



For Sublease

Industrial Space

1804 Deffenbaugh Ct
Columbus, OH 43230

Brand new Class A space available for sublease. Approximately 84,060 square feet total with approximately 2,300 SF of brand new open spec office. The warehouse provides a minimum of 32' clear height and ten (10) fully equipped dock doors. Sublessor is open to a variety of lease term options and flexible size options for the right use. Space is immediately available for occupancy.

Sublease Term: Up to 1 year firm term, willing to consider shorter/more flexible terms as well.

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|----------------------------|-------------------------------|
| Building SF: | 292,595 ± SF |
| Available Space: | 40,000 - 84,060 ± SF |
| Office Space: | 2,300 ± SF open spec office |
| Sublease Rate: | Negotiable based on terms |
| Operating Expenses: | \$1.19/SF (estimated 2026) |

Space Amenities

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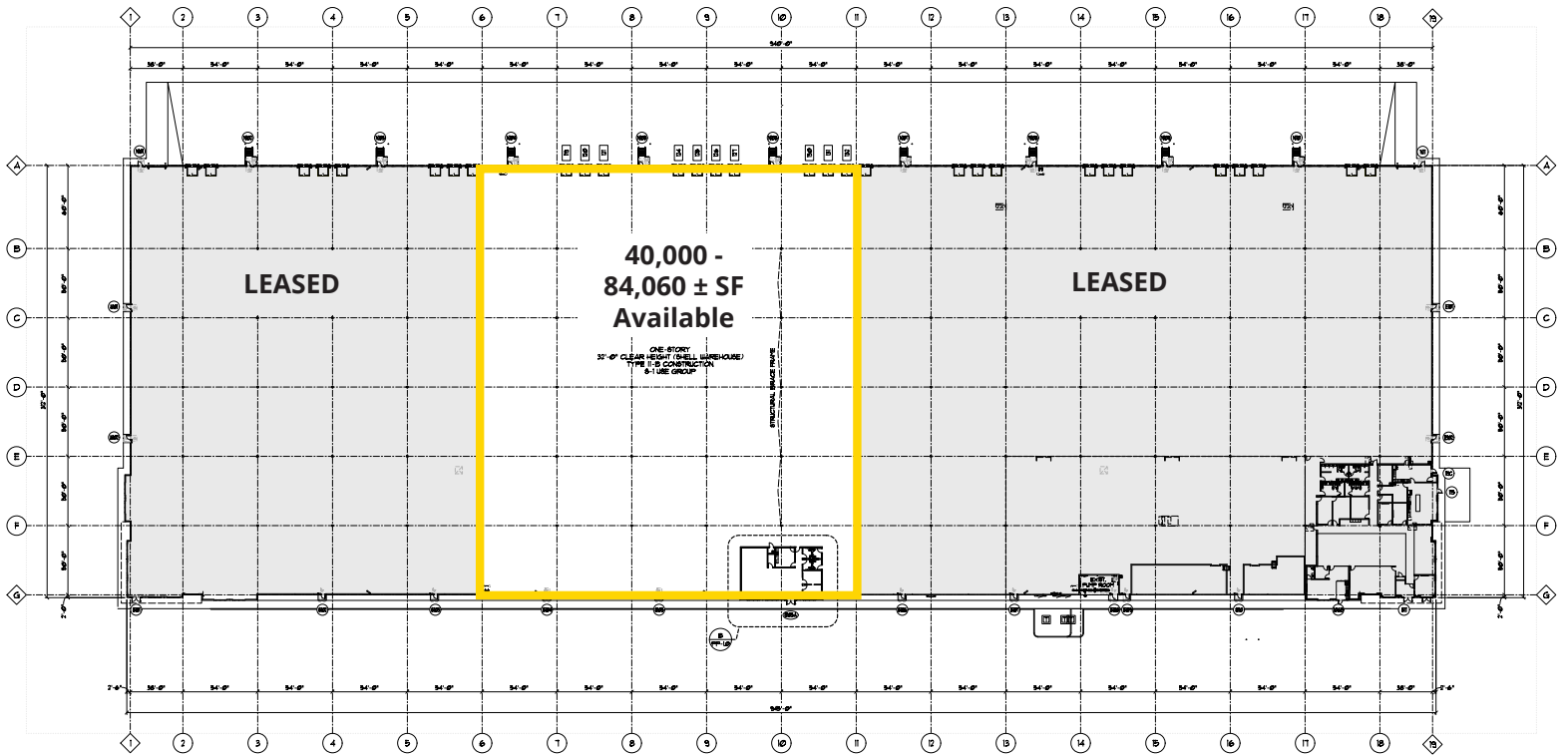
- 32' minimum clear height
- 54' x 50' column spacing with 60' speed bay
- 310' deep
- 10 - 9' x 10' overhead dock doors with 40,000 lb mechanical pit leveler and seals
- LED lighting within the warehouse on motion sensors
- ESFR Sprinkler system with K-17 heads
- 1,000 AMP, 277/480 volt, 3 phase electric
- 7" Unreinforced slab on grade
- Up to 50 car parking spaces and 15 striped trailer space.



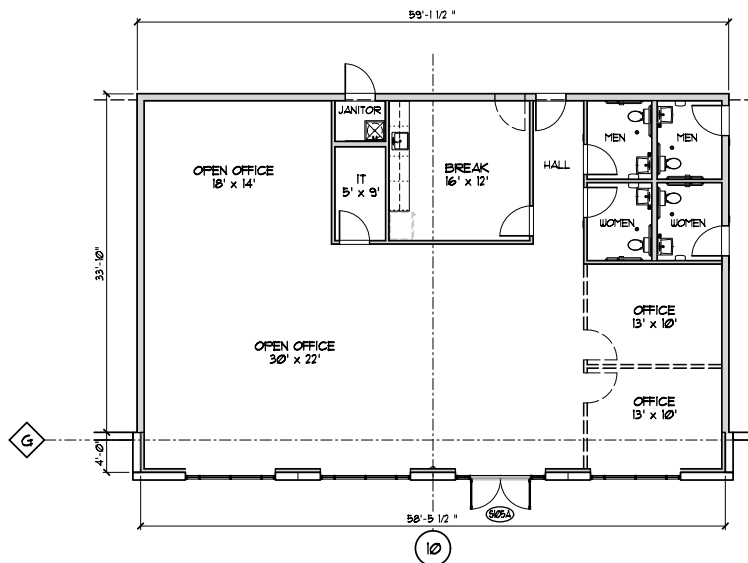
Floor Plan

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Property Floor Plan

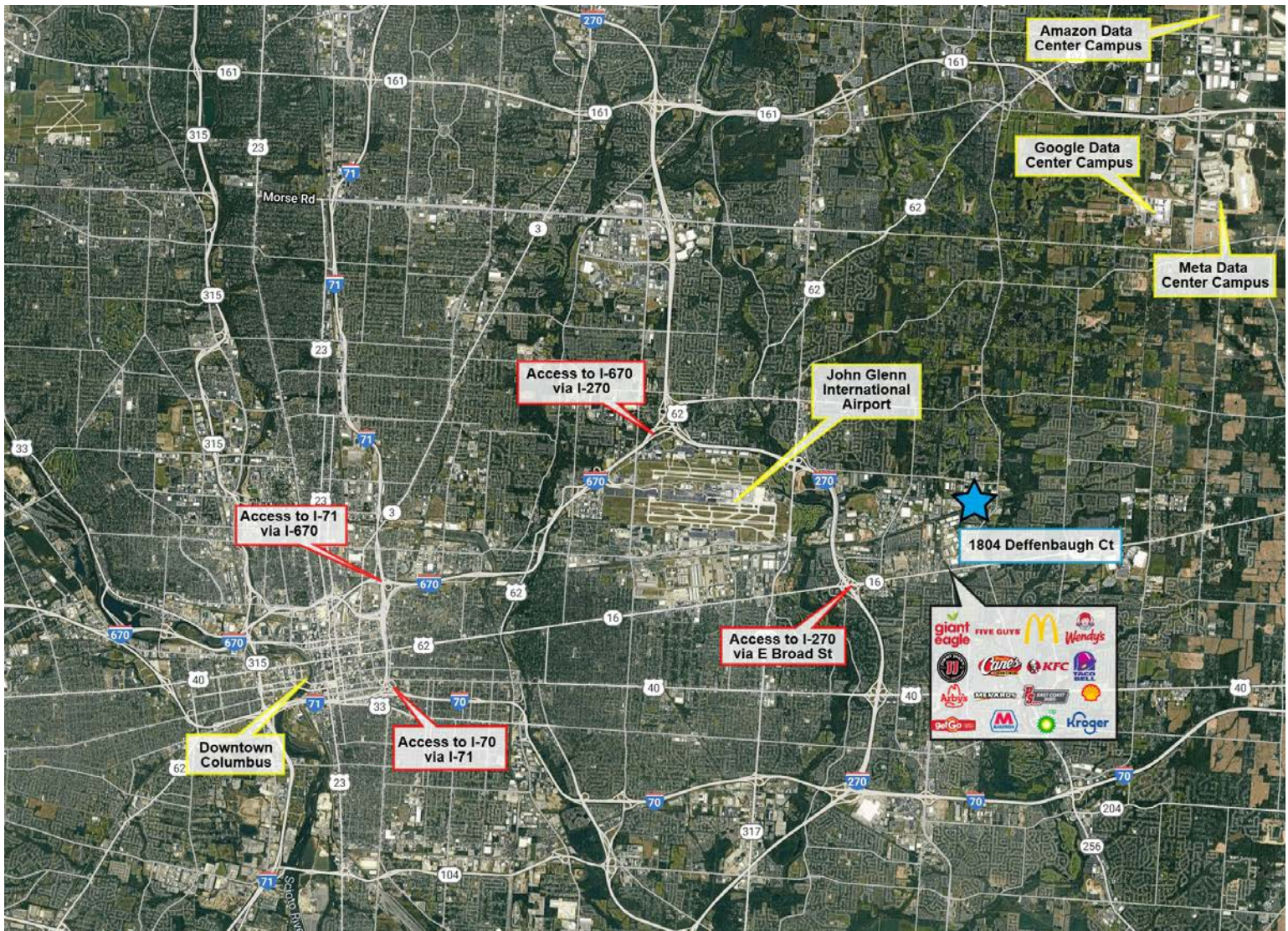


Office Floor Plan



Access & Amenities

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