

4480 Bridgeway Ave

END CAP WAREHOUSE SPACE



AVAILABLE IMMEDIATELY

40,000 SF For Lease

4480 Bridgeway Ave, Columbus, OH



For more information, contact:

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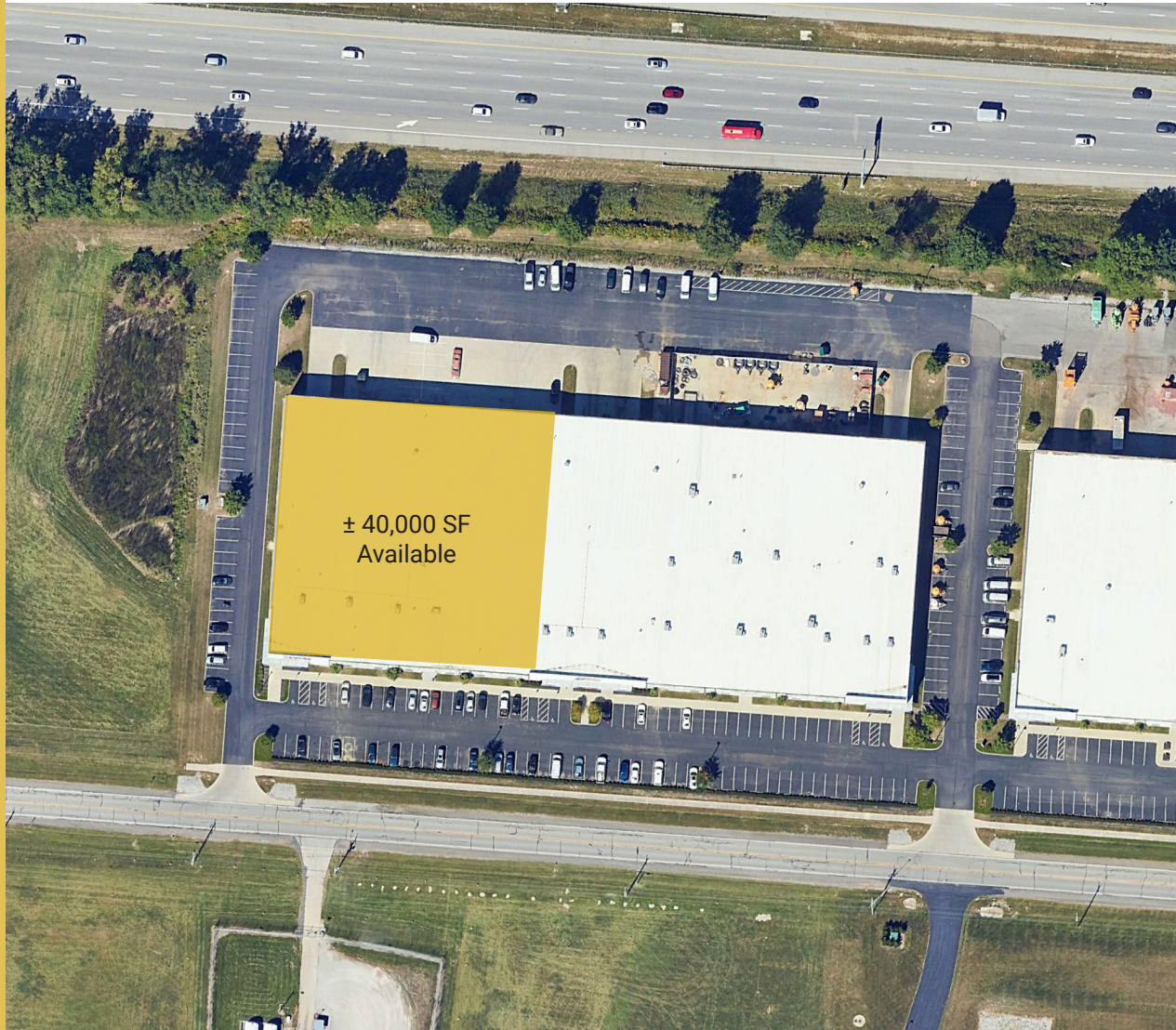
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Property Overview

WAREHOUSE BUILDING

WITHIN THE EAST SUBMARKET

Class A $\pm$ 100,000 SF property located adjacent to John Glenn International Airport offering highway visibility. This property has quick access to the highly desirable northeast submarket including users like Amazon Amgen, Google, Intel, META, and Microsoft.

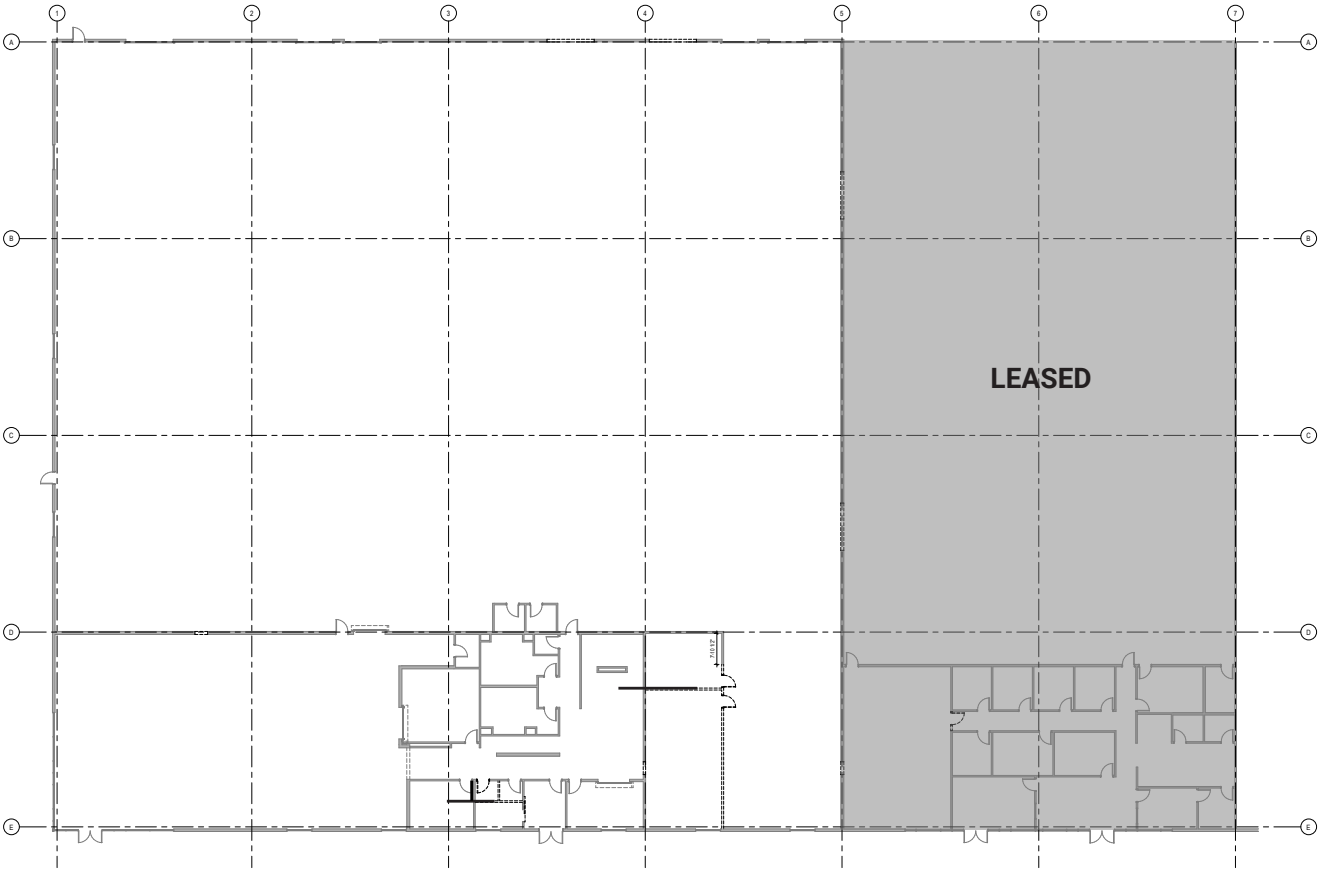
AVAILABLE SPACE HIGHLIGHTS

- $\pm$ 40,000 SF available suite
- $\pm$ 7,500 SF office
- 4 dock doors
- 1 drive-in door
- 24' Clear Height

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PROPERTY FEATURES

Total Building Size	± 100,000 SF
Available Space	± 40,000 SF
Office	± 7,500 SF
Ceiling Height	24'
Bay Spacing	50' x 50'
Docks	4
Drive-in Doors	1
2026 Estimated Operating Expenses	\$3.09/SF + 3% mgt fee

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2.1 miles
to interstate

9 miles
to downtown Columbus

LOCATION OVERVIEW

- Adjacent to John Glenn International Airport
- Direct highway visibility
- Quick access to northeast submarket

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