



For Lease

Industrial Warehouse Space

5565 Westerville Road
Westerville, OH 43081

Available Space

5,525 SF + Mezzanine

Available June 1, 2025

Lease Rate

\$9.00/SF NNN

CAM Expenses – 2025 Estimate

\$2.20/SF



5565 Westerville Road offers easy access to SR 161 (0.4 mile) and I-270 (1 mile). Located 8 minutes to Easton, 12 minutes to New Albany and 14 minutes to CMH airport.

- Monument signage available
- Zoned LI – Limited Industrial
- Fenced Outdoor Storage
- 17' Clear Height
- 240 V 3-Phase Power
- Traffic Over 18,000 Cars Per Day
- 4 Drive-In Doors
 - 1 – 14' x 14'
 - 3 – 12' x 12'
- Truck Service Pit
- Pull-through bay
- 5,525 SF total space on ground floor
 - 4,131 SF industrial space (75%)
 - 1,394 SF of executive offices, reception window, break room, shower, crew lockers, multiple restrooms
- Mezzanine space
 - 1,394 square feet of mezzanine space
 - This is in addition to the 5,525 square feet on the first floor
 - Not included for purposes of calculating rent
 - Concrete
 - Great for storage
 - Forklift accessible
 - Restroom
 - Access from interior and exterior
- Well water
- Septic system

Floor Plan



Monthly Rent

\$4,144

Monthly CAM
(2025 Estimated)

\$1,013





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