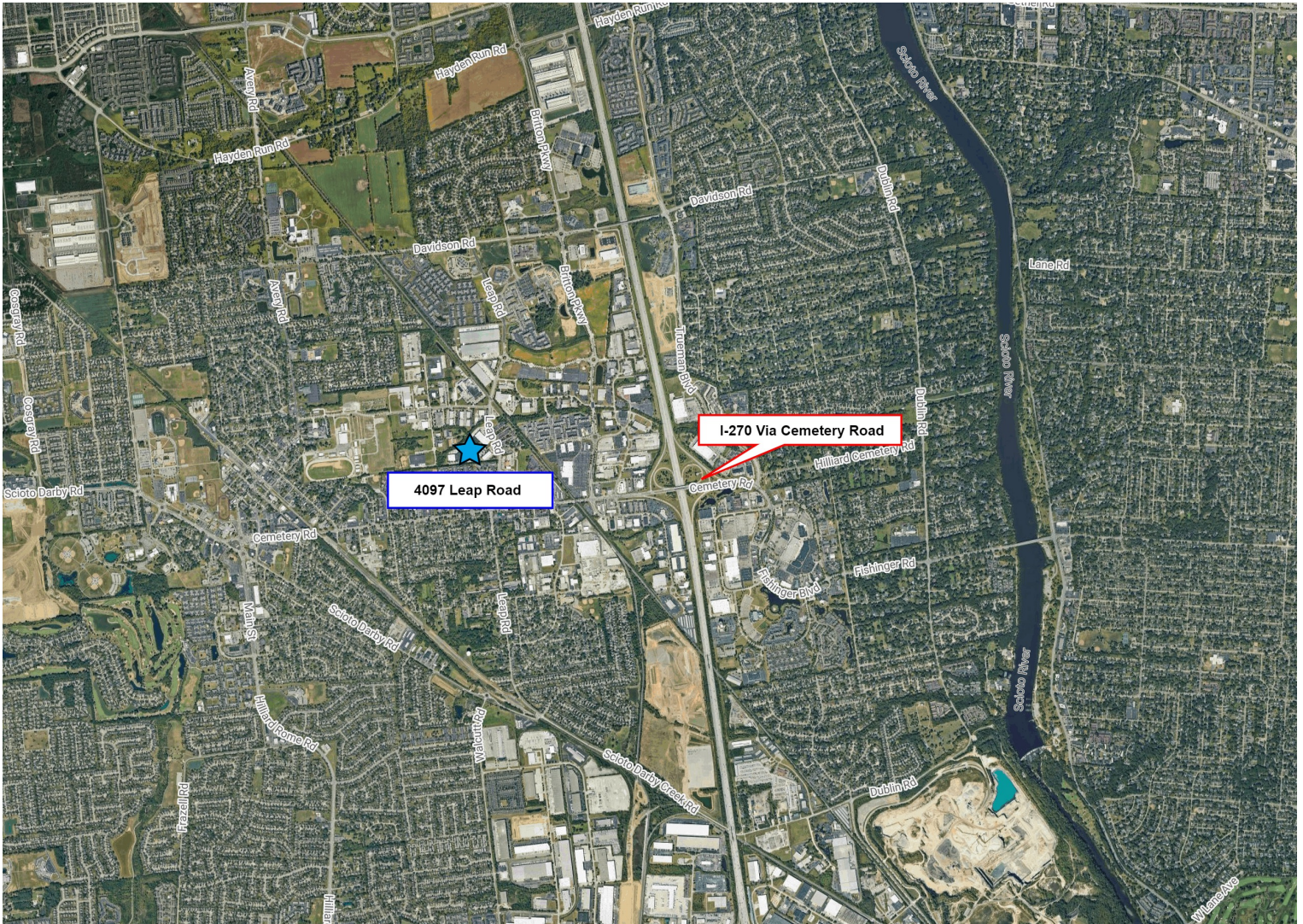
# Site Plan

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# Access

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**Colliers | Greater Columbus Region**

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