

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue background with a yellow and red horizontal stripe below it.

1645 Gateway Circle | Grove City

Flex/warehouse space for lease

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Accelerating success.

Property Overview

Class:	Flex office/Full warehouse
Zoning:	PUD-I Link to zoning code
Building size:	15,500 SF
Parking:	Large surface lot
Signage:	Building and monument available

Ceiling height:	+/- 22' - 25'
Drive-in door 1:	10' foot clearance
Drive-in door 2:	12' foot clearance
Drive in door 3:	14' foot clearance
Base rent:	\$11 NNN
Operating expenses:	Estimated to be \$4.26 per square foot
Utilities and janitorial	Tenant contract directly

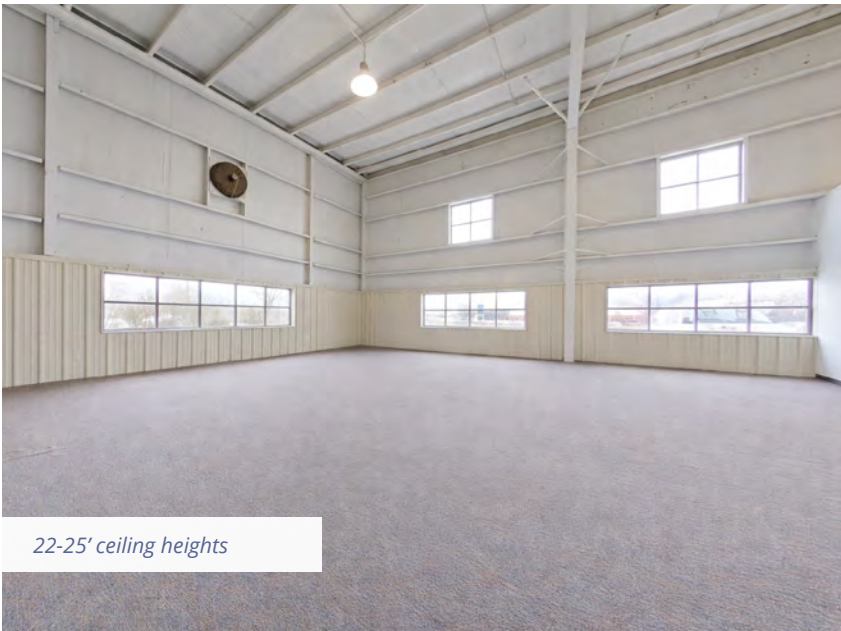




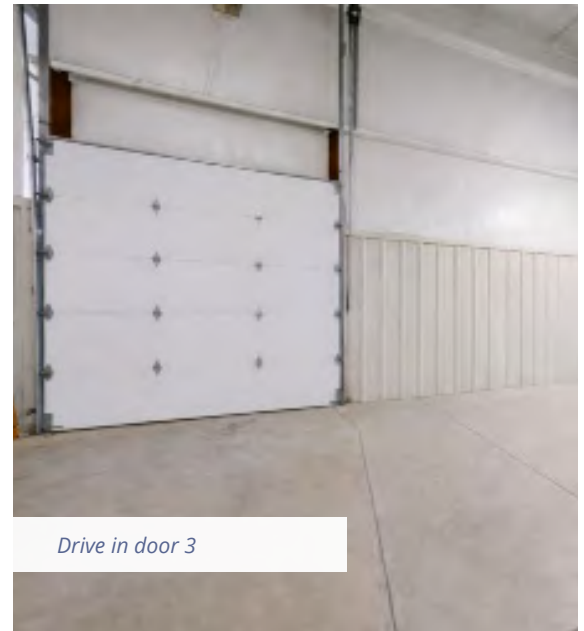
Built-out reception



Drive in doors 1 & 2



22-25' ceiling heights



Drive in door 3

Features

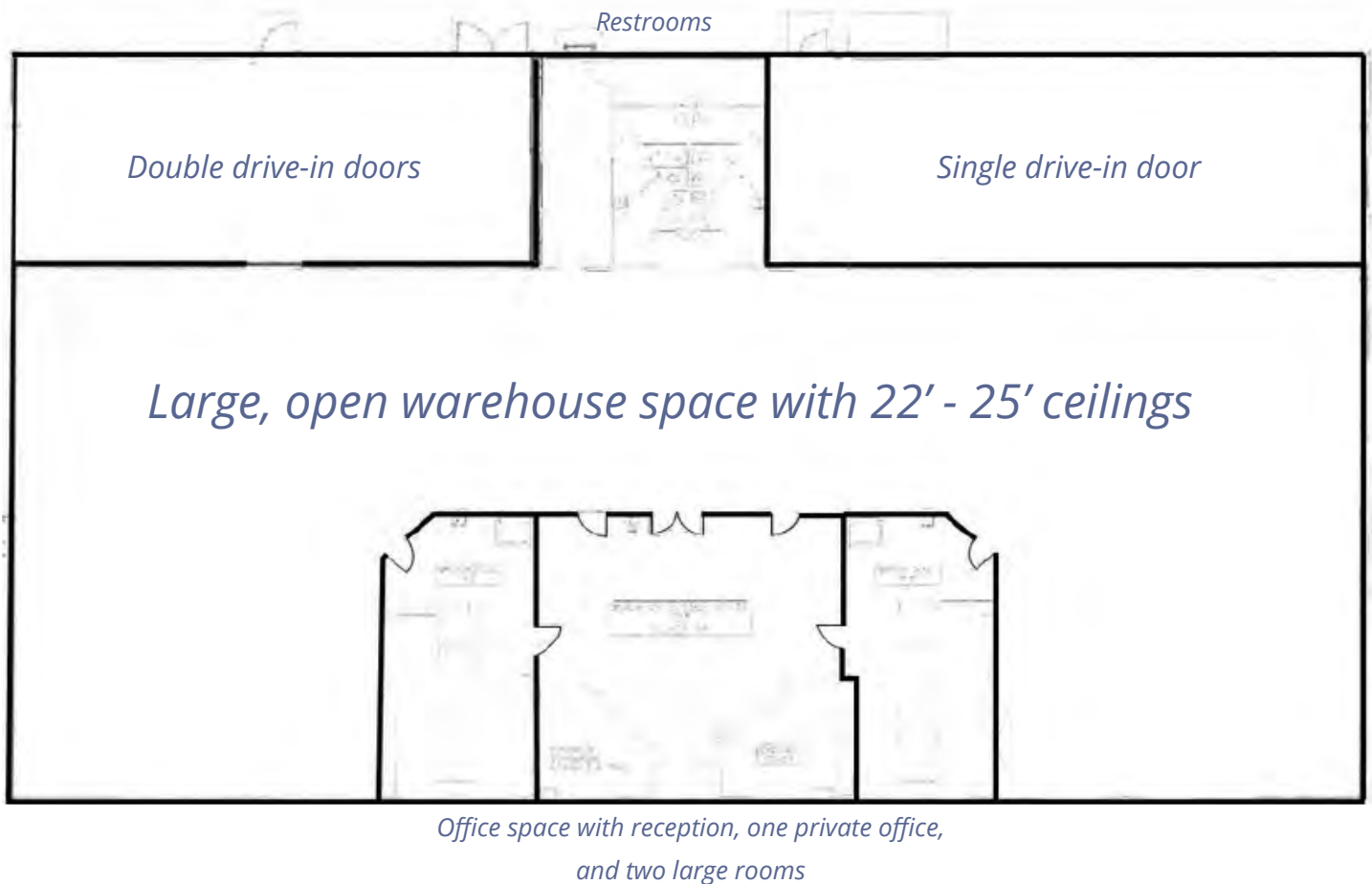
- Flex space or full warehouse conversion opportunity with three drive in doors
- 10', 12', and 14' foot drive in door clearance
- Women's and men's washrooms ensuite
- Fully built out reception area
- 22'-25' ceiling heights
- Ample parking on a newly paved surface lot
- Exterior building and monument signage opportunities

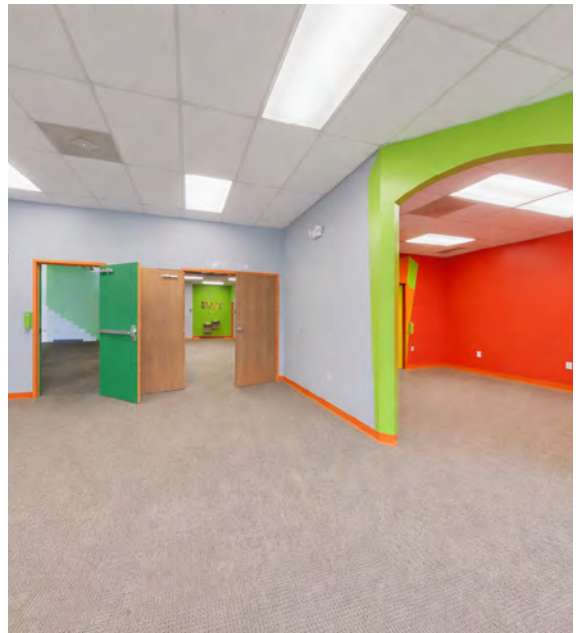


15,500
SF available

Floor Plan

Scan/Click for
Virtual Tour



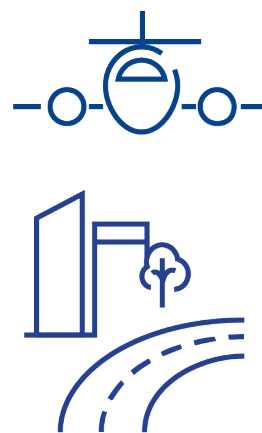


Surrounding Amenities



Nearby Destinations

Destination	Distance	Drive Time (est.)
I-71 Via Stringtown Rd	.5 mi	1 min
I-270 Interchange	2.5 mi	5 min
Downtown Columbus	12 mi	15 min
John Glenn Int'l Airport (CMH)	22 mi	25 min







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