





1645 Gateway Circle | Grove City

# Flex/warehouse space **for lease**


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# Property Overview

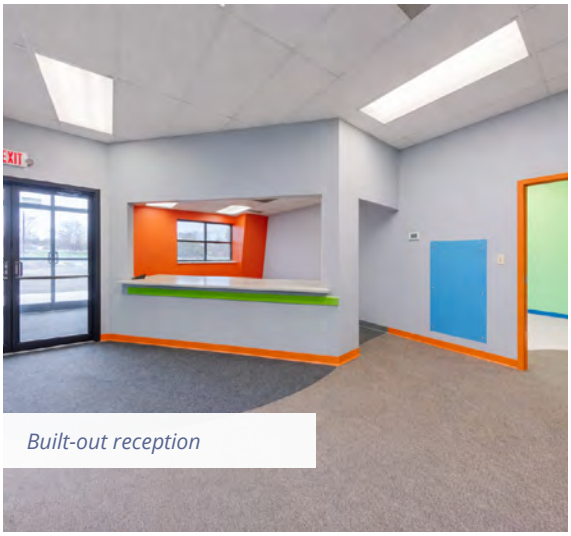
| | |
|---|---|
| **Class:** | Flex office/Full warehouse |
| **Zoning:** | PUD-I *Link to zoning code* |
| **Building size:** | 15,500 SF |
| **Parking:** | Large surface lot |
| **Signage:** | Building and monument available |

| | |
|---|---|
| **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 |









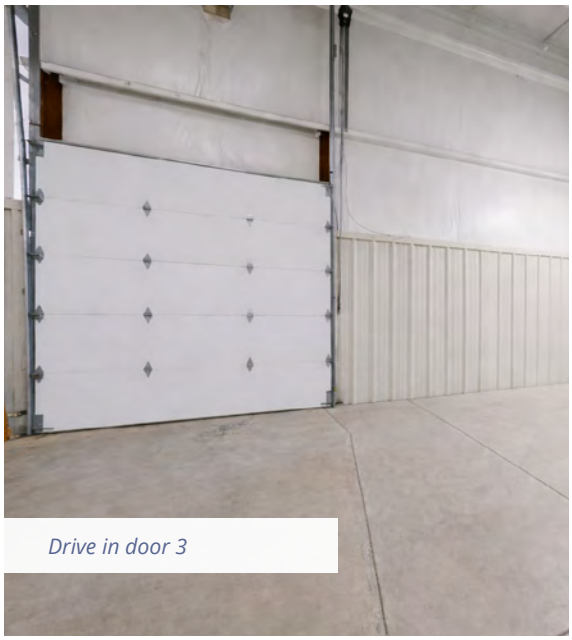
*Built-out reception*



*Drive in doors 1 & 2*



*22-25’ ceiling heights*



*Drive in door 3*

# Features

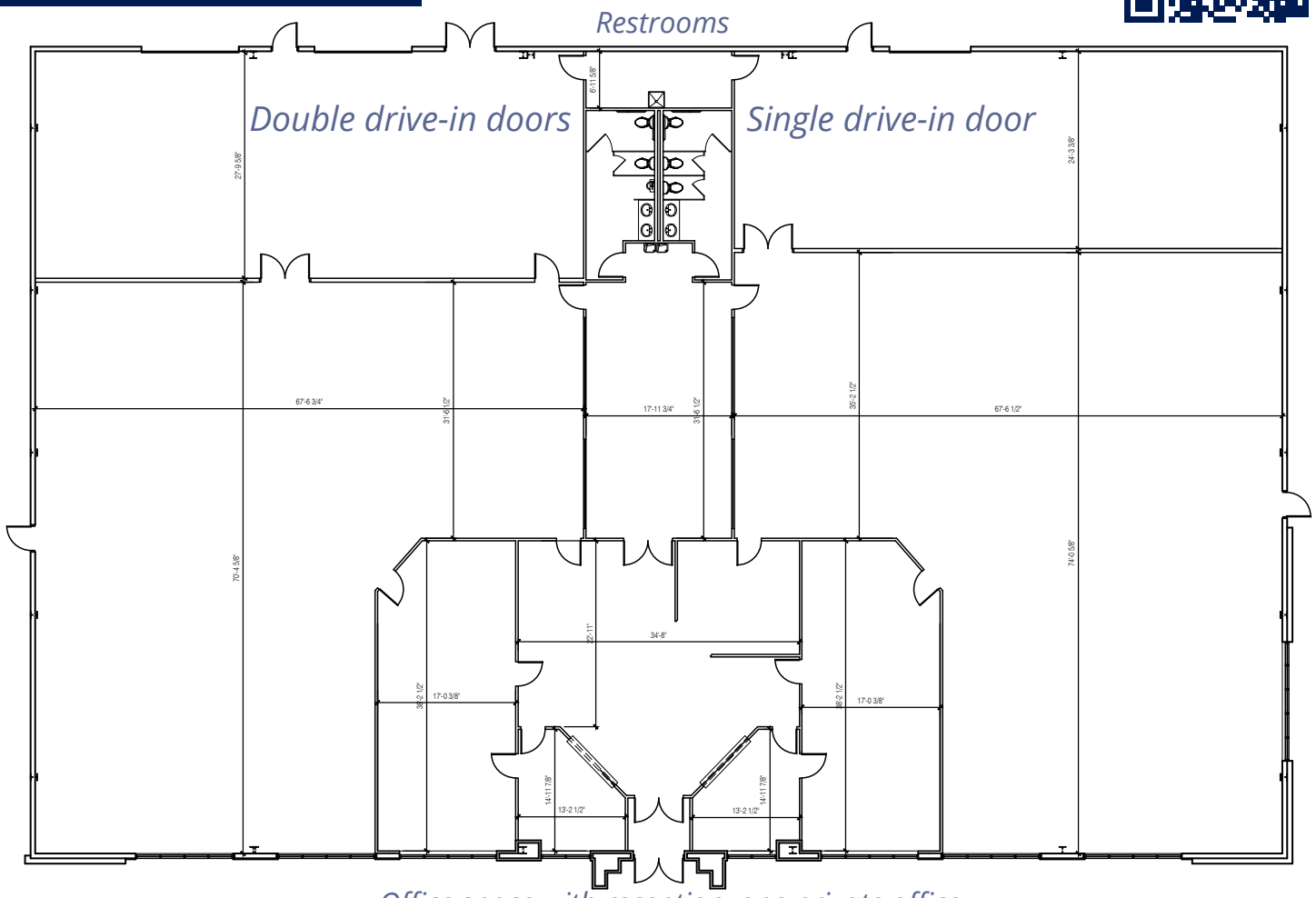
- Flex space or full warehouse conversion opportunity with three drive in doors
- 10’, 12’, and 14’ foot drive in door clearance
- Women’s and men’s washrooms ensuite
- Fully built out reception area
- 22’-25’ ceiling heights
- Ample parking on a newly paved surface lot
- Exterior building and monument signage opportunities
- 400 Amp 3ph @ 347/600V



15,500
SF available

# Floor Plan

Scan/Click for
Virtual Tour




*Office space with reception, one private office, and two large rooms*

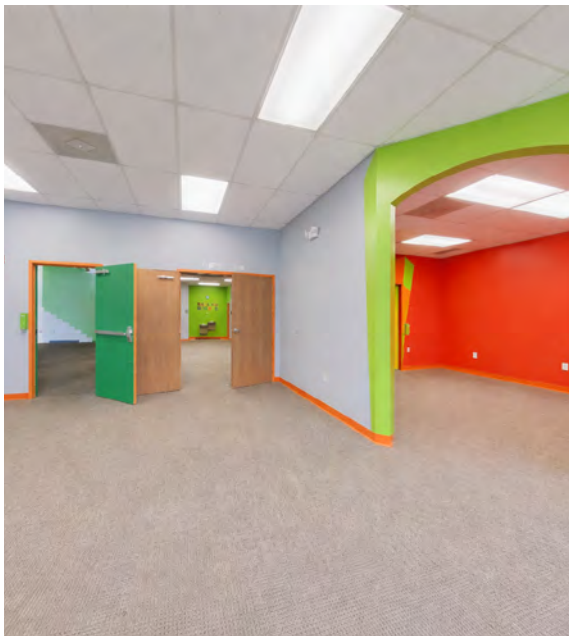
## *Large, open warehouse space with 22' - 25' ceilings*











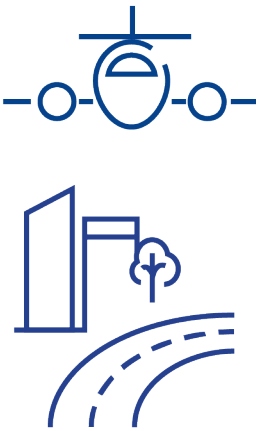


# Surrounding Amenities




## 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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