

# 850 KADERLY DRIVE

COLUMBUS, OH 43228



## **39,115 SF FLEX WAREHOUSE FOR LEASE**

This 39,115 SF flex/warehouse property, situated on 2.16 acres, is available for a full user, or can be demised into three suites: 21,295 SF front building and a 17,820 SF rear building that can be available for a single user or demised into 8,910 SF suites. Featuring one covered truck well for dock service and five additional oversized drive-in doors, the property supports flexible loading and logistics operations. The office area includes a showroom, restrooms, and central HVAC. Ideal for manufacturing, distribution, or multi-use applications and located with easy access to I-70 and I-270 on the west side of Columbus, OH.

**NAI**Ohio Equities

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# PROPERTY SUMMARY



**Address** 850 Kaderly Drive  
Columbus, OH 43228

**Lease Rate** Negotiable

**Acreage** ±2.16 Acres

**Available SF** 39,115 SF for Full User  
21,295 SF for Front Building  
17,820 SF for Rear Building; *Can be Demised to Two ±8,910 SF Suites*

**Zoning** Manufacturing (M)

**Dock Doors** One Covered Truck Well  
(20' W x 16' H)

**Drive-In Doors** Four (14' W x 14' H)  
One (18' W x 14' H)

**Clear Height** 13.5' - 20' (Front Building)  
12.5' - 16' (Rear Building)

**Location** Easy Access to I-70 and I-270

# POTENTIAL SITE WORK

**Landlord intends to make the following improvements to the property prior to lease up:**

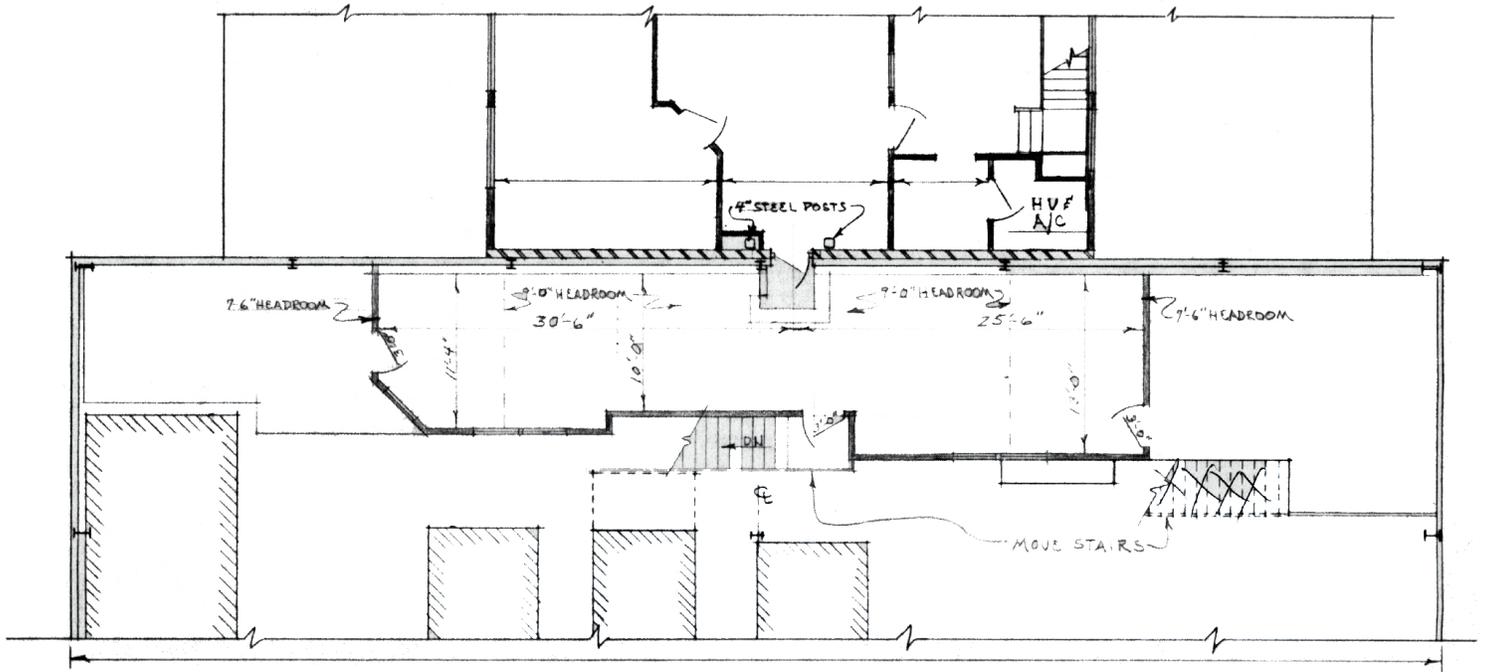
Complete asphalt repave, interior/exterior paint throughout, office refresh, roof service, repair and coat, upgraded lighting and heating for the warehouse.



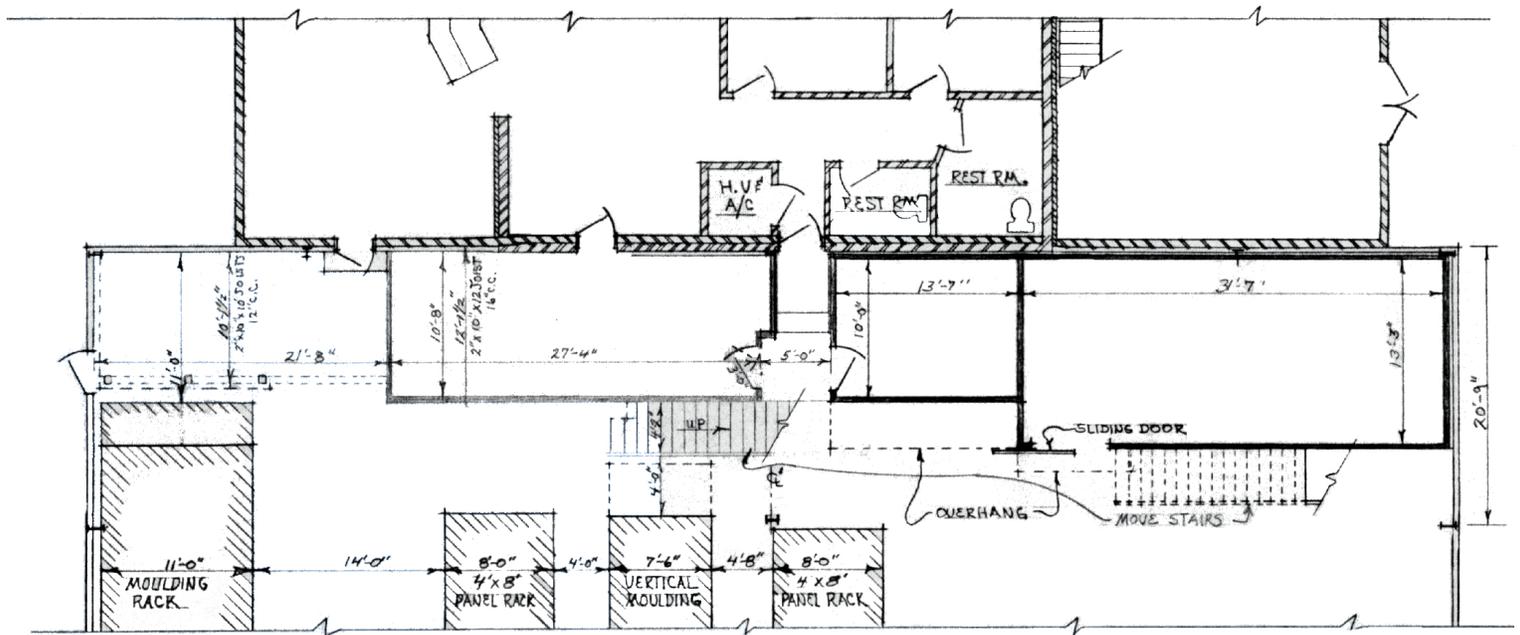
# PROPERTY AERIALS



# OFFICE FLOOR PLAN

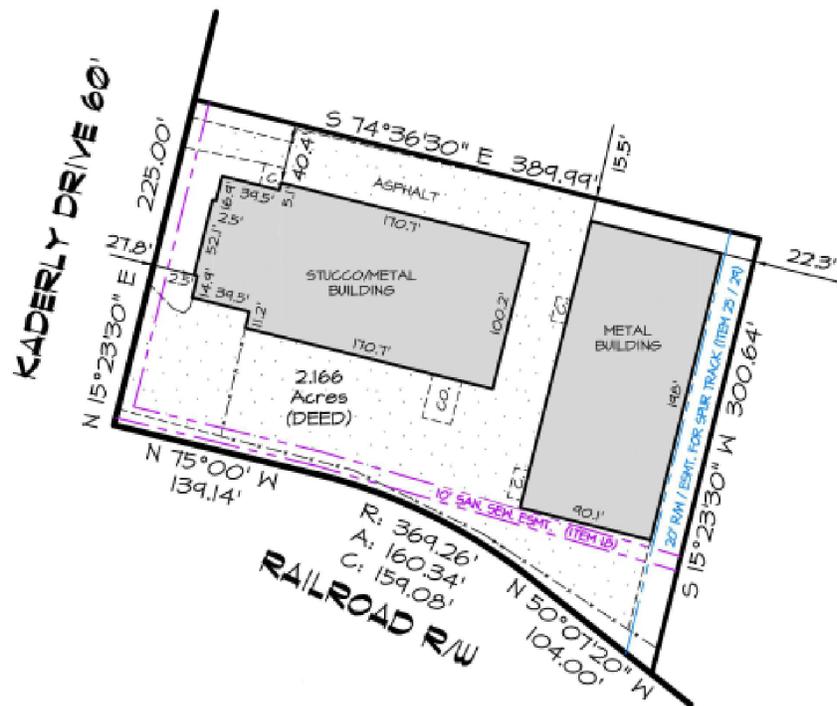
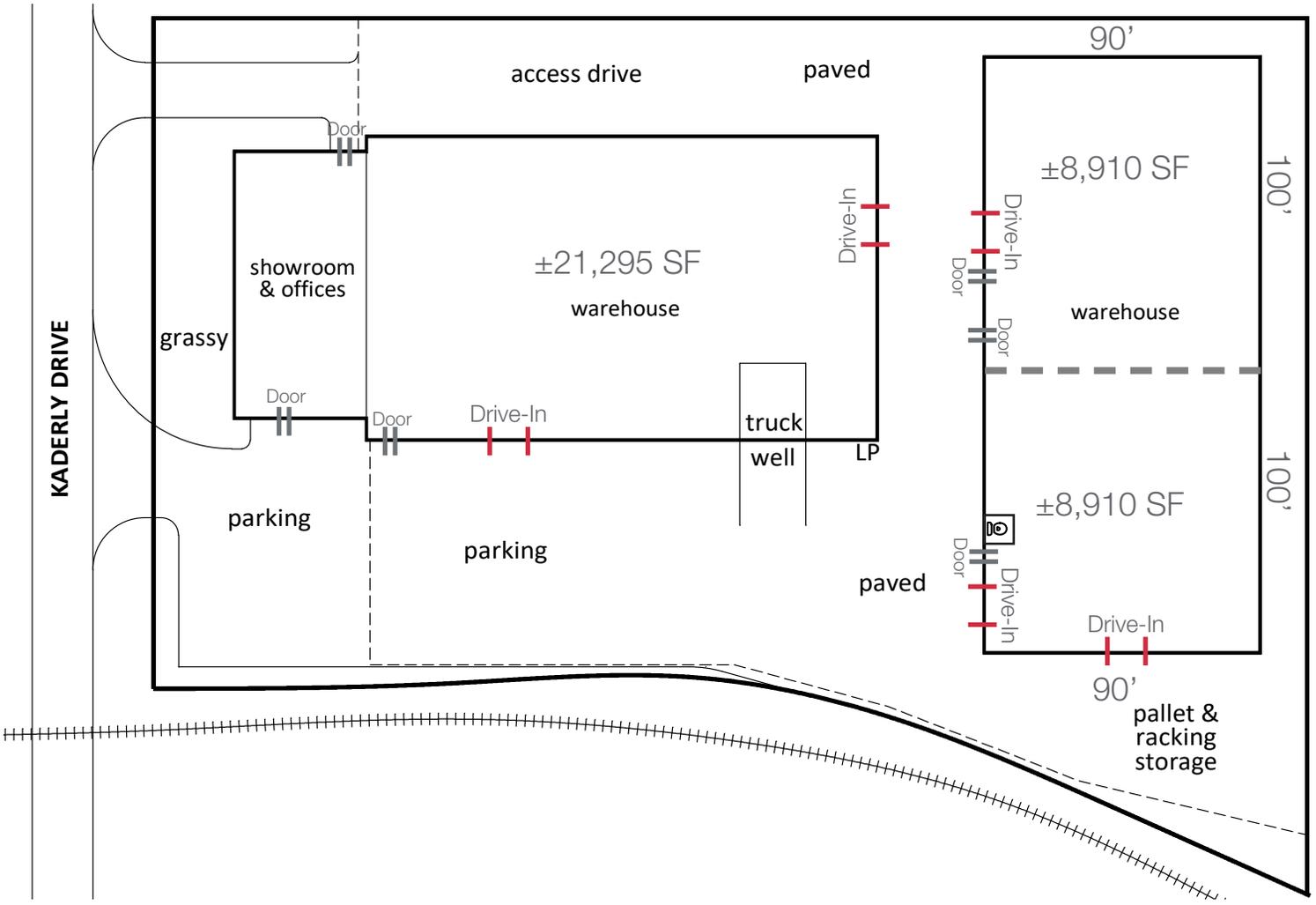


SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"

# SITE PLAN / SURVEY



# ADDITIONAL PHOTOGRAPHS



# ADDITIONAL PHOTOGRAPHS





# CONTACT US



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RENDERING