

5820-5860 Clyde Moore Drive Groveport, OH 43125



**24,144 SQ FT OFFICE WAREHOUSE
FOR LEASE \$9.95 SQ FT NNN
2024 Operating Expenses - est. \$3.10 SF**

A rare opportunity to lease a freestanding office warehouse building only minutes to Rickenbacker International Airport and Global Logistics Park. Great Accessibility to I-270, 71 and SR-33!

MARKETED BY:

Steve Tucker: 614-477-2463
Steve@tuckerschiff.com
Mandi@tuckerschiff.com



Location

Groveport, Ohio 43215

Less 5 miles from SR-33 & I-270

3 miles to Rickenbacker International Airport

2 miles from Alum Creek & I-270

Property Details

M-Manufacturing zoning

24,144 SF available Flex Space

21'-25' clear height Clear span

4 (9'x 10') docks with levelers

2 (12'x12') drive-in doors

14 car stalls

250a/120 - 208v 3p amp power

Three restrooms (2 in office / 1 in warehouse)

Heat: gas fired reznors

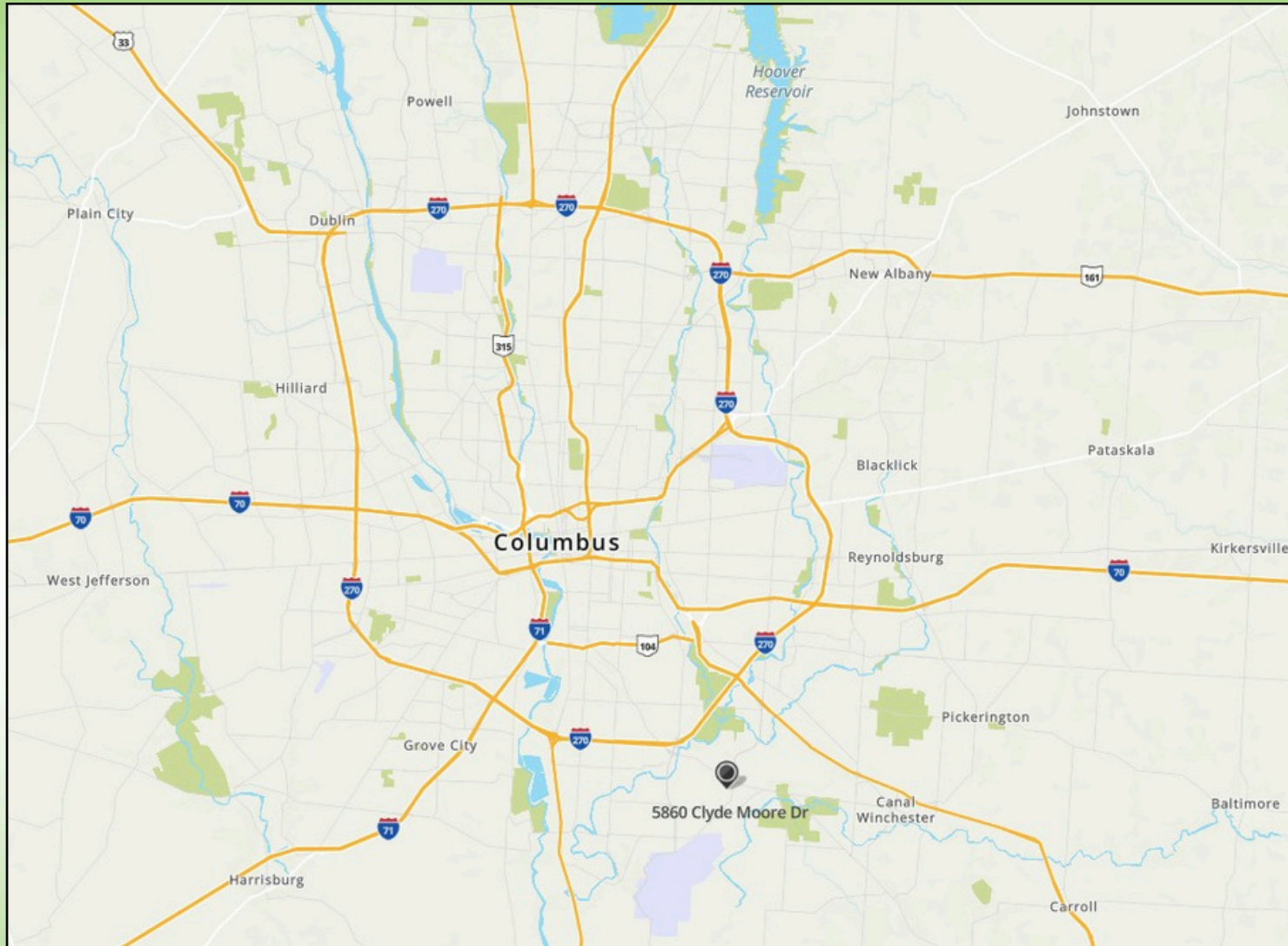
Office s.f.: 1,350 Mezzanine: +/- 500 s.f.

***AVAILABLE
AUGUST 2025***

TUCKER SCHIFF REALTY

1100 Dennison Avenue
Columbus, Ohio 43201
Office: 6148691007 -

LOCATION



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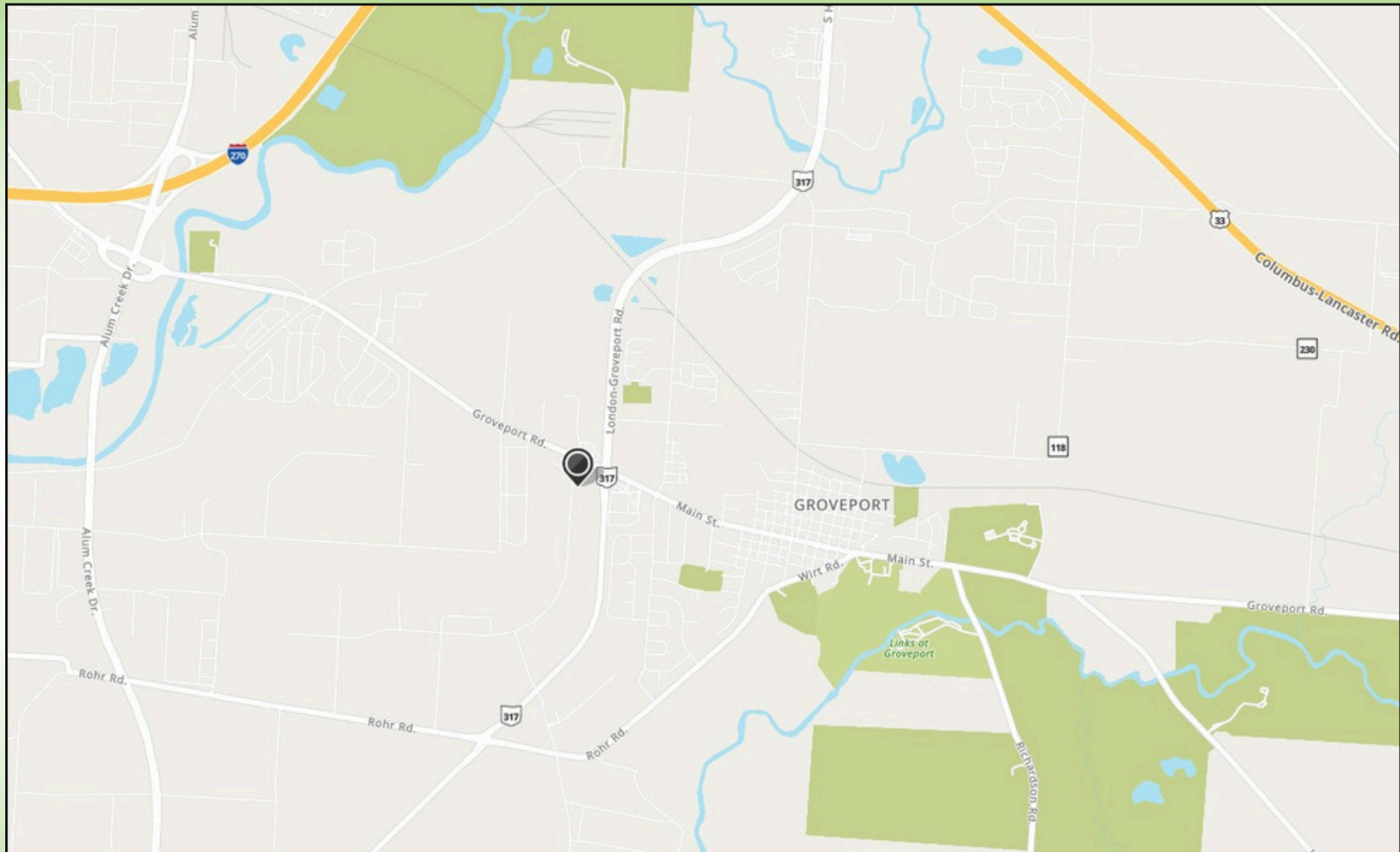
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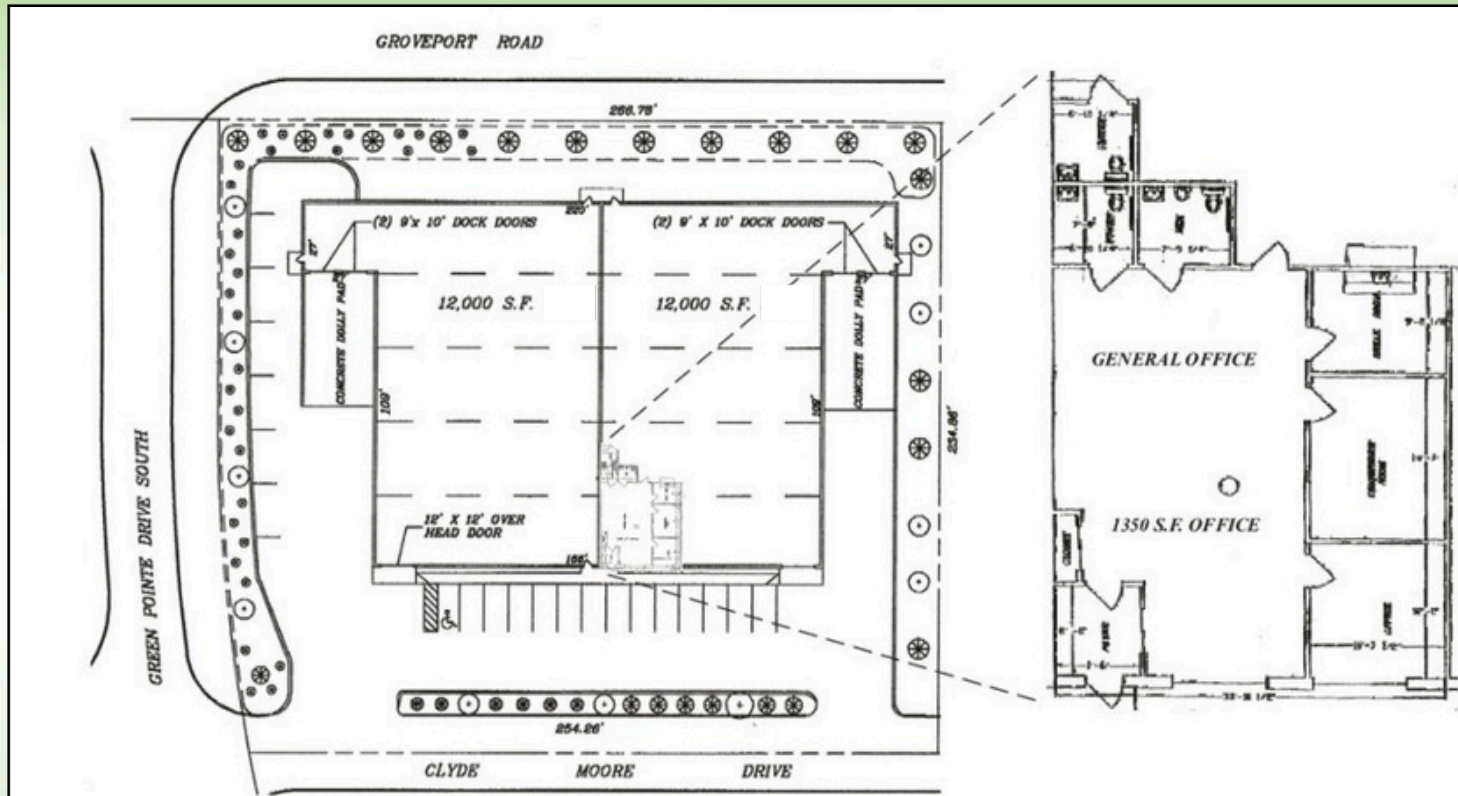
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FLOOR PLAN



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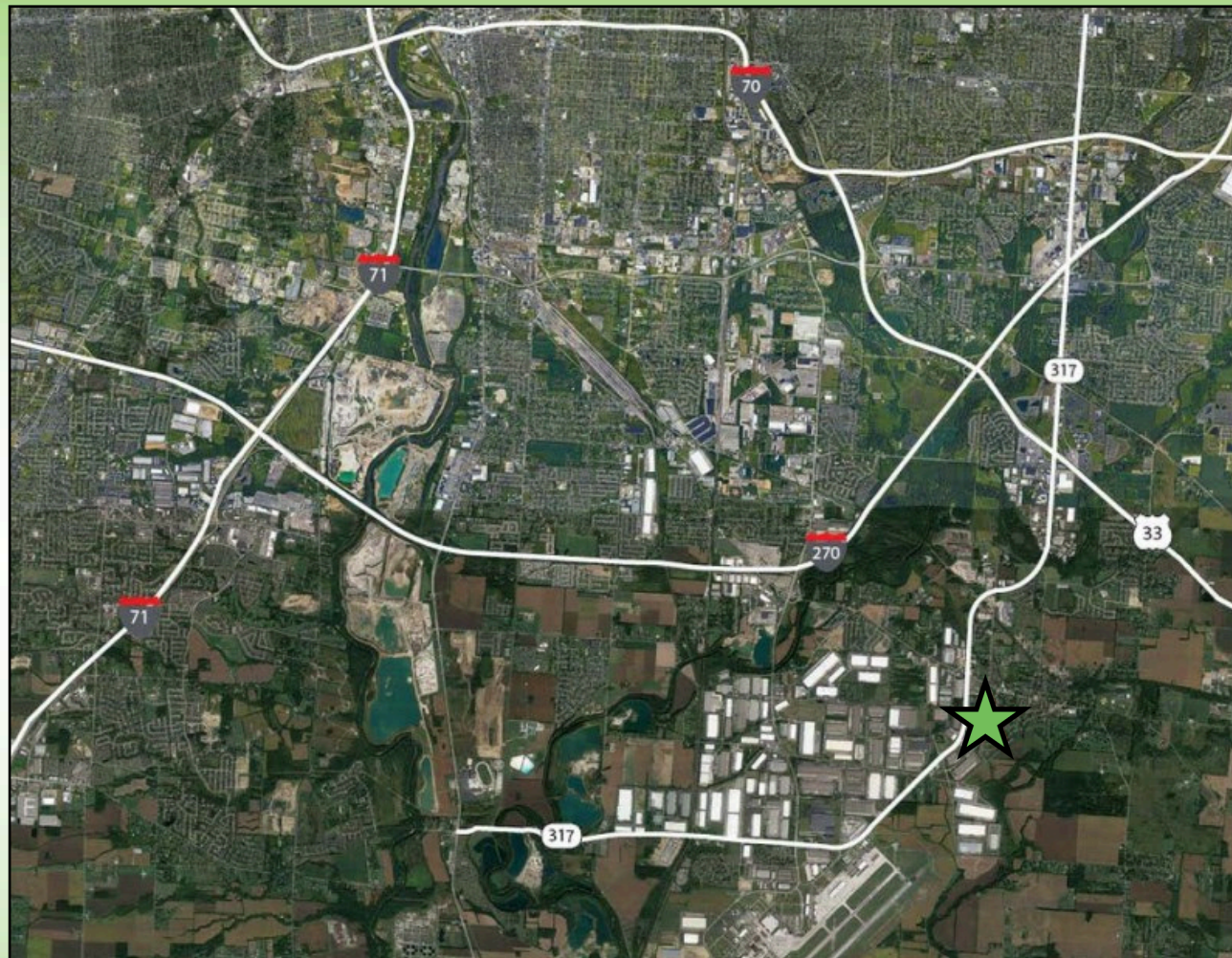
ACCESS

+/- 1 Mile to SR 317

2 Miles to I-270

3 Miles to US 33

6 Miles to I-70



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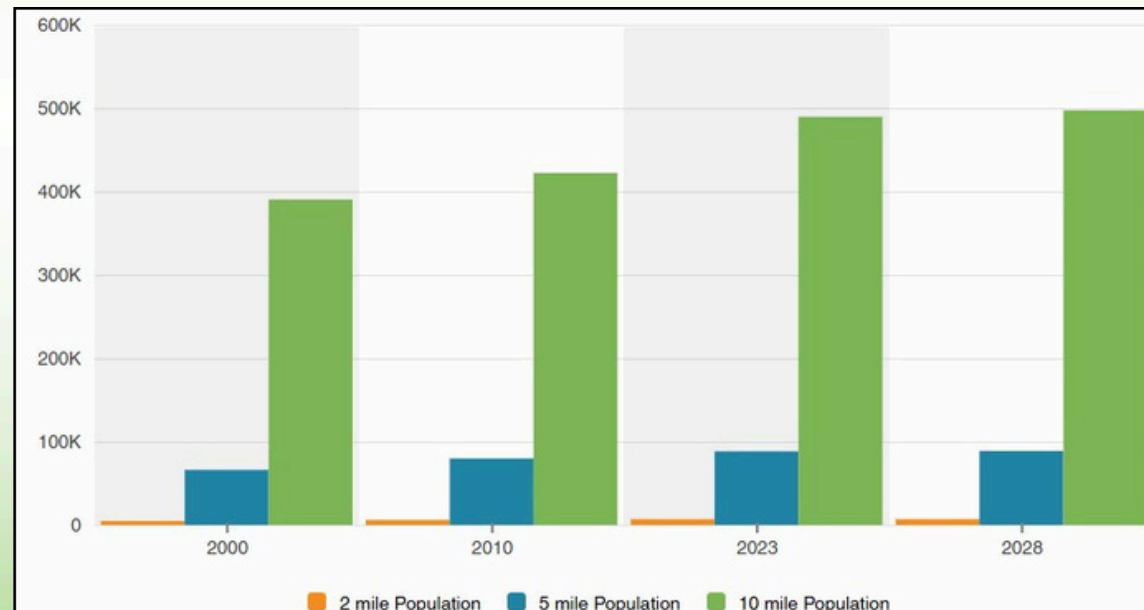
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	2 mile	5 mile	10 mile
Avg Household Income	\$90,137	\$73,243	\$77,625
Median Household Income	\$77,614	\$59,032	\$58,879
< \$25,000	255	5,540	39,966
\$25,000 - 50,000	457	8,309	44,276
\$50,000 - 75,000	592	7,752	38,331
\$75,000 - 100,000	440	4,802	24,658
\$100,000 - 125,000	412	3,492	19,699
\$125,000 - 150,000	243	1,629	11,353
\$150,000 - 200,000	192	1,681	11,484
\$200,000+	109	939	9,519



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EXTERIOR PHOTOS



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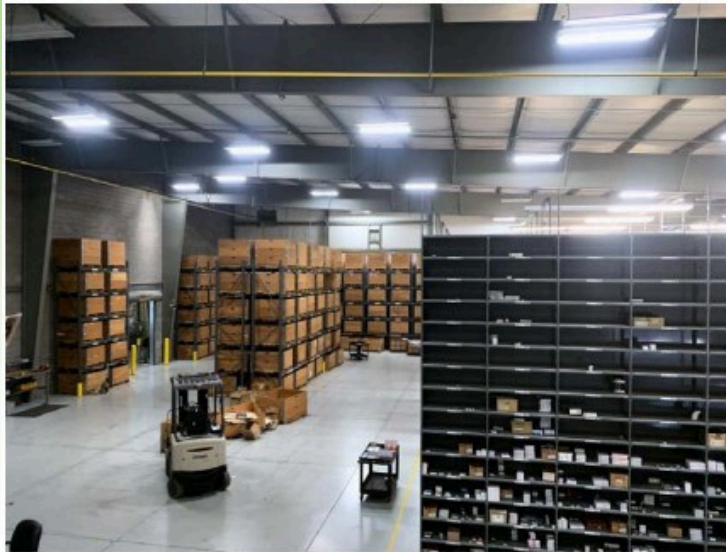
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INTERIOR PHOTOS



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