



Accelerating success.



AVAILABLE FOR SALE & LEASE

6816 Lauffer Rd

FLEX OFFICE / WAREHOUSE OPPORTUNITY



21,832 SF



50/50
OFFICE +
WAREHOUSE



20'-22'
CLEAR



DOCK +
DRIVE-IN



I-270
ACCESS

 Sale Price: \$2,000,000



Lease Rate: \$10.95 PSF/NNN

6816 Lauffer Rd



PROPERTY OVERVIEW

6816 Lauffer Road offers a versatile office and warehouse configuration in northeast Columbus with convenient access to I-270 and the greater Columbus metropolitan area. The two-story facility provides a functional combination of professional office space and climate-controlled warehouse space, making it well suited for a variety of office, service, light industrial and flex users.

The property features dock and drive-in loading, 20'-22' clear height, freight elevator access and ample on-site parking. Its proximity to the Cleveland Avenue/I-270 interchange provides convenient connectivity to Westerville, Polaris, Easton and major employment centers throughout Central Ohio.

OFFERING SUMMARY

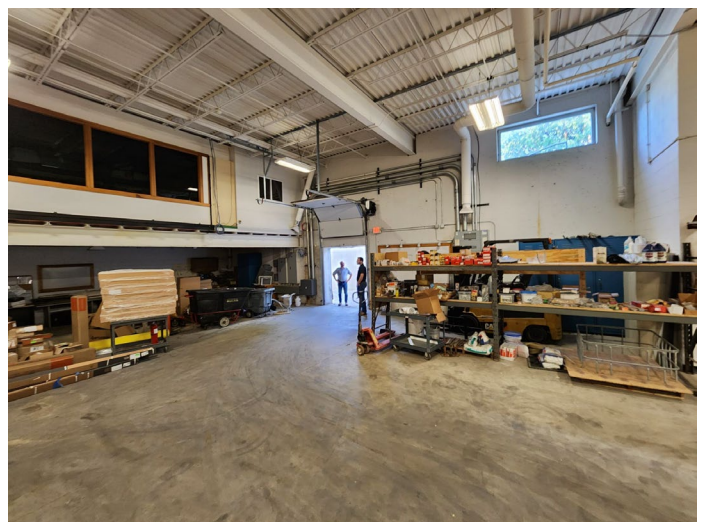
Sale Price: \$2,000,000
Lease Rate: \$10.95 PSF/NNN
Operating Expenses: \$3.50 PSF
Utilities & janitorial paid directly by Tenant

Building Size: 21,832 SF
Lot Size: .96 acres

6816 Lauffer Rd

PROPERTY HIGHLIGHTS

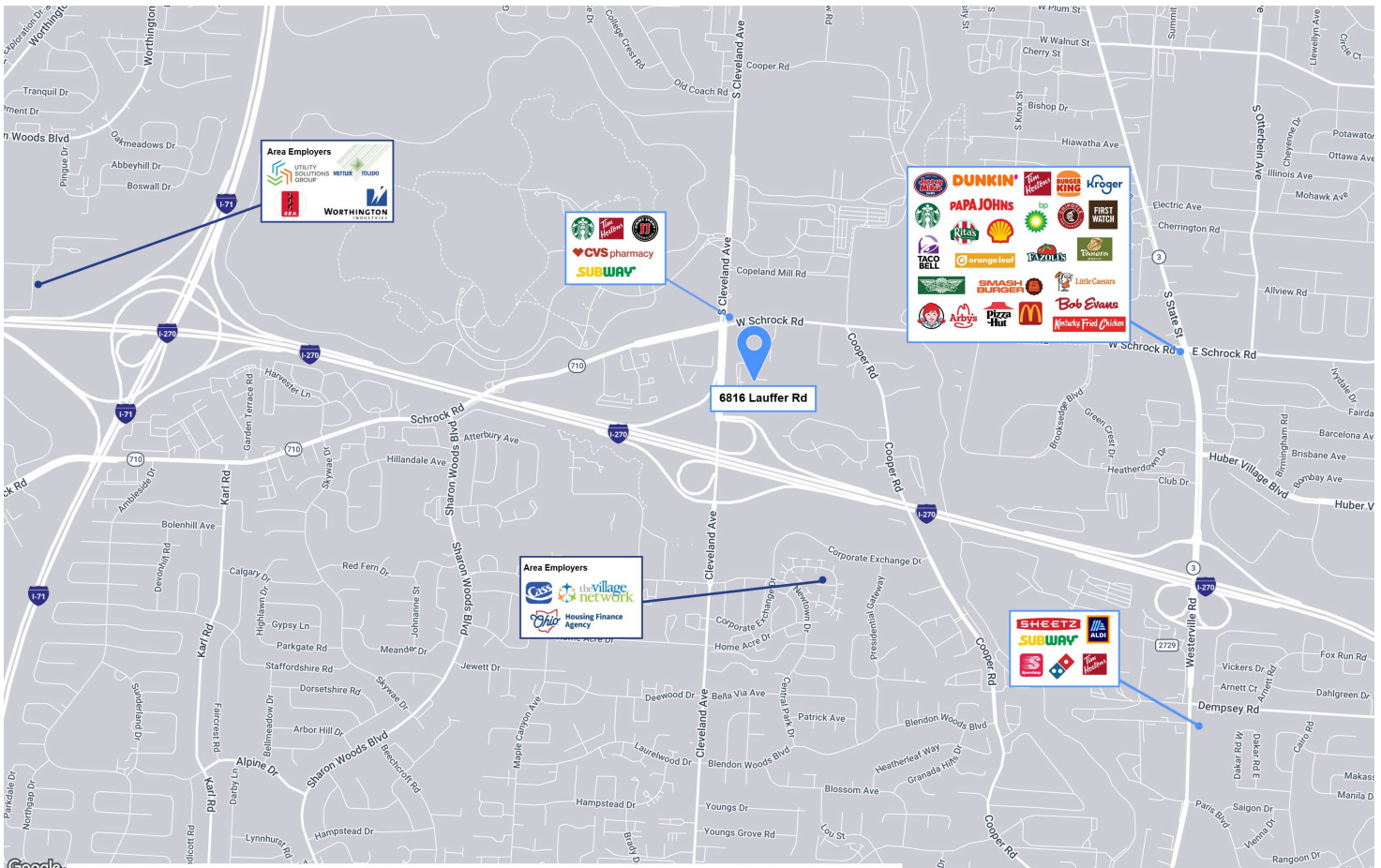
- Recently renovated and move-in ready
- 50/50 office-to-warehouse configuration
- ±10,000 SF of conditioned warehouse space
- 20'+ clear height
- One (1) dock door
- Two (2) drive-in doors
- ±10,000 SF of move-in ready office space featuring:
 - Dense private office buildout
 - Open work areas
 - Conference rooms
 - Kitchen/breakroom
- Situated on ±0.96 acres
- Freight elevator
- 45 Parking Spaces. Adjacent lot parking available for additional parking
- Three-phase electrical service
- Excellent access to I-270 via Cleveland Avenue
- Flexible configuration ideal for an owner/user or single-tenant occupant



6816 Lauffer Rd

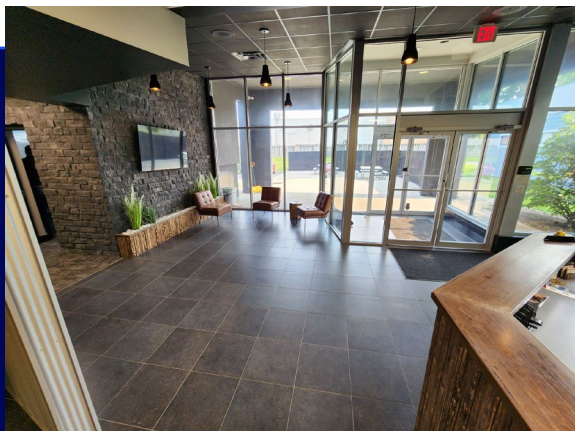
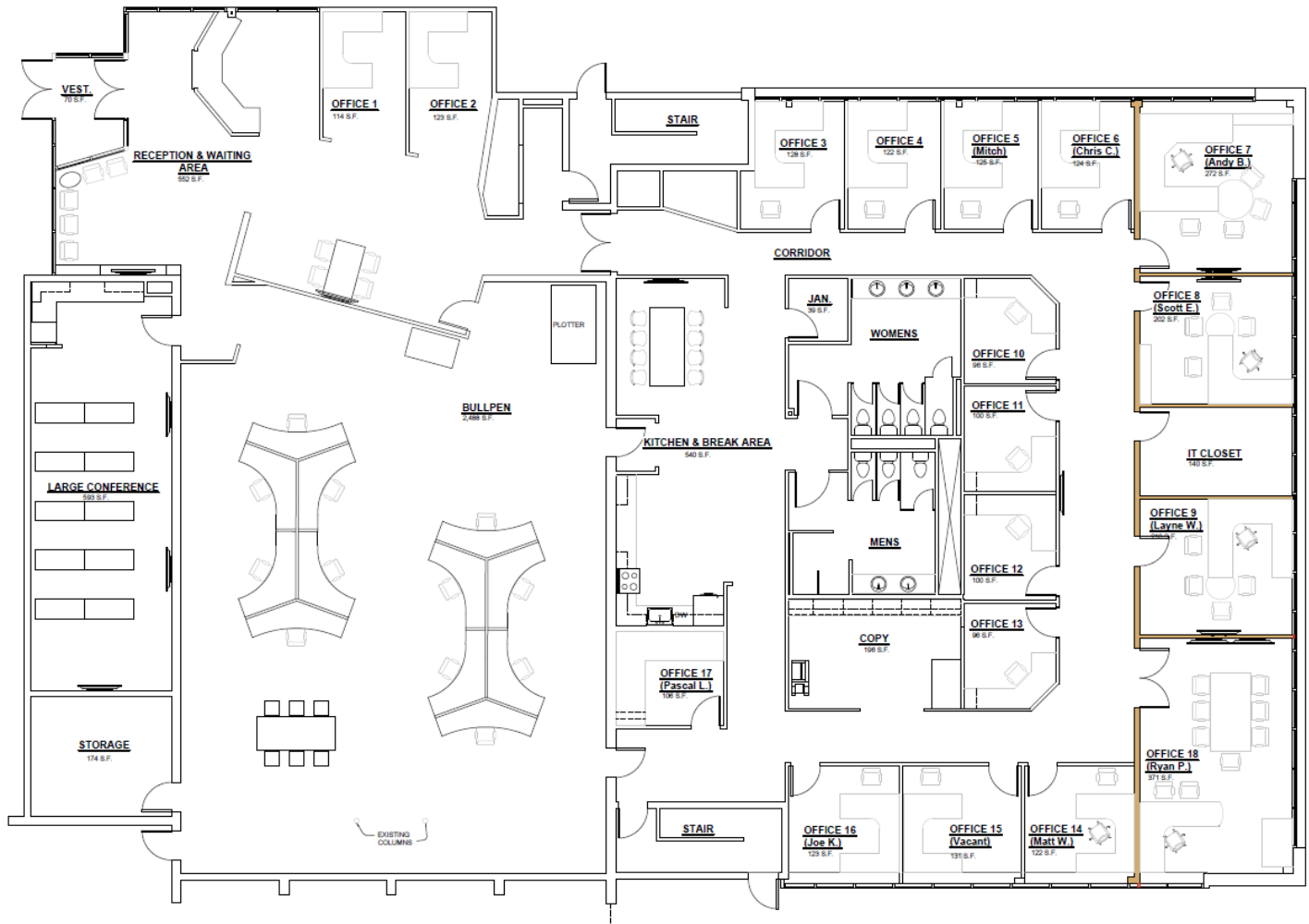
LOCATION HIGHLIGHTS

- Immediate access to I-270 via Cleveland Avenue
- Schrock Road – 1.5 miles
- Polaris / I-71 – 5 miles
- Easton Town Center – 7 miles
- John Glenn Columbus International Airport (CMH) – 12 miles
- The Ohio State University – 12 miles
- Downtown Columbus – 13 miles
- Convenient access to I-71, SR-161 and SR-3/Cleveland Avenue
- Strategic northeast Columbus location with convenient connectivity to Westerville, Worthington, Polaris, Easton and Downtown Columbus
- Surrounded by established commercial, office and industrial users



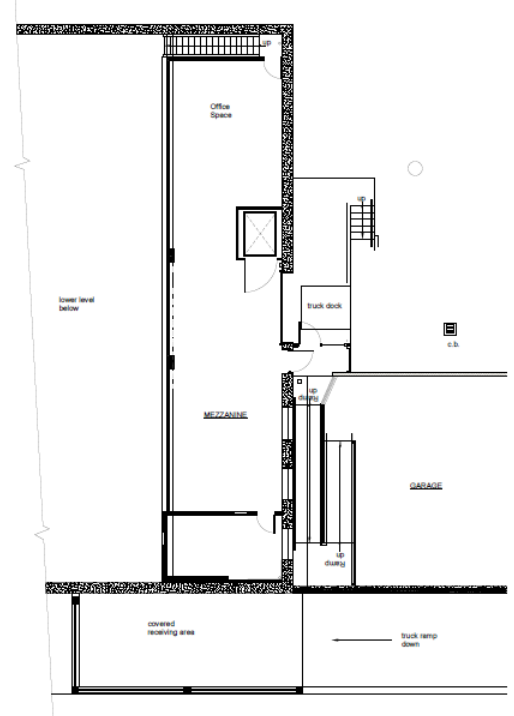
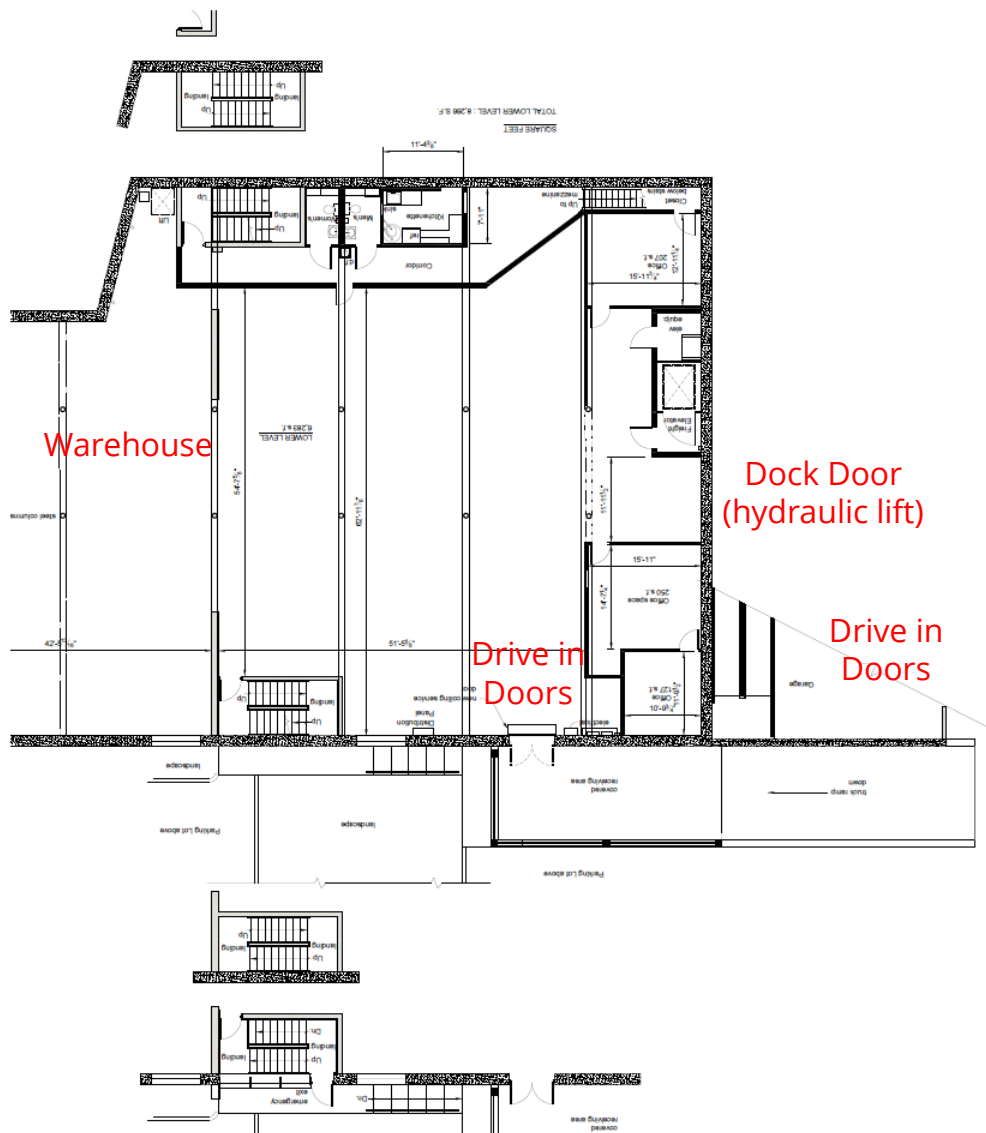
6816 Lauffer Rd

Main Level - 10,803 SF

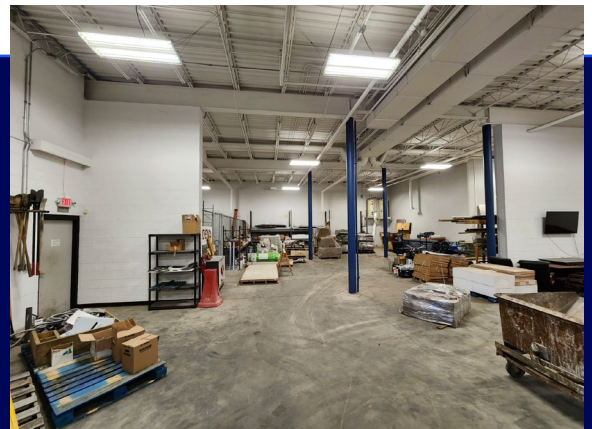
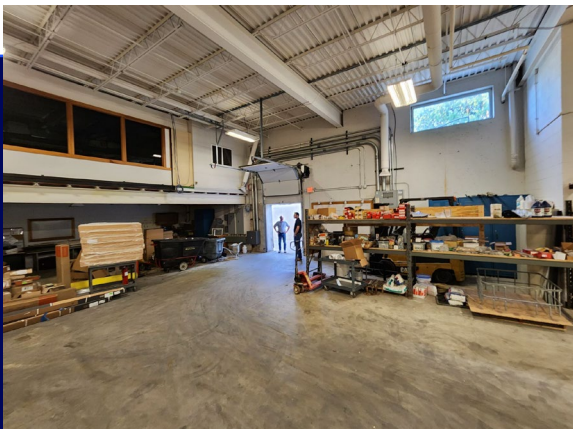


6816 Lauffer Rd

Warehouse –
Appx 10,000 SF



Mezzanine



Contact for more information
or to schedule a tour

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