



Colliers



For Lease

Industrial Space Available

3700 Parkway Lane
Columbus, OH 43228

Distinctive, prominent space with direct frontage along I-270. Pseudo-retail/warehouse space with the heavy amount of car traffic. Rear loaded facility with easy access just off I-270 and Cemetery Road. Building offers 2 overhead doors per bay, 22' clear height and 40'x40' column spacing. Nicely finished existing space with ability to retrofit as needed for Tenant based on market terms. Freshly painted exterior offers a clean, modern look.

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Available Space

Suite C - 8,000 ± SF

Lease Rate

\$12.00/SF NNN

Operating Expenses
(estimated 2025)

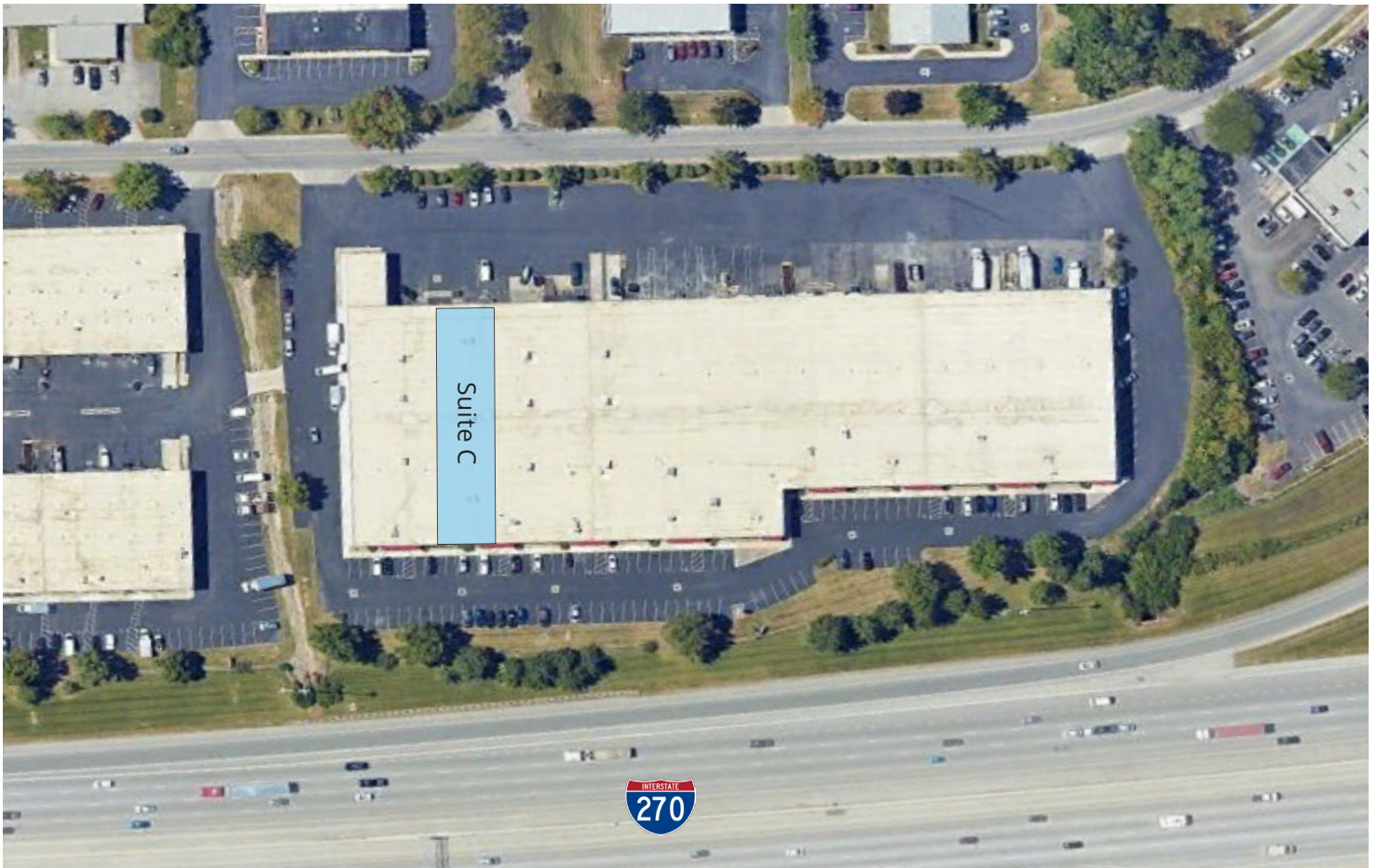
\$2.65/SF

Building Amenities

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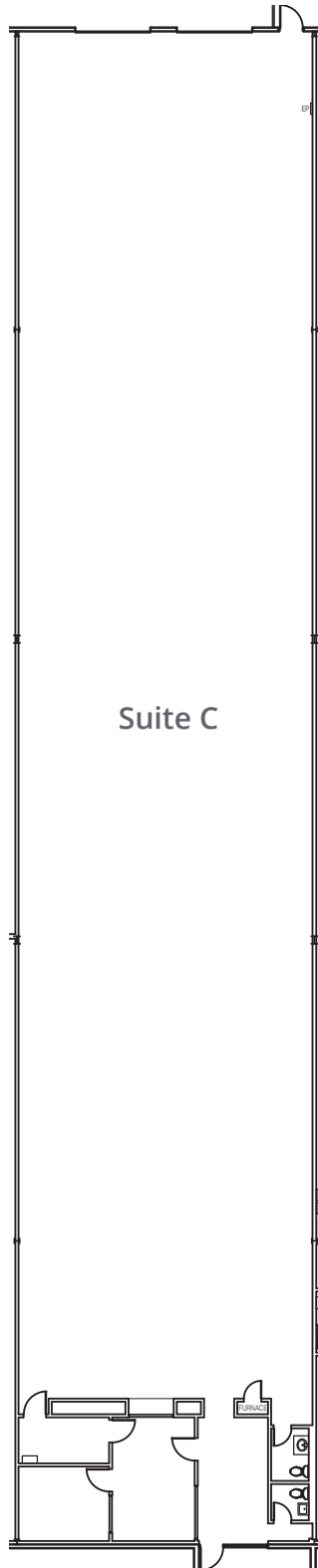
- Prominent frontage & signage immediately on I-270
- The space is approximately 40' x 200', which provides a column free space
- 40' x 40' column spacing
- 20' - 22' clear ceiling height
- Wet sprinklered
- Fully climate controlled

Suite	Total SF	Office SF	Docks / Drive-ins	Available
C	8,000 ± SF	696 ± SF	2 / 0	4/1/2026



Floor Plan

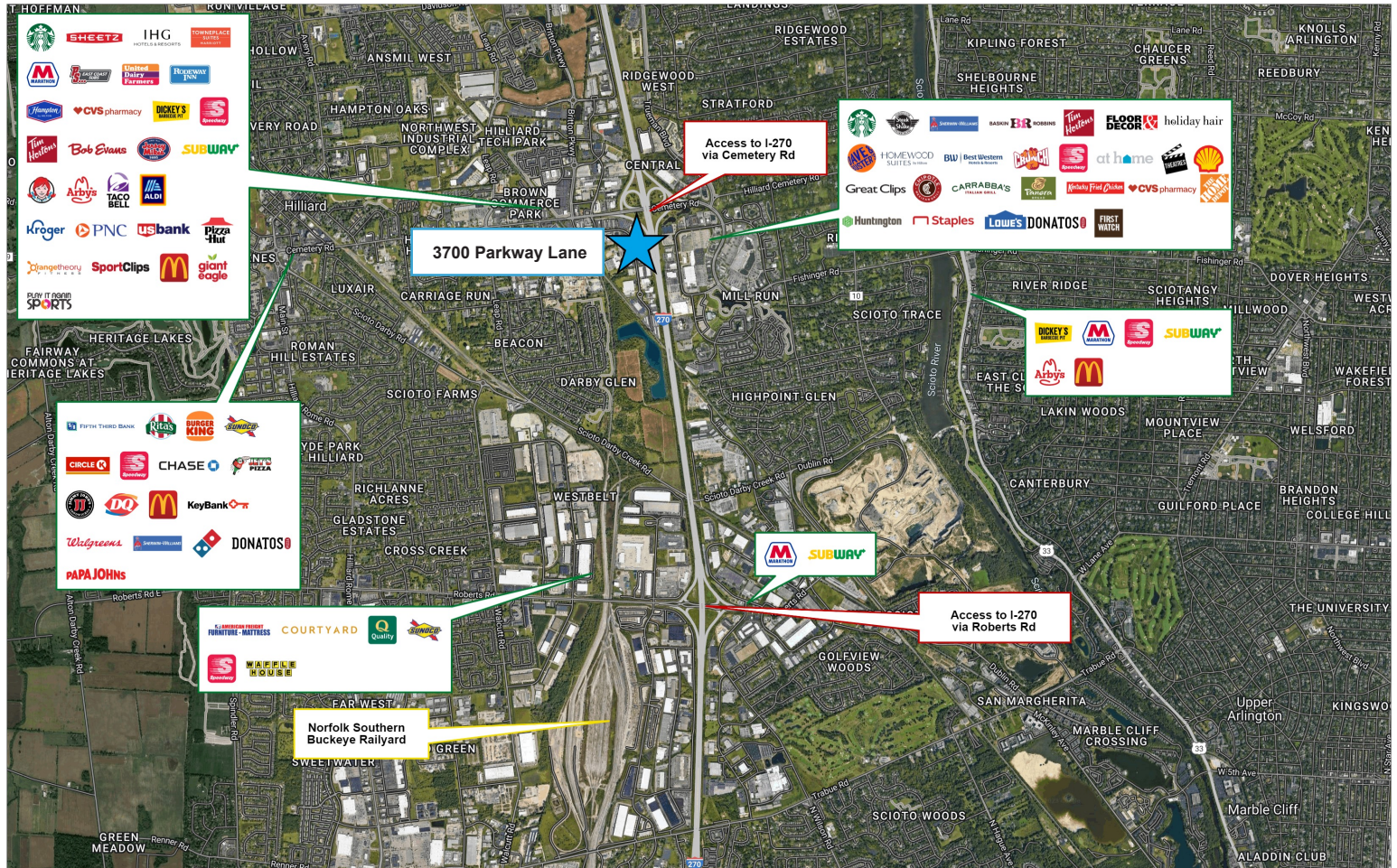
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Site Aerial

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